



# AGENDA

Lake Park Town Commission  
Town of Lake Park, Florida  
Attorney-Client Session  
Immediately Followed by the  
Regular Commission Meeting  
Wednesday, November 15, 2017, 6:00 p.m.  
Lake Park Town Hall  
535 Park Avenue

<b>Michael O'Rourke</b>	—	<b>Mayor</b>
<b>Kimberly Glas-Castro</b>	—	<b>Vice-Mayor</b>
<b>Erin T. Flaherty</b>	—	<b>Commissioner</b>
<b>Anne Lynch</b>	—	<b>Commissioner</b>
<b>Roger Michaud</b>	—	<b>Commissioner</b>
.....		
<b>John O. D'Agostino</b>	—	<b>Town Manager</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Town Attorney</b>
<b>Vivian Mendez, CMC</b>	—	<b>Town Clerk</b>

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

- A. **CALL TO ORDER/ROLL CALL**
- B. **PLEDGE OF ALLEGIANCE**
- C. **THE TOWN COMMISSION WILL RECESS TO A PRIVATE ATTORNEY - CLIENT SESSION. IT IS EXPECTED THAT THE ATTORNEY-CLIENT PORTION OF THE MEETING WILL BE ATTENDED BY: MAYOR MICHAEL O'ROURKE, VICE-MAYOR KIMBERLY GLAS-CASTRO, COMMISSIONERS ERIN FLAHERTY, ANNE LYNCH, AND ROGER MICHAUD, TOWN ATTORNEY THOMAS J. BAIRD AND TOWN MANAGER JOHN D'AGOSTINO TO DISCUSS THE PROPOSED SETTLEMENT OF A LAWSUIT BROUGHT AGAINST THE TOWN BY R.G. TOWERS LLC. THE PRIVATE ATTORNEY-CLIENT MEETING IS ANTICIPATED TO LAST ONE HALF HOUR.**

**AFTER THE CONCLUSION OF THIS PRIVATE ATTORNEY - CLIENT SESSION, THE COMMISSION WILL RE-CONVENE ITS REGULAR MEETING OF THE TOWN COMMISSION.**

**D. SPECIAL PRESENTATIONS/REPORTS**

None

**E. PUBLIC COMMENT:**

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

**F. CONSENT AGENDA: All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.**

1. Community Redevelopment Market Analysis & Visioning Workshop Meeting Minutes of October 25, 2017 Tab 1
2. Regular Commission Meeting Minutes of November 1, 2017 Tab 2
3. Resolution No. 90-11-17 Authorizing the Mayor to Sign an Extension Agreement for Sunset Celebration Beverage Services between the Town of Lake Park, Florida and Bonner Mobile Bar Service Tab 3
4. Resolution No. 91-11-17 Authorizing the Mayor to Execute an Amendment to the Agreement between the Town of Lake Park, Florida and Itamar B. Macedo. Tab 4
5. Resolution No. 92-11-17 Authorizing the Mayor to Sign the Library's Annual Plan of Service. Tab 5

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

6. Ordinance No. 18-2017 Abandonment of Right-of-Way at 754 Park Ave Tab 6

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, ABANDONING A 0.9' BY 53.8' ACRE PORTION OF THE 8<sup>TH</sup> STREET RIGHT OF WAY; PROVIDING FOR THE RECORDING OF THE ORDINANCE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**H. PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:**

None

- I. **QUASI-JUDICIAL HEARING – RESOLUTION:**  
7. Resolution No. 93-11-17 Site Plan Application for the building located at 754 Park Avenue. Tab 7
8. Resolution No. 94-11-17 Special Exception Use for a Dental Office to be located in Parcel A of the Plaza at Lake Park Planned Unit Development Tab 8
- J. **NEW BUSINESS:**  
None
- K. **PUBLIC COMMENT:**  
This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.
- L. **TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**
- M. **REQUEST FOR FUTURE AGENDA ITEMS:**
- N. **ADJOURNMENT:**

**Next Scheduled Regular Commission Meeting will be held on Wednesday, December 6, 2017**

# Consent Agenda

# TAB 1



**Town of Lake Park Town Commission**

**Agenda Request Form**

**Meeting Date: November 15, 2017**

**Agenda Item No. Tab 1**

**Agenda Title: CRA Market Analysis & Visioning Workshop Meeting Minutes of October 25, 2017.**

- SPECIAL PRESENTATION/REPORTS  **CONSENT AGENDA**
- BOARD APPOINTMENT  OLD BUSINESS
- PUBLIC HEARING ORDINANCE ON \_\_\_\_\_ READING
- NEW BUSINESS
- OTHER: \_\_\_\_\_

**Approved by Town Manager** *J.D. Givens* **Date:** 11/2/17

*Shaquita Edwards, Deputy Town Clerk*  
 Name/Title

<b>Originating Department:</b>  <b>Town Clerk</b>	Costs: \$ 0.00 Funding Source: Acct. # <input type="checkbox"/> Finance _____	<b>Attachments:</b> <b>Agenda Meeting Minutes Exhibit "A"</b>
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> <b>Not Required</b>	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ OR Not applicable in this case <u>SE</u> <b>Please initial one.</b>

**Summary Explanation/Background:**

Recommended Motion: I move to approve the CRA Market Analysis & Visioning Workshop Meeting Minutes of October 25, 2017.



## **LAKE PARK CRA** **Market Analysis & Visioning Workshop**

### **AGENDA**

**WEDNESDAY, OCTOBER 25, 2017**  
**5:00 PM**

Lake Park Town Hall  
535 Park Avenue \* Lake Park, Florida 33403

---

*OVERVIEW: The Martin County Community Redevelopment Agency (CRA) Board Economics, Market & Visioning Workshop is designed the CRA Board to (1) review and discuss preliminary findings and potential strategies as identified through the Market Analysis conducted Summer/Fall 2017, and (2) discuss potential CRA Mission, Vision, and Values to inform the prioritization of CRA projects, programs & activities.*

*FACILITATOR: Treasure Coast Regional Planning Council*

---

1. Welcome: John D'Agostino, CRA Executive Director
2. Self-Introductions
3. Workshop Purpose & Overview: Kim DeLaney, TCRPC
4. Discussion Topics
  - Preliminary Market Findings: Tom Lavash, WTL+a & Tom Moriarity, RDS LLC
    - ~ Town & CRA Demographics
    - ~ Industry Sectors – Residential, Retail/Office, Hospitality
    - ~ Market Potentials
    - ~ Challenges, Opportunities & Potential Strategies
  - CRA Mission, Vision & Values: Kim DeLaney
5. Consensus Points
6. Public Comment
7. Next Steps





**Minutes**  
**Town of Lake Park, Florida**  
**Community Redevelopment Agency**  
**Market Analysis & Visioning Workshop**  
**Wednesday, October 25, 2017, 5:18 p.m.**  
**Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Community Redevelopment Agency (CRA) Market Analysis & Visioning Workshop on Wednesday, October 25, 2017 at 5:18 p.m. Present were Mayor Michael O'Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioner Anne Lynch, Town Manager John O. D'Agostino, and Town Clerk Vivian Mendez. Commissioners Erin Flaherty was absent.

Town Clerk Mendez performed the roll call. Commissioner Roger Michaud arrived at 5:23 p.m.

Town Manager D'Agostino introduced himself as the Executive Director of the CRA. Mayor O'Rourke introduced himself as the Chair of the CRA. Vice-Mayor Glas-Castro and Commissioner Lynch introduced themselves as Board Members of the CRA.

**SPECIAL PRESENTATIONS/REPORTS**

**1. Treasure Coast Regional Planning Council- Lake Park Market Analysis and Marketing Plan.**

Kim DeLaney with Treasure Coast Regional Planning Council (TCRPC) introduced Tom Lavash, WTL & Associates, and Tom Moriarity, RDS LLC. She explained that the presentation would disclose the preliminary market findings for the Town of Lake Park. Ms. DeLaney, Mr. Lavash and Mr. Moriarity presented the Marketing Analysis & Marketing Plan and the Demographic & Economic Profile for the Town of Lake Park to the Commission (see Exhibit "A"). Ms. DeLaney asked the Commission if there were additional programs and alternative strategies they would like to be part of future discussions. Mayor O'Rourke suggested that the changes in zoning and mixed-use initiatives should be included in the marketing strategy.

The Commission recessed at 6:52 p.m. and reconvened at 7:03 p.m.

Ms. DeLaney asked the Commission to consider drafting the Mission, Vision and Value Statements for the CRA; she referenced examples within Exhibit "A". Discussion ensued; Ms. DeLaney explained that the TCRPC would assist in creating statements for consideration. She asked the Commission for their suggestions. Commissioner Lynch explained the importance of safety and the associated challenges of creating a distinctive identity for the Town. Commissioner Michaud suggested that the marketing plan reflect the highlights of the Town of Lake Park (e.g., history, diversity, and economic sustainability). Mayor O'Rourke suggested that the CRA should be marketed as a vibrant, walkable arts-district and close community. Vice-Mayor Glas-Castro shared her notes with reference to the revitalization of the CRA with sustainable businesses, maintaining

the Towns' history (Olmstead) while embracing diversity and promoting cultural arts. Discussion ensued; Ms. DeLaney thanked the Commission for their time and attention.

**PUBLIC COMMENT:**

**Public Comment Opened:**

Mr. John Linden suggested that the mission statement be simple and direct. He asked Ms. DeLaney if the mission statement should precede the marketing plan for the CRA. Ms. DeLaney explained that the TCRPC volunteered to create the Mission, Vision and Values for the Town and that the goal is to return with recommended language. Mayor O'Rourke thanked Ms. DeLaney, Mr. Lavash, and Mr. Moriarity for their presentation.

**Public Comment Closed:**

**ADJOURNMENT**

There being no further business to come before the Commission the Workshop adjourned at 8:05 p.m.

---

Mayor Michael O'Rourke

---

Town Clerk, Vivian Mendez, CMC

---

Deputy Town Clerk, Shaquita Edwards

Town Seal

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2017

# **MARKET ANALYSIS: RELEVANT DATA**

**Lake Park Market Analysis  
& Marketing Plan**

# **DEMOGRAPHIC & ECONOMIC PROFILE**

**Lake Park Market Analysis  
& Marketing Plan**

Table 1: Demographic Forecasts, 2000 - 2040 (1)

Palm Beach County & Selected Municipalities

Lake Park Market Analysis & Marketing Plan

	2000	% of County	2010	% of County	1-Apr 2016	% of County	Change: 2010-2016		Forecasts (3)			% of County	Change: 2016-2040	
							Amount	CAGR (2)	2020	2030	2040		Amount	CAGR (2)
<b>Population</b>														
Palm Beach County	1,131,184		1,320,134		1,391,741		71,607	0.88%	1,465,944	1,619,094	1,735,114		343,373	0.92%
Juno Beach	3,262	0.3%	3,176	0.2%	3,351	0.2%	175	0.9%	3,468	3,876	4,576	0.3%	1,225	1.3%
Jupiter	39,328	3.5%	55,156	4.2%	60,615	4.4%	5,459	1.6%	64,254	76,992	98,828	5.7%	38,213	2.1%
Lake Park	8,721	0.8%	8,155	0.6%	8,640	0.6%	485	1.0%	8,963	10,095	12,035	0.7%	3,395	1.39%
North Palm Beach	12,064	1.1%	12,015	0.9%	12,230	0.9%	215	0.3%	12,373	12,875	13,735	0.8%	1,505	0.5%
Palm Beach Gardens	35,058	3.1%	48,452	3.7%	51,532	3.7%	3,080	1.0%	53,585	60,772	73,092	4.2%	21,560	1.5%
Riviera Beach	29,884	2.6%	32,488	2.5%	33,957	2.4%	1,469	0.7%	34,936	38,364	44,240	2.5%	10,283	1.1%
West Palm Beach	82,103	7.3%	99,919	7.6%	108,896	7.8%	8,977	1.4%	114,881	135,827	171,735	9.9%	62,839	1.9%
<b>Total:</b>	<b>210,420</b>	<b>18.6%</b>	<b>259,361</b>	<b>19.6%</b>	<b>279,221</b>	<b>20.1%</b>	<b>19,860</b>	<b>1.24%</b>	<b>292,461</b>	<b>338,801</b>	<b>418,241</b>	<b>24.1%</b>	<b>139,020</b>	<b>1.70%</b>

(1) Based on the 2016-2040 Low-Medium-High Population Forecasts prepared by BEBR. Analysis uses the Medium Growth Scenario for Palm Beach County.

(2) CAGR=Compound Annual Growth Rate.

(3) Population projections for 2016-2040 for selected municipalities assume that each continues the same rate of growth as occurred between 2010-2016.

Source: U.S. Census Bureau; University of Florida, Bureau of Business & Economic Research; ESRI Business Analyst; WTL+a, July 2017.

**Table 2: Demographic Trends & Forecasts, 2000 - 2022**

**Palm Beach County**

**Lake Park Market Analysis & Marketing Plan**

	2000	2010	2017	% Dist.	2022	% Dist.	Change: 2017-2022	
							No.	CAGR %
<b>Demographic Profile</b>								
<b>Population</b>	1,131,184	1,320,134	1,441,728		1,530,085		<b>88,357</b>	<b>1.20%</b>
<b>Households</b>	474,175	544,227	588,086		621,527		<b>33,441</b>	<b>1.11%</b>
<b>Avg. HH Size</b>	2.34	2.39	2.42		2.43			
<b>Median Age</b>		43.5	45.5		46.2			
<b>Race</b>								
White		970,121	1,016,684	71%	1,046,323	68%	29,639	0.6%
Black		228,690	272,361	19%	306,498	20%	34,137	2.4%
American Indian		6,043	6,155	0%	6,188	0%	33	0.1%
Asian, Pacific Islander		31,870	40,176	3%	47,489	3%	7,313	3.4%
Other		53,138	67,096	5%	78,447	5%	11,351	3.2%
Two or More Races		30,272	39,256	3%	45,140	3%	5,884	2.8%
<b>Total:</b>		<b>1,320,134</b>	<b>1,441,728</b>		<b>1,530,085</b>		<b>88,357</b>	
Hispanic (1)		250,823	321,767	22%	383,340	25%	61,573	3.6%
<b>Age Distribution</b>								
0-14		220,616	223,664	16%	231,790	15%	8,126	0.7%
15-24		153,675	157,854	11%	155,345	10%	(2,509)	-0.3%
25-34		146,694	171,204	12%	185,527	12%	14,323	1.6%
35-44		165,576	159,392	11%	172,700	11%	13,308	1.6%
45-54		188,126	182,787	13%	171,860	11%	(10,927)	-1.2%
55-64		160,292	192,751	13%	202,038	13%	9,287	0.9%
65-74		130,427	173,710	12%	202,048	13%	28,338	3.1%
75+		154,728	180,366	13%	208,777	14%	28,411	3.0%
<b>Income Profile</b>								
<b>Households by Income</b>								
<\$15,000			10.4%		9.9%			
\$15,000 - \$24,999			10.6%		9.5%			
\$25,000 - \$34,999			9.8%		8.4%			
\$35,000 - \$49,999			13.5%		11.6%			
\$50,000 - \$74,999			17.7%		17.2%			
\$75,000 - \$99,999			11.7%		13.7%			
\$100,000 - \$149,999			13.3%		15.1%			
\$150,000 - \$199,999			5.4%		6.2%			
\$200,000+			7.5%		8.3%			
<b>Average HH Income</b>			\$ 85,938		\$ 96,966			<b>2.4%</b>
<b>Median HH Income</b>			\$ 55,924		\$ 63,118			<b>2.4%</b>
<b>Education Profile</b>								
<b>Years of Education (2015 American Community Survey/ACS)</b>								
Less than 9th Grade			5.9%					
9th-12th Grade, No Diploma			6.3%					
High School Graduate (Includes Equivalency)			25.5%					
Some College, No Degree			20.2%					
Associate Degree			8.5%					
Bachelor's Degree			21.1%					
Graduate/Professional Degree			0.1%					

(1) Persons of Hispanic origin are a subset of other race categories; therefore, totals do not add.

<https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

**Table 3: Demographic Trends & Forecasts, 2000 - 2020**

**Town of Lake Park**

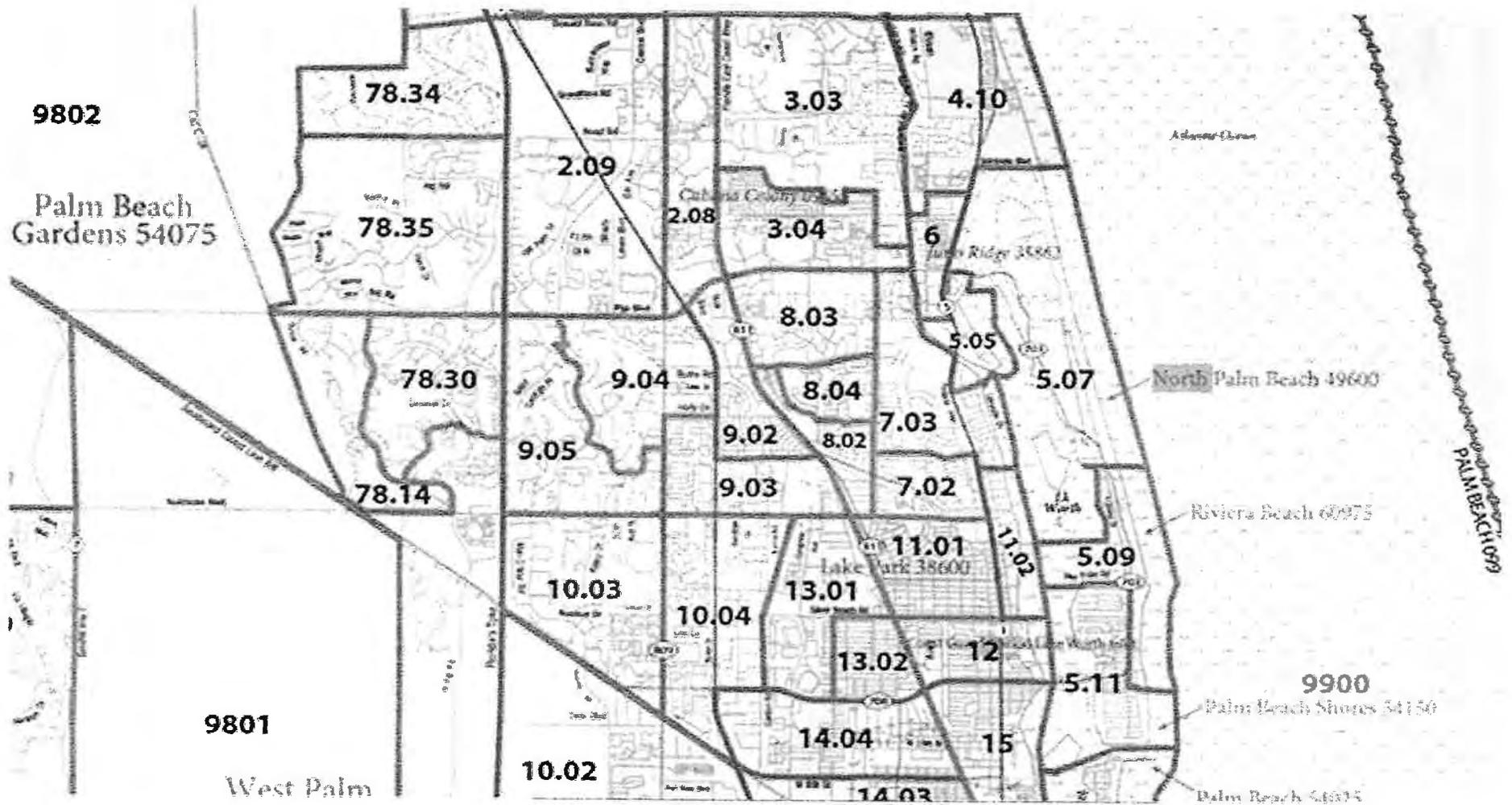
**Lake Park Market Analysis & Marketing Plan**

	2000	2010	2017	% Dist.	2022	% Dist.	Change: 2017-2022	
							No.	CAGR %
<b>Demographic Profile</b>								
<b>Population</b>	8,721	8,155	9,022		9,670		<b>648</b>	<b>1.40%</b>
<b>Households</b>	3,346	3,144	3,490		3,741		<b>251</b>	<b>1.40%</b>
<b>Avg. HH Size</b>	2.58	2.57	2.56		2.56			
<b>Median Age</b>		35.9	37.1		37.2			
<b>Race</b>								
White		3,054	2,978	33%	2,923	30%	(55)	-0.4%
Black		4,485	5,304	59%	5,914	61%	610	2.2%
American Indian		15	15	0%	15	0%	-	0.0%
Asian, Pacific Islander		204	233	3%	261	3%	28	2.3%
Other		167	212	2%	252	3%	40	3.5%
Two or More Races		230	280	3%	305	3%	25	1.7%
<b>Total:</b>		<b>8,155</b>	<b>9,022</b>		<b>9,670</b>		<b>648</b>	
Hispanic (1)		653	844	9%	1,015	10%	171	3.8%
<b>Age Distribution</b>								
0-14		1,605	1,698	19%	1,854	19%	156	1.8%
15-24		1,299	1,273	14%	1,226	13%	(47)	-0.7%
25-34		1,081	1,314	15%	1,478	15%	164	2.4%
35-44		1,038	1,076	12%	1,190	12%	114	2.0%
45-54		1,305	1,252	14%	1,181	12%	(71)	-1.2%
55-64		898	1,153	13%	1,242	13%	89	1.5%
65-74		491	716	8%	871	9%	155	4.0%
75+		438	540	6%	628	6%	88	3.1%
<b>Income Profile</b>								
<b>Households by Income</b>								
<\$15,000			11.2%		10.9%			
\$15,000 - \$24,999			15.6%		14.4%			
\$25,000 - \$34,999			12.8%		11.3%			
\$35,000 - \$49,999			20.4%		18.3%			
\$50,000 - \$74,999			21.7%		22.1%			
\$75,000 - \$99,999			8.2%		10.3%			
\$100,000 - \$149,999			6.2%		7.8%			
\$150,000 - \$199,999			3.2%		4.1%			
\$200,000+			0.7%		0.9%			
<b>Average HH Income</b>			\$ 53,019		\$ 60,316			<b>2.6%</b>
<b>Median HH Income</b>			\$ 41,168		\$ 44,892			<b>1.7%</b>
<b>Educational Profile</b>								
<b>Years of Education (2015 American Community Survey/ACS)</b>								
Less than 9th Grade			7.0%					
9th-12th Grade, No Diploma			10.4%					
High School Graduate (Includes Equivalency)			28.3%					
Some College, No Degree			22.6%					
Associate Degree			8.7%					
Bachelor's Degree			14.4%					
Graduate/Professional Degree			8.6%					

(1) Persons of Hispanic origin are a subset of other race categories; therefore, totals do not add.

<https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

**Figure 1: Study Area Census Tracts**  
**Lake Park Market Analysis & Marketing Plan**



[http://www2.census.gov/geo/maps/dc10map/tract/st12\\_fl/c12099\\_palm\\_beach/DC10CT\\_C12099\\_002.pdf](http://www2.census.gov/geo/maps/dc10map/tract/st12_fl/c12099_palm_beach/DC10CT_C12099_002.pdf)

Source: U.S. Census Bureau; WTL+a, July 2017.

**Table 4: Annual Household Consumer Spending, 2016 (1)**

**Selected Jurisdictions in Palm Beach County**

**Lake Park Market Analysis & Marketing Plan**

	Palm Beach County	West Palm Beach	Palm Beach Gardens	North Palm Beach	Lake Park
<b>Total Households (2015)</b>	<b>588,086</b>	<b>43,790</b>	<b>24,224</b>	<b>6,242</b>	<b>3,490</b>
<b>Apparel &amp; Accessories</b>					
Men's Wear	\$ 464	\$ 366	\$ 595	\$ 523	\$ 286
Women's Wear	883	693	1,128	1,013	494
Children's Wear	381	317	476	400	235
Footwear	485	391	607	534	312
Watches & Jewelry	161	122	212	186	78
Apparel Products & Services	109	81	141	127	53
<b>Subtotal:</b>	<b>\$ 2,482</b>	<b>\$ 1,970</b>	<b>\$ 3,160</b>	<b>\$ 2,783</b>	<b>\$ 1,458</b>
<b>Computers</b>					
Computers & Hardware	\$ 233	\$ 184	\$ 301	\$ 263	\$ 122
Software & Accessories	49	38	63	56	20
<b>Subtotal:</b>	<b>\$ 282</b>	<b>\$ 222</b>	<b>\$ 364</b>	<b>\$ 320</b>	<b>\$ 142</b>
<b>Entertainment &amp; Recreation</b>					
Membership Fees for Clubs	\$ 192	\$ 140	\$ 259	\$ 230	\$ 134
Fees for Participant Sports	139	99	180	165	63
Tickets to Theater/Operas/Concerts	77	60	101	89	40
Tickets to Movies/Museums/Parks	104	80	136	120	53
Admission to Sporting Events	70	52	95	83	37
Fees for Recreational Lessons	126	92	173	147	84
Dating Services	0.65	0.65	0.76	0.68	0.66
<b>Subtotal:</b>	<b>\$ 709</b>	<b>\$ 523</b>	<b>\$ 946</b>	<b>\$ 834</b>	<b>\$ 411</b>
<b>TV/Video/Audio</b>					
Cable & Satellite TV Services	\$ 960	\$ 757	\$ 1,213	\$ 1,116	\$ 655
Televisions	160	127	203	182	82
Satellite Dishes	2	1	2	2	1
VCRs, Video Cameras & DVD Players	11	10	15	13	4
Miscellaneous Video Equipment	13	9	16	14	6
Video Cassettes & DVDs	34	28	43	38	10
Video Game Hardware/Accessories	24	21	29	25	21
Video Game Software	28	24	36	31	11
Streaming/Downloaded Video	6	5	8	7	18
Rental of Video Cassettes & DVDs	25	20	31	27	11
Installation of Televisions	1	1	2	1	1
Audio	132	102	175	152	58
Rental & Repair of TV/Radio/Audio	6	4	7	7	3
<b>Subtotal:</b>	<b>\$ 1,403</b>	<b>\$ 1,110</b>	<b>\$ 1,780</b>	<b>\$ 1,615</b>	<b>\$ 881</b>

(1) Consumer spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys conducted by the Bureau of Labor Statistics.

**Table 4 (Continued): Annual Household Consumer Spending, 2016 (1)**

**Selected Jurisdictions in Palm Beach County**

**Lake Park Market Analysis & Marketing Plan**

	Palm Beach County	West Palm Beach	Palm Beach Gardens	North Palm Beach	Lake Park
<b>Other Entertainment</b>					
Pets	\$ 596	\$ 439	\$ 777	\$ 696	\$ 357
Toys & Games	125	101	161	141	83
Recreational Vehicles & Fees	223	142	306	270	56
Sports/Recreation/Exercise Equipment	196	145	256	219	104
Photo Equipment & Supplies	88	68	115	100	36
Reading	167	122	220	204	81
Catered Affairs	26	19	34	30	18
<b>Subtotal:</b>	<b>\$ 1,420</b>	<b>\$ 1,036</b>	<b>\$ 1,869</b>	<b>\$ 1,659</b>	<b>\$ 736</b>
<b>Food &amp; Alcohol</b>					
Food at Home	\$ 5,549	\$ 4,379	\$ 7,020	\$ 6,329	\$ 3,453
Food Away from Home	3,537	2,771	4,516	4,010	2,220
Alcoholic & Non-alcoholic Beverages	1,144	908	1,460	1,312	369
<b>Subtotal:</b>	<b>\$ 10,229</b>	<b>\$ 8,057</b>	<b>\$ 12,995</b>	<b>\$ 11,651</b>	<b>\$ 6,042</b>
<b>Household Furnishings &amp; Equipment</b>					
Household Textiles	\$ 106	\$ 83	\$ 137	\$ 123	\$ 64
Furniture	556	436	715	628	379
Floor Coverings	25	18	35	31	16
Major Appliances	288	210	374	336	193
Housewares	79	60	102	92	60
Small Appliances	49	38	63	57	34
Luggage	10	8	14	12	8
Telephones & Accessories	54	42	67	61	48
Lawn & Garden	475	320	635	589	238
Housekeeping Supplies	777	592	988	898	466
Maintenance & Remodeling Materials	292	199	394	351	218
<b>Subtotal:</b>	<b>\$ 2,711</b>	<b>\$ 2,004</b>	<b>\$ 3,524</b>	<b>\$ 3,179</b>	<b>\$ 1,724</b>
<b>Health &amp; Personal Care</b>					
Non- & Prescription Drugs	\$ 682	\$ 494	\$ 875	\$ 826	\$ 326
Optical	94	70	124	112	61
Personal Care Products	512	397	645	576	319
School Supplies	189	156	240	209	105
Smoking Products	467	406	576	523	288
<b>Subtotal:</b>	<b>\$ 1,945</b>	<b>\$ 1,524</b>	<b>\$ 2,460</b>	<b>\$ 2,245</b>	<b>\$ 1,100</b>
<b>TOTAL:</b>					
Total Annual Spending	\$ 12,457,095,234	\$ 720,210,189	\$ 656,416,211	\$ 151,591,595	\$ 43,602,978
Per Household	\$ 21,182	\$ 16,447	\$ 27,098	\$ 24,286	\$ 12,494
As % of Average HH Income	24.6%	26.7%	26.1%	23.2%	20.7%

(1) Consumer spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys conducted by the Bureau of Labor Statistics.

**Table 5: Retail "Recapture" Opportunities, 2016 (1)**

**Town of Lake Park Households**

**Lake Park Market Analysis & Marketing Plan**

<b>Retail Category</b>	<b>Demand (HH Spending)</b>	<b>Supply (Store Sales)</b>	<b>"Recapture" Opportunity</b>
<b>General Merchandise Stores</b>			
Department Stores Excl Leased Depts.	\$ 9,289,614	\$ 64,630,162	\$ (55,340,548)
Other General Merchandise Stores	3,994,399	6,069,269	(2,074,870)
<b>Subtotal:</b>	<b>\$ 13,284,013</b>	<b>\$ 70,699,431</b>	<b>\$ (57,415,418)</b>
<b>Clothing &amp; Accessories Stores</b>			
Clothing Stores	\$ 2,753,813	\$ 2,715,914	\$ 37,899
Shoe Stores	625,226	994,750	(369,524)
Jewelry, Luggage, Leather Goods	686,201	1,779,524	(1,093,323)
<b>Subtotal:</b>	<b>\$ 4,065,240</b>	<b>\$ 5,490,188</b>	<b>\$ (1,424,948)</b>
<b>Furniture &amp; Home Furnishings Stores</b>			
Furniture Stores	\$ 1,606,598	\$ 4,588,874	\$ (2,982,276)
Home Furnishing Stores	1,224,899	5,443,641	(4,218,742)
<b>Subtotal:</b>	<b>\$ 2,831,497</b>	<b>\$ 10,032,515</b>	<b>\$ (7,201,018)</b>
<b>Electronics &amp; Appliance Stores</b>			
Appliances, TVs, Electronics Stores	\$ 2,288,138	\$ 4,868,073	\$ (2,579,935)
<b>Subtotal:</b>	<b>\$ 2,288,138</b>	<b>\$ 4,868,073</b>	<b>\$ (2,579,935)</b>
<b>Leisure &amp; Entertainment</b>			
Sporting Goods/Hobby/Musical Instruments	\$ 1,599,336	\$ 7,626,907	\$ (6,027,571)
Books, Periodicals & Music Stores	351,965	-	351,965
<b>Subtotal:</b>	<b>\$ 1,951,301</b>	<b>\$ 7,626,907</b>	<b>\$ (5,675,606)</b>
<b>Food Services &amp; Drinking Places</b>			
Special Food Services	\$ 144,291	\$ 785,470	\$ (641,179)
Drinking Places - Alcoholic Beverages	669,532	303,276	366,256
Restaurants/Other Eating Places	7,722,066	23,568,444	(15,846,378)
<b>Subtotal:</b>	<b>\$ 8,535,889</b>	<b>\$ 24,657,190</b>	<b>\$ (16,121,301)</b>

**Table 5 (Continued): Retail "Recapture" Opportunities, 2016 (1)**

**Town of Lake Park Households**

**Lake Park Market Analysis & Marketing Plan**

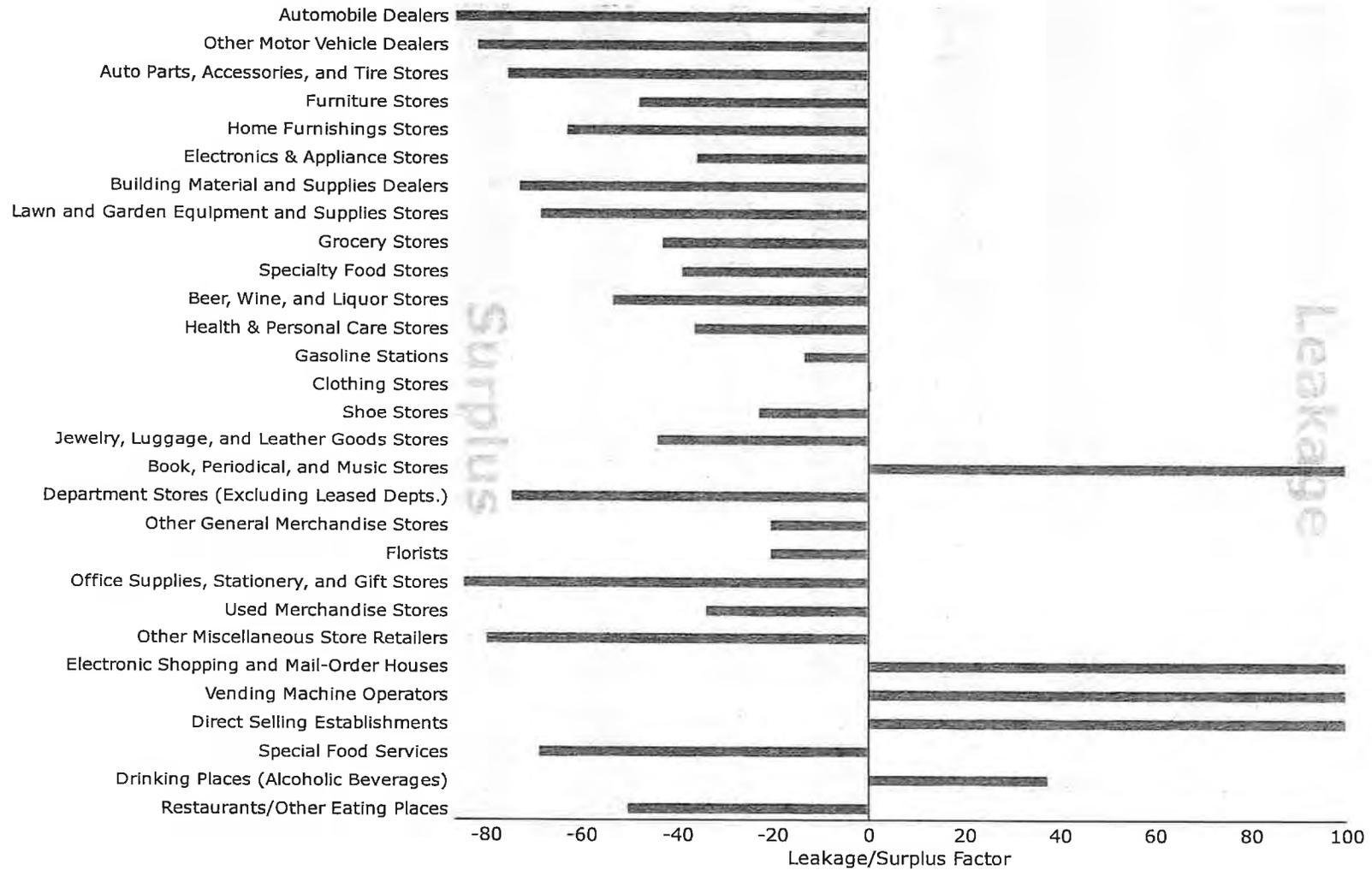
<b>Retail Category</b>	<b>Demand (HH Spending)</b>	<b>Supply (Store Sales)</b>	<b>"Recapture" Opportunity</b>
<b>Food &amp; Beverage Stores</b>			
Grocery Stores	\$ 13,182,752	\$ 33,439,789	\$ (20,257,037)
Specialty Food Stores	611,258	1,395,258	(784,000)
Beer, Wine & Liquor Stores	688,469	2,290,980	(1,602,511)
<b>Subtotal:</b>	<b>\$ 14,482,479</b>	<b>\$ 37,126,027</b>	<b>\$ (22,643,548)</b>
<b>Health &amp; Personal Care Stores</b>			
Health & Personal Care Stores	\$ 5,292,528	\$ 11,375,408	\$ (6,082,880)
<b>Subtotal:</b>	<b>\$ 5,292,528</b>	<b>\$ 11,375,408</b>	<b>\$ (6,082,880)</b>
<b>Building Material, Garden Equipment Stores</b>			
Building Materials & Supplies	\$ 4,632,512	\$ 29,979,945	\$ (25,347,433)
Lawn & Garden Equipment & Supplies	370,047	2,000,235	(1,630,188)
<b>Subtotal:</b>	<b>\$ 5,002,559</b>	<b>\$ 31,980,180</b>	<b>\$ (26,977,621)</b>
<b>Miscellaneous Store Retailers</b>			
Florists	\$ 125,842	\$ 191,312	\$ (65,470)
Office Supplies, Stationery, Gift Stores	690,596	8,458,857	(7,768,261)
Used Merchandise Stores	727,783	1,480,720	(752,937)
Other Miscellaneous Retail Stores	1,656,468	15,019,903	(13,363,435)
<b>Subtotal:</b>	<b>\$ 3,200,689</b>	<b>\$ 25,150,792</b>	<b>\$ (21,950,103)</b>
<b>TOTAL:</b>			
<b>HH Demand vs. Retail Sales</b>	<b>\$ 60,934,333</b>	<b>\$ 229,006,711</b>	<b>\$ (168,072,378)</b>
<b>Existing Retail Space (Less Vacant Space)</b>		<b>1,516,939</b>	
<b>Overall Retail Sales Performance/SF:</b>	<b>(2)</b>	<b>\$ 151</b>	

(1) Claritas' "Retail Market Power" data is derived from two major sources of information. Demand data are derived from Consumer Expenditure Surveys fielded by the U.S. Bureau of Labor Statistics (BLS). Supply data are derived from the Census Bureau. The difference between demand and supply represents the "recapture opportunity", or surplus, available for each retail category in the reporting geography. When demand is greater than supply, there is an apparent opportunity for additional retail space in that category. By comparison, when demand is less than supply, there is a surplus of sales in that retail category (i.e., positive value = recapture opportunity, while negative value = surplus of sales).

(2) Total household retail spending excludes spending on Non-Store Retailers (Internet); Motor Vehicle Parts and Dealers; and Gas Stations.

**Figure 1: Retail Surplus/Leakage by Category**  
**Town of Lake Park Households**  
**Lake Park Market Analysis & Marketing Plan**

Leakage/Surplus Factor by Industry Group



Source: ESRI Business Analyst; WTL+a; July 2017.

**Table 6: Employment Trends & Forecasts, 1995 - 2014 (1)**

**Palm Beach County ("West Palm Beach/Boca Raton/Boynton Beach Metro")**

*Lake Park Market Analysis & Marketing Plan*

Industry Sector	1995	2000	2005	10-Year Change: 1995-2005		2007	2009	2011	2013	2014	2016	10-Year Change: 2007-2016	
				Amount	CAGR %							Amount	CAGR %
<i>In 000s</i>													
<b>Construction</b>	27.7	36.4	47.5	19.8	5.5%	42.0	25.8	24.1	27.4	29.2	35.9	(6.1)	-1.7%
<b>Manufacturing</b>	28.0	28.5	20.9	(7.1)	-2.9%	19.2	16.0	15.4	15.8	16.9	19.6	0.4	0.2%
<b>Transp/Warehousing/Utilities</b>	7.6	8.2	9.8	2.2	2.6%	10.3	9.3	9.3	9.9	10.8	12.5	2.2	2.2%
<b>Trade</b>													
Wholesale	14.8	18.1	22.5	7.7	4.3%	23.8	21.7	21.6	22.3	23.3	23.7	(0.1)	0.0%
Retail	61.3	74.1	76.6	15.3	2.3%	76.7	69.4	71.9	75.4	77.3	84.7	8.0	1.1%
<b>Information</b>	9.5	13.3	11.2	1.7	1.7%	11.0	9.0	9.1	9.6	10.2	10.9	(0.1)	-0.1%
<b>Financial Activities</b>	29.1	37.8	41.3	12.2	3.6%	40.2	35.1	36.5	37.9	39.7	39.7	(0.5)	-0.1%
<b>Services</b>													
Prof/Business Services	41.7	82.1	97.5	55.8	8.9%	96.0	84.2	90.5	99.5	104.7	110.8	14.8	1.6%
Education/Health Services	58.1	65.3	77.0	18.9	2.9%	80.3	81.9	83.7	87.0	91.3	99.0	18.7	2.4%
Leisure & Hospitality	53.5	62.5	72.5	19.0	3.1%	74.9	68.9	73.8	77.7	81.2	91.3	16.4	2.2%
Other Services	23.1	25.6	28.6	5.5	2.2%	29.1	27.4	28.2	29.5	31.7	33.4	4.3	1.5%
<b>Government</b>	51.1	57.8	66.7	15.6	2.7%	68.5	66.4	63.8	63.6	62.1	63.8	(4.7)	-0.8%
<b>Total (In 000s):</b>	<b>405.5</b>	<b>509.7</b>	<b>572.1</b>	<b>166.6</b>	<b>3.5%</b>	<b>572.0</b>	<b>515.1</b>	<b>528.0</b>	<b>555.7</b>	<b>578.4</b>	<b>625.3</b>	<b>53.3</b>	<b>1.0%</b>
<i>Change During Period:</i>		104.2	62.4			(0.1)	(57.0)	12.9	27.7	22.7	46.9		

(1) As of year-end for each reported year.

<http://floridajobs.org/labor-market-information/data-center/statistical-programs/current-employment-statistics>

Source: US Department of Labor, Bureau of Labor Market Statistics; Florida Department of Economic Opportunity, Bureau of Labor Market Statistics; WTL +a, July 2017.

**Table 7: State Employment Forecasts, 2016 - 2024**

**Palm Beach County (Workforce Region 21)**

**Lake Park Market Analysis & Marketing Plan**

Employment Category	2016	% Dist.	2024	Change: 2016-2024		
				% Dist.	Total	CAGR
<b>Agriculture/Mining/Construction</b>						
Agriculture	6,124		5,661		(463)	-1.0%
Mining	80		88		8	0.0%
Construction	33,356		38,923		5,567	1.9%
<b>Subtotal:</b>	<b>39,560</b>	<b>6.1%</b>	<b>44,672</b>	<b>6.1%</b>	<b>5,575</b>	<b>1.5%</b>
<b>Manufacturing</b>						
Durable Goods Manufacturing	13,095		14,214		1,119	1.0%
Non-Durable Goods Manufacturing	4,110		4,028		(82)	-0.3%
<b>Subtotal:</b>	<b>17,205</b>	<b>2.7%</b>	<b>18,242</b>	<b>2.5%</b>	<b>1,037</b>	<b>0.7%</b>
<b>Transportation/Communications/Public Utilities</b>						
Public Utilities	2,135		2,238		103	0.6%
Transportation & Warehousing	9,631		10,373		742	0.9%
<b>Subtotal:</b>	<b>11,766</b>	<b>1.8%</b>	<b>12,611</b>	<b>1.7%</b>	<b>845</b>	<b>0.9%</b>
<b>Wholesale &amp; Retail Trade</b>						
Wholesale Trade	24,870		27,248		2,378	1.1%
Retail Trade	81,065		89,861		8,796	1.3%
<b>Subtotal:</b>	<b>105,935</b>	<b>16.3%</b>	<b>117,109</b>	<b>16.0%</b>	<b>11,174</b>	<b>1.3%</b>
<b>Finance/Insurance/Real Estate</b>						
Information	10,440		10,573		133	0.2%
Finance & Insurance	24,666		26,405		1,739	0.9%
Real Estate, Rental & Leasing	15,792		17,899		2,107	1.6%
<b>Subtotal:</b>	<b>50,898</b>	<b>7.9%</b>	<b>54,877</b>	<b>7.5%</b>	<b>3,979</b>	<b>0.9%</b>
<b>Services</b>						
Professional, Scientific & Technical Services	44,886		53,000		8,114	2.1%
Management of Companies & Enterprises	11,045		12,907		1,862	2.0%
Administrative & Waste Management	53,754		61,398		7,644	1.7%
Educational Services	11,172		13,273		2,101	2.2%
Health Care & Social Assistance	84,914		101,762		16,848	2.3%
Arts, Entertainment & Recreation	18,530		20,689		2,159	1.4%
Accommodation & Food Services	60,252		67,754		7,502	1.5%
Other Services (Except Government)	28,380		30,864		2,484	1.1%
<b>Subtotal:</b>	<b>312,933</b>	<b>48.3%</b>	<b>361,647</b>	<b>49.6%</b>	<b>48,714</b>	<b>1.8%</b>
<b>Government</b>	<b>61,817</b>	<b>9.5%</b>	<b>67,215</b>	<b>9.2%</b>	<b>5,398</b>	<b>1.1%</b>
<b>Self-Employed &amp; Unpaid Family Workers</b>	<b>47,547</b>	<b>7.3%</b>	<b>52,867</b>	<b>7.2%</b>	<b>5,320</b>	<b>1.3%</b>
<b>TOTAL:</b>	<b>648,230</b>		<b>729,835</b>		<b>81,605</b>	<b>1.5%</b>
<b>Annual Increase (Rounded):</b>					<b>10,200</b>	

<http://www.floridajobs.org/labor-market-information/data-center/statistical-programs/employment-projections>

Source: Florida Department of Economic Opportunity, Bureau of Labor Statistics; WTL +a, July 2017.

**Table 8: Business Mix (By NAICS Code), 2016**

**Palm Beach County**

**Lake Park Market Analysis & Marketing Plan**

NAICS Category	Businesses		Employees	
	No.	% of Total	No.	% of Total
<b>Mining &amp; Natural Resources</b>	<b>1,214</b>	<b>1.9%</b>	<b>11,074</b>	<b>1.7%</b>
<b>Construction</b>	<b>4,527</b>	<b>7.2%</b>	<b>30,635</b>	<b>4.6%</b>
<b>Manufacturing</b>	<b>1,437</b>	<b>2.3%</b>	<b>30,322</b>	<b>4.5%</b>
<b>Transportation &amp; Warehousing</b>	<b>1,499</b>	<b>2.4%</b>	<b>12,288</b>	<b>1.8%</b>
<b>Communications</b>	<b>555</b>	<b>0.9%</b>	<b>6,062</b>	<b>0.9%</b>
<b>Utilities</b>	<b>135</b>	<b>0.2%</b>	<b>4,103</b>	<b>0.6%</b>
<b>Wholesale &amp; Retail Trade</b>				
Wholesale	2,100		23,385	
Retail	12,027		147,679	
- Home Improvement	735		7,371	
- General Merchandise	392		14,870	
- Food Stores	1,094		20,591	
- Auto Dealers/Gas Stations	1,254		15,827	
- Apparel & Accessory Stores	1,133		7,918	
- Furniture/Home Furnishings	1,043		6,871	
- Eating & Drinking Places	3,045		48,394	
- Miscellaneous & Non-store Retail	3,331		25,837	
<b>Subtotal - All Retail:</b>	<b>14,127</b>	<b>22.5%</b>	<b>171,064</b>	<b>25.6%</b>
<b>Finance/Insurance/Real Estate</b>	<b>7,846</b>	<b>12.5%</b>	<b>70,228</b>	<b>10.5%</b>
<b>Services</b>				
- Hotel/Lodging	319		15,292	
- Automotive Services	1,511		7,502	
- Motion Pictures & Amusements	1,714		23,194	
- Health Services	4,850		72,378	
- Legal Services	1,880		14,258	
- Educational Institutions	884		38,503	
- Other Services	15,682		123,696	
<b>Subtotal - Services:</b>	<b>26,840</b>	<b>42.8%</b>	<b>294,823</b>	<b>44.1%</b>
<b>Government</b>	<b>1,074</b>	<b>1.7%</b>	<b>36,427</b>	<b>5.4%</b>
<b>Unclassified Establishments</b>	<b>3,504</b>	<b>5.6%</b>	<b>1,743</b>	<b>0.3%</b>
<b>TOTAL:</b>	<b>62,758</b>	<b>100.0%</b>	<b>668,769</b>	<b>100.0%</b>

**ANALYSIS:**

2016 Employment	668,769
2016 Population	1,441,728
Jobs/Population Ratio	0.46

**Table 9: Business Mix (By NAICS Code), 2016**

**Town of Lake Park**

**Lake Park Market Analysis & Marketing Plan**

NAICS Category	Businesses		Employees	
	No.	% of Total	No.	% of Total
<b>Mining &amp; Natural Resources</b>	<b>11</b>	<b>1.4%</b>	<b>82</b>	<b>1.4%</b>
<b>Construction</b>	<b>89</b>	<b>11.1%</b>	<b>689</b>	<b>11.4%</b>
<b>Manufacturing</b>	<b>28</b>	<b>3.5%</b>	<b>304</b>	<b>5.0%</b>
<b>Transportation &amp; Warehousing</b>	<b>15</b>	<b>1.9%</b>	<b>54</b>	<b>0.9%</b>
<b>Communications</b>	<b>5</b>	<b>0.6%</b>	<b>33</b>	<b>0.5%</b>
<b>Utilities</b>	<b>2</b>	<b>0.3%</b>	<b>12</b>	<b>0.2%</b>
<b>Wholesale &amp; Retail Trade</b>				
Wholesale	29		221	
Retail	219		2,426	
- Home Improvement	24		288	
- General Merchandise	8		482	
- Food Stores	23		273	
- Auto Dealers/Gas Stations	45		527	
- Apparel & Accessory Stores	8		23	
- Furniture/Home Furnishings	17		69	
- Eating & Drinking Places	39		510	
- Miscellaneous & Non-store Retail	55		254	
<b>Subtotal - All Retail:</b>	<b>248</b>	<b>31.0%</b>	<b>2,647</b>	<b>43.7%</b>
<b>Finance/Insurance/Real Estate</b>	<b>48</b>	<b>6.0%</b>	<b>205</b>	<b>3.4%</b>
<b>Services</b>				
- Hotel/Lodging	2		8	
- Automotive Services	61		300	
- Motion Pictures & Amusements	21		68	
- Health Services	23		225	
- Legal Services	7		22	
- Educational Institutions	8		215	
- Other Services	183		812	
<b>Subtotal - Services:</b>	<b>305</b>	<b>38.1%</b>	<b>1,650</b>	<b>27.2%</b>
<b>Government</b>	<b>17</b>	<b>2.1%</b>	<b>387</b>	<b>6.4%</b>
<b>Unclassified Establishments</b>	<b>32</b>	<b>4.0%</b>	<b>-</b>	<b>0.0%</b>
<b>TOTAL:</b>	<b>800</b>	<b>100.0%</b>	<b>6,063</b>	<b>100.0%</b>

**ANALYSIS:**

2016 Employment	6,063
As Share of Palm Beach County	<u>0.91%</u>
2016 Population	9,022
Jobs/Population Ratio	0.67

Table 10: 10-Year Employment Trends, 2005 - 2014

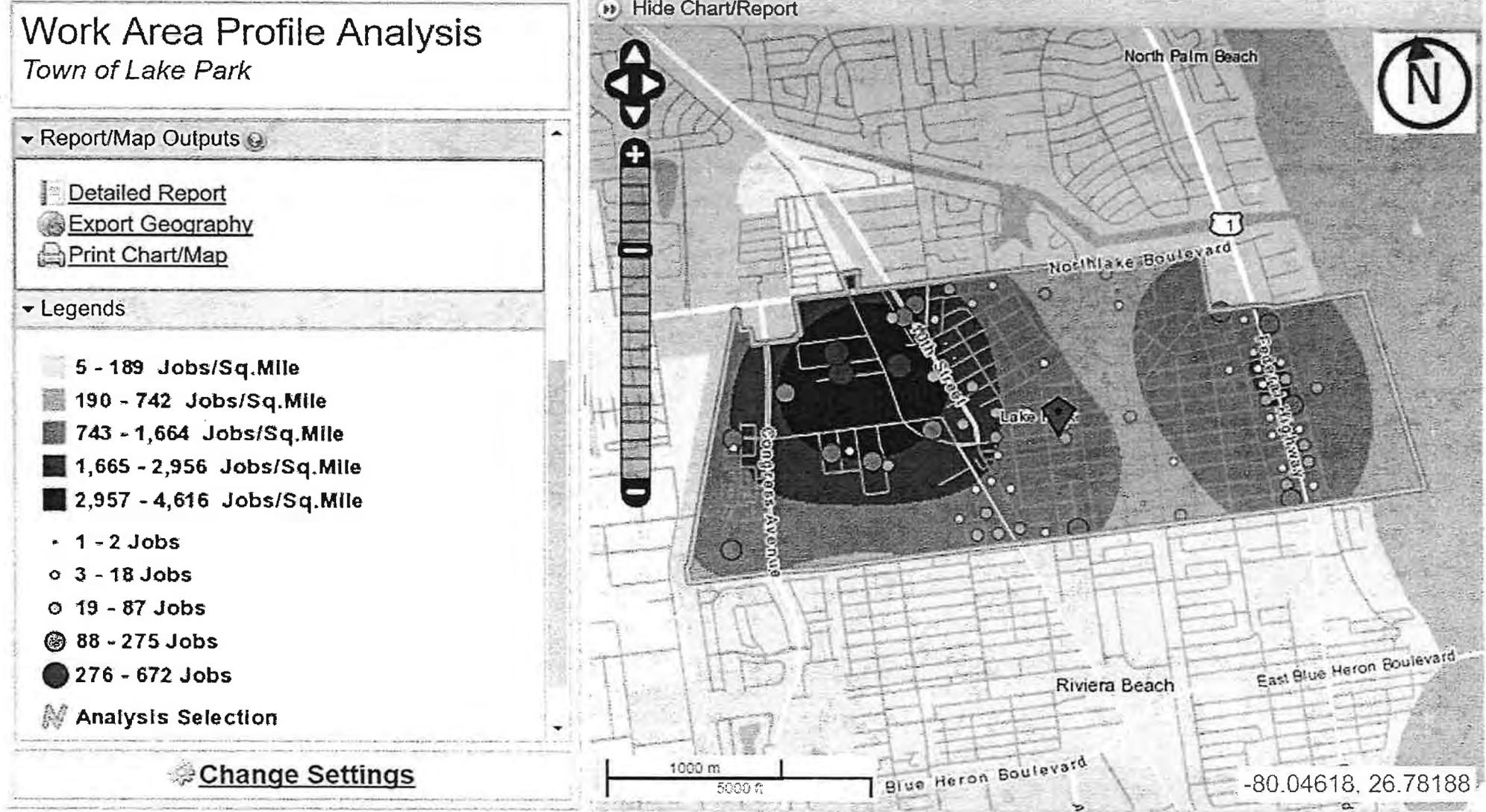
Town of Lake Park

Lake Park Market Analysis & Marketing Plan

Industry Sector	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Change: 2005-2014	
											Amount	CAGR %
Agriculture & Mining	3	1	-	1	2	12	3	9	2	4	1	3.2%
Construction	924	1,108	955	953	605	549	523	514	621	859	(65)	-0.8%
Manufacturing	464	466	493	382	343	356	352	278	284	361	(103)	-2.8%
Transp & Warehousing	57	42	6	7	16	24	37	22	47	75	18	3.1%
Utilities	35	33	40	38	32	25	28	33	32	35	-	0.0%
<b>Trade</b>												
Wholesale	292	301	290	250	216	235	250	221	227	237	(55)	-2.3%
Retail	1,048	988	1,102	1,183	1,130	1,192	1,279	1,161	1,204	1,284	236	2.3%
<b>Information</b>	21	22	13	18	23	15	4	5	4	8	(13)	-10.2%
<b>Finance &amp; Insurance</b>	110	113	104	153	166	145	292	459	432	64	(46)	-5.8%
<b>Real Estate/Rental &amp; Leasing</b>	30	30	39	35	19	25	37	29	42	46	16	4.9%
<b>Services</b>												
Prof'l/Business Services	269	231	288	252	231	121	81	132	140	115	(154)	-9.0%
Management of Companies	41	13	7	6	4	5	2	7	5	6	(35)	-19.2%
Administration/Waste Mgmt.	486	436	314	393	374	424	469	371	527	492	6	0.1%
Educational Services	60	48	50	53	39	39	28	24	21	7	(53)	-21.2%
Health Care & Social Assistance	184	140	337	380	426	419	468	477	472	568	384	13.3%
Arts/Entertainment/Recreation	24	38	13	14	79	10	58	74	51	58	34	10.3%
Accommodation & Food Services	537	281	348	481	358	371	469	446	428	461	(76)	-1.7%
Other Services	275	277	238	214	220	205	192	211	244	237	(38)	-1.6%
<b>Public Administration/Gov't</b>	81	77	88	73	82	75	80	72	85	69	(12)	-1.8%
<b>Total (In 000s):</b>	<b>4,941</b>	<b>4,645</b>	<b>4,725</b>	<b>4,886</b>	<b>4,365</b>	<b>4,247</b>	<b>4,652</b>	<b>4,545</b>	<b>4,868</b>	<b>4,986</b>	<b>45</b>	<b>0.1%</b>
<i>Annual Change:</i>	-	(296)	80	161	(521)	(118)	405	(107)	323	118		

Source: U.S. Census Bureau, On-the-Map; WTL +a, July 2017.

**Figure 2: Lake Park Employment, 2014**  
**Town Employment Density**  
*Lake Park Market Analysis & Marketing Plan*



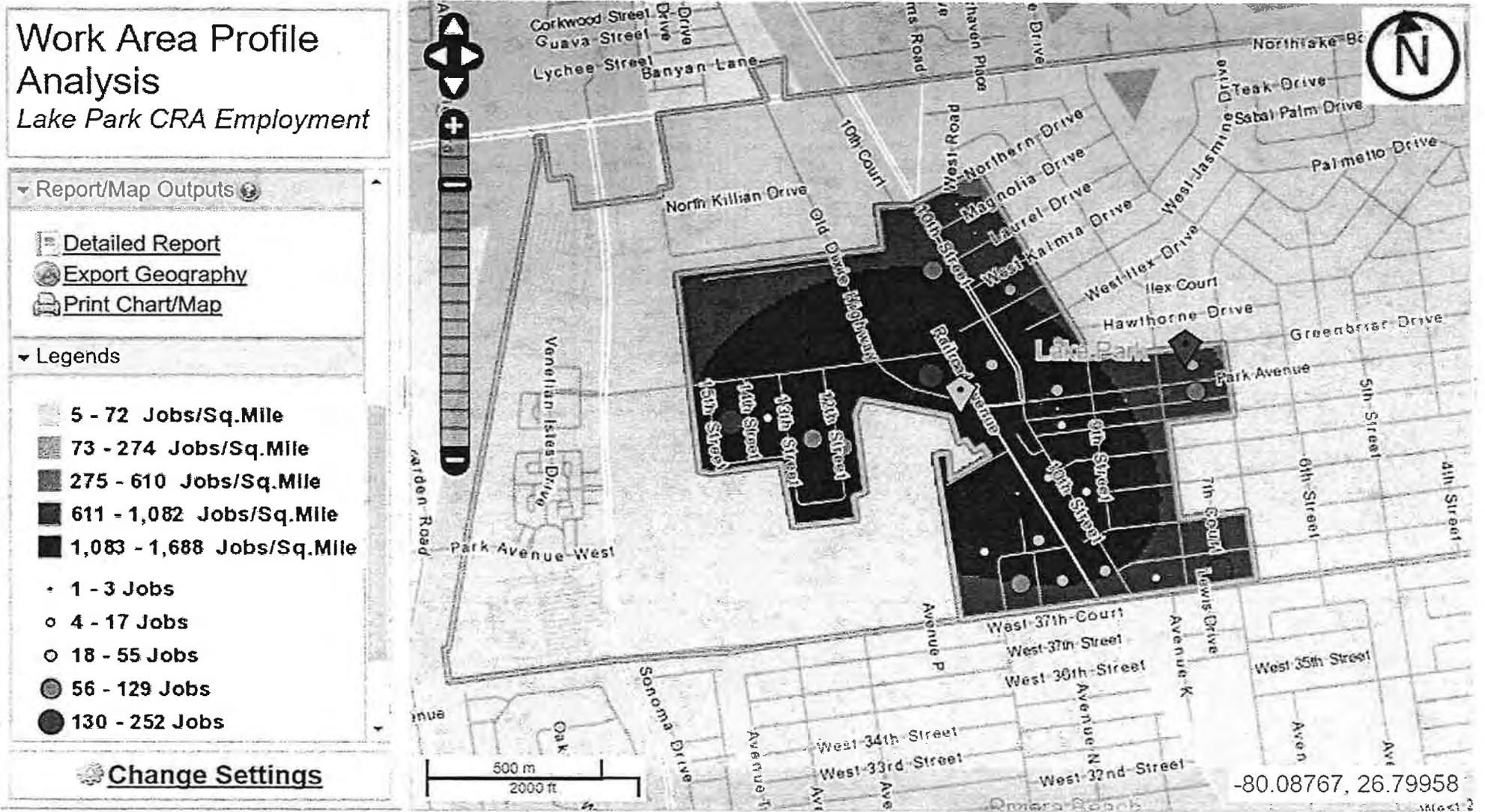
Source: U.S. Census Bureau, On-the-Map; WTL+a; July 2017.

Table 11: 10-Year Employment Trends, 2005 - 2014

Lake Park CRA											Change: 2005-2014	
Lake Park Market Analysis & Marketing Plan												
Industry Sector	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Amount	CAGR %
Agriculture & Mining	2	-	-	-	1	-	-	-	1	2	-	0.0%
Construction	328	404	384	368	250	177	217	215	225	297	(31)	-1.1%
Manufacturing	211	207	320	218	240	247	167	145	190	256	45	2.2%
Transp & Warehousing	17	1	2	-	3	11	23	10	7	37	20	9.0%
Utilities	35	33	40	38	32	25	28	33	31	34	(1)	-0.3%
Trade												
Wholesale	48	44	67	61	50	52	29	16	20	13	(35)	-13.5%
Retail	115	101	127	130	168	139	61	72	80	75	(40)	-4.6%
Information	8	14	13	7	8	5	3	3	1	4	(4)	-7.4%
Finance & Insurance	5	6	11	21	17	22	17	15	21	15	10	13.0%
Real Estate/Rental & Leasing	5	4	5	2	3	-	23	5	9	10	5	8.0%
Services												
Prof'l/Business Services	17	11	15	25	10	21	7	7	11	9	(8)	-6.8%
Management of Companies	1	6	4	3	4	2	2	5	4	2	1	8.0%
Administration/Waste Mgmt.	298	298	212	278	279	292	321	233	270	231	(67)	-2.8%
Educational Services	31	29	37	33	28	24	27	20	18	1	(30)	-31.7%
Health Care & Social Assistance	38	35	186	219	239	255	241	235	226	220	182	21.5%
Arts/Entertainment/Recreation	7	16	4	7	12	3	8	10	13	8	1	1.5%
Accommodation & Food Services	117	65	76	102	69	75	45	42	32	49	(68)	-9.2%
Other Services	77	66	89	85	79	68	63	62	79	68	(9)	-1.4%
Public Administration/Gov't	5	2	2	5	12	6	8	6	4	4	(1)	-2.4%
<b>Total (In 000s):</b>	<b>1,365</b>	<b>1,342</b>	<b>1,594</b>	<b>1,602</b>	<b>1,504</b>	<b>1,424</b>	<b>1,290</b>	<b>1,134</b>	<b>1,242</b>	<b>1,335</b>	<b>(30)</b>	<b>-0.2%</b>
<i>Annual Change:</i>	-	(23)	252	8	(98)	(80)	(134)	(156)	108	93		
<b>As % of Town of Lake Park</b>	<b>28%</b>	<b>29%</b>	<b>34%</b>	<b>33%</b>	<b>34%</b>	<b>34%</b>	<b>28%</b>	<b>25%</b>	<b>26%</b>	<b>27%</b>		

Source: U.S. Census Bureau, On-the-Map; WTL +a, July 2017.

**Figure 3: Lake Park CRA Employment, 2014**  
**CRA Employment Density**  
*Lake Park Market Analysis & Marketing Plan*



Source: U.S. Census Bureau, On-the-Map; WTL+a; July 2017.

# **REAL ESTATE MARKET CONDITIONS**

**Lake Park Market Analysis  
& Marketing Plan**

**Table 12: Housing Profile, 2010 - 2022**

**Town of Lake Park**

**Lake Park Market Analysis & Marketing Plan**

	2010	2017	% Dist.	2022	% Dist.	Change: 2017-2022	
						No.	CAGR %
<b>Housing Tenure</b>							
Owner-occupied	1,481	1,412		1,512		100	1.38%
% of Total	39.6%	34.3%		34.2%			
Renter-occupied	1,663	2,078		2,229		151	1.41%
% of Total	44.4%	50.4%		50.4%			
Vacant	598	629		681		52	1.60%
% of Total	16.0%	15.3%		15.4%			
<b>Total Units:</b>	<b>3,742</b>	<b>4,119</b>		<b>4,422</b>		<b>680</b>	<b>1.43%</b>
<b>Owner-Occupied Value</b>							
\$0 - \$99,999		317	22%	200	13%	(117)	-8.8%
\$100,000 - \$199,999		501	35%	404	27%	(97)	-4.2%
\$200,000 - \$299,999		394	28%	498	33%	104	4.8%
\$300,000 - \$399,999		118	8%	221	15%	103	13.4%
\$400,000 - \$499,999		59	4%	133	9%	74	17.7%
\$500,000 - \$749,999		-	0%	-	0%	-	0.0%
\$750,000+		23	2%	56	4%	33	19.5%
<b>Median Value</b>		<b>\$ 178,947</b>		<b>\$ 225,418</b>			<b>4.7%</b>
<b>Average Value</b>		<b>\$ 203,399</b>		<b>\$ 267,824</b>			<b>5.7%</b>

**All Housing Units By Structure (2015 American Community Survey)**

1 Unit, Detached	1,829	44.4%
1 Unit, Attached	78	1.9%
2 Units	86	2.1%
3 or 4 Units	449	10.9%
5 to 9 Units	391	9.5%
10 to 19 Units	478	11.6%
20 or more Units	799	19.4%
Mobile Home	-	0.0%
Boat/RV/Other	8	0.2%
<b>Total Units:</b>	<b>4,119</b>	<b>100%</b>

**Unoccupied Housing Units By Status**

Unoccupied-All Reasons	2010	2015 (ACS)
Rented (Not Occupied)	3	
For Sale Only	84	
Sold (Not Occupied)	11	
Seasonal Use	91	
For Migrant Workers	-	
<b>Subtotal:</b>	<b>189</b>	

**TRUE VACANCIES**

Other Vacant	119	
Vacant, For Rent	290	
<b>Subtotal:</b>	<b>409</b>	<b>480</b>
<b>True Vacancy Rate</b>	<b>10.9%</b>	<b>11.7%</b>

**Total Unoccupied Units: 598**

<https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF>

**Source: ESRI Business Analyst; American Community Survey; WTL +a, July 2017.**

**Table 13: Comparison of Housing Values, 2017**  
***Lake Park Market Analysis & Marketing Plan***

	Average Values	As % of County
Palm Beach County	\$ 327,227	
Palm Beach Gardens	\$ 429,862	131%
North Palm Beach	\$ 409,837	125%
Riviera Beach	\$ 263,641	81%
<b>Lake Park</b>	<b>\$ 203,399</b>	<b>62%</b>

---

**Source: American Community Survey; ESRI Business Analyst;  
WTL+a, October 2017.**

Table 14: 10-Year Housing Starts, 2007-2016

Area Jurisdictions

Lake Park Market Analysis & Marketing Plan

Municipality	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Change: 2007-2016		
											Total Starts	Annual Average	% of County
<b>Single-family Detached</b>													
Juno Beach	-	-	7	-	2	2	6	18	16	11	62	6	0.3%
Jupiter	162	245	134	176	196	262	378	364	212	185	2,314	231	11.6%
<b>Lake Park</b>	-	-	1	-	-	1	-	-	-	-	2	0	0.0%
North Palm Beach	1	-	-	5	3	6	-	-	6	6	27	3	0.1%
Palm Beach Gardens	206	111	76	98	111	194	196	188	154	187	1,521	152	7.6%
Riviera Beach	48	45	4	1	-	2	5	3	8	10	126	13	0.6%
<b>SFD-Palm Beach County:</b>	<b>2,101</b>	<b>1,277</b>	<b>1,102</b>	<b>1,256</b>	<b>1,885</b>	<b>2,172</b>	<b>2,678</b>	<b>2,552</b>	<b>2,625</b>	<b>2,297</b>	<b>19,945</b>	<b>1,995</b>	<b>56%</b>
<b>Multi-family</b>													
Juno Beach	-	-	-	-	-	-	37	50	48	-	135	14	0.9%
Jupiter	45	5	6	2	2	148	541	342	57	33	1,181	118	7.6%
<b>Lake Park</b>	-	-	-	-	-	-	-	-	-	-	-	-	0.0%
North Palm Beach	-	-	-	-	-	-	-	146	26	10	182	18	1.2%
Palm Beach Gardens	128	121	-	-	-	42	180	49	87	68	675	68	4.3%
Riviera Beach	4	77	-	-	-	-	-	-	-	18	99	10	0.6%
<b>MF-Palm Beach County:</b>	<b>1,029</b>	<b>905</b>	<b>329</b>	<b>255</b>	<b>614</b>	<b>2,297</b>	<b>2,336</b>	<b>2,519</b>	<b>2,206</b>	<b>3,119</b>	<b>15,609</b>	<b>1,561</b>	<b>44%</b>

<http://socds.huduser.org/permits/>

Source: U.S. Census Bureau; U.S. Dept. of Housing & Urban Development; WTL+a, July 2017.

Table 14 (Continued): 10-Year Housing Starts, 2007-2016

Area Jurisdictions												Change: 2007-2016		
Lake Park Market Analysis & Marketing Plan												Total Starts	Annual Average	% of Total
Municipality	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016				
<b>Total Starts</b>														
Juno Beach	-	-	7	-	2	2	43	68	64	11	197	20	0.6%	
Jupiter	207	250	140	178	198	410	919	706	269	218	3,495	350	9.8%	
<b>Lake Park</b>	-	-	1	-	-	1	-	-	-	-	2	0	0.0%	
North Palm Beach	1	-	-	5	3	6	-	146	32	16	209	21	0.6%	
Palm Beach Gardens	334	232	76	98	111	236	376	237	241	255	2,196	220	6.2%	
Riviera Beach	52	122	4	1	-	2	5	3	8	28	225	23	0.6%	
<b>Total Starts:</b>	<b>594</b>	<b>604</b>	<b>228</b>	<b>282</b>	<b>314</b>	<b>657</b>	<b>1,343</b>	<b>1,160</b>	<b>614</b>	<b>528</b>	<b>6,324</b>	<b>632</b>	<b>17.8%</b>	
<b>As % of County</b>	<b>19%</b>	<b>28%</b>	<b>16%</b>	<b>19%</b>	<b>13%</b>	<b>15%</b>	<b>27%</b>	<b>23%</b>	<b>13%</b>	<b>10%</b>				
<b>TOTAL-Palm Beach County:</b>	<b>3,130</b>	<b>2,182</b>	<b>1,431</b>	<b>1,511</b>	<b>2,499</b>	<b>4,469</b>	<b>5,014</b>	<b>5,071</b>	<b>4,831</b>	<b>5,416</b>	<b>35,554</b>	<b>3,555</b>	<b>100%</b>	

<http://socds.huduser.org/permits/>

Source: U.S. Census Bureau; U.S. Dept. of Housing & Urban Development; WTL+a, July 2017.

**Figure 4: Lake Park Area Multi-family Apartment Properties**  
*Lake Park Market Analysis & Marketing Plan*



Source: REIS, Inc.; WTL+a; August 2017.

**Table 15: Profile of Selected Multi-family Rental Properties  
Lake Park Market Analysis & Marketing Plan**

Project/Location	Year Built Class & Height	Average Monthly Concession	Unit Type	No. of Units	Size (In SF)	Per Month		Vacancy & Absorption Analysis					
						Asking Rent	Rent Per SF	Vacant Units	2017	2016	2014	2012	
<b>Primary Competitive Supply</b>													
<b>Humani Court</b>	1975	\$ 72	1 BR	20	786	\$ 935	\$ 1.19	3	5.1%	7.6%	5.9%	5.1%	
806 9th Street	B/C		2 BR	31	1,362	1,073	0.79		1	(1)	(0.5)	-	
Lake Park	2 floors		3 BR	8	1,498	1,324	0.88						
				<b>59</b>	<b>1,185</b>	<b>\$ 1,060</b>	<b>\$ 0.89</b>						
<b>Opabola Square</b>	1965/2008	\$ 72	1 BR	15	800	\$ 918	\$ 1.15	1	1.7%	3.3%	6.3%	11.4%	
939 Magnolia Drive	B/C		2 BR	41	900	1,094	1.22		1	2	3	-	
Lake Park	2 floors		3 BR	4	1,000	1,244	1.24						
				<b>60</b>	<b>882</b>	<b>\$ 1,060</b>	<b>\$ 1.20</b>						
<b>Marina Key</b>	2008/2013	\$ 122	1 BR	29	700	\$ 1,467	\$ 2.10	10	4.9%	4.4%	3.7%	3.5%	
913 Lake Shore Drive	A		1 BR	6	996	1,496	1.50		(1)	(1)	(0.4)	-	
Lake Park	3 floors		2 BR	168	1,433	1,829	1.28						
			3 BR	2	1,615	2,531	1.57						
				<b>205</b>	<b>1,318</b>	<b>\$ 1,797</b>	<b>\$ 1.36</b>						
<b>The Abbey at Northlake</b>	1987/2014	\$ 77	1 BR	168	650	\$ 982	\$ 1.51	34	6.6%	2.7%	5.0%	12.4%	
2304 N. Congress Avenue	B/C		2 BR	192	786	1,128	1.44		(20)	12	38	-	
Riviera Beach	2 floors		3 BR	159	950	1,301	1.37						
				<b>519</b>	<b>792</b>	<b>\$ 1,134</b>	<b>\$ 1.43</b>						
<b>Spinnaker Landings</b>	1990	\$ 76	1 BR	12	762	\$ 931	\$ 1.22	4	3.3%	2.8%	2.2%	1.9%	
1934 W. 16th Court	B/C		2 BR	88	940	1,072	1.14		(1)	(0.7)	(0.4)	-	
Riviera Beach	2 floors		3 BR	16	1,167	1,294	1.11						
			4 BR	7	1,420	1,482	1.04						
				<b>123</b>	<b>979</b>	<b>\$ 1,110</b>	<b>\$ 1.13</b>						

<b>COMPARABLES ANALYSIS:</b>													
<b>Total/Weighted Average</b>		\$ 84		966	957	\$ 1,263	\$ 1.32	52	5.4%				
<b>Total Unit Absorption (2012-2017):</b>									(19)	11	40	-	
<b>Average Annual</b>									10				

Source: REIS, Inc.; WTL+a, August 2017.

**Table 15 (Continued): Profile of Selected Multi-family Rental Properties  
Lake Park Market Analysis & Marketing Plan**

Project/Location	Year Built Class & Height	Average Monthly Concession	Unit Type	No. of Units	Size (In SF)	Per Month		Vacancy & Absorption Analysis				
						Asking Rent	Rent Per SF	Vacant Units	2017	2016	2014	2012
<b>Secondary Competitive Supply</b>												
<b>Sanctuary Cove I &amp; II</b> 700 Sanctuary Cove Drive North Palm Beach	1996/2008 A 3 floors	\$ 102	Studio 1 BR 2 BR 3 BR	- 108 228 83 <b>419</b>	- 927 1,179 1,305 <b>1,139</b>	\$ - \$ 1,278 1,493 1,778 <b>\$ 1,494</b>	\$ - 1.38 1.27 1.36 <b>\$ 1.31</b>	25	6.0% (9)	3.9% (3)	3.1% -	3.5% -
<b>Gardens East</b> 2750 Rio Vista Boulevard Palm Beach Gardens	1992/2014 A 2 floors	\$ 113	1 BR 2 BR 3 BR	157 290 -	748 1,035 -	\$ 1,571 1,694 -	\$ 2.10 1.64 -	4	0.9% 7	2.5% (3)	1.9% 1	2.2% -
<b>Poinsettia Club</b> 5400 Poinsettia Avenue West Palm Beach	1969/2012 B/C 3 floors	\$ 64	1 BR 2 BR 3 BR	48 24 -	600 775 -	\$ 892 1,015 -	\$ 1.49 1.31 -	1	1.4% (1)	0.0% 0.2	0.3% 3	4.9% -
<b>The Fountains</b> 4620 Union Square Boulevard Palm Beach Gardens	1973/2015 B/C 2 floors	\$ 96	1 BR 2 BR 3 BR	179 314 45 <b>538</b>	830 1,090 1,300 <b>1,021</b>	\$ 1,272 1,441 1,705 <b>\$ 1,407</b>	\$ 1.53 1.32 1.31 <b>\$ 1.38</b>	17	3.2% (4)	2.4% 5	3.3% 1	3.5% -
<b>Mira Flores</b> 11900 Valencia Gardens Ave West Palm Beach	1996/2015 A 2 floors	\$ 117	1 BR 2 BR 3 BR	87 191 73 <b>351</b>	715 1,155 1,370 <b>1,091</b>	\$ 1,419 1,709 2,087 <b>\$ 1,716</b>	\$ 1.98 1.48 1.52 <b>\$ 1.57</b>	4	1.1% 6	2.7% (3)	1.9% 3	2.7% -

<b>COMPARABLES ANALYSIS:</b>												
Total/Weighted Average		\$ 98		1,827	1,026	\$ 1,527	\$ 1.49	51	2.8%			
Total Unit Absorption (2012-2017):									(1)	(4)	9	-
Average Annual									1			

Source: REIS, Inc.; WTL+a, August 2017.

**Table 16: County Hotel Inventory, by Property Class & Location**  
**Lake Park Market Analysis & Marketing Plan**

Location	No. of Rooms by Property Class						Total Rooms	As % of Palm Beach County
	Economy	Mid-scale	Upper Mid-scale	Upscale	Upper Upscale	Luxury		
	(1)	(2)	(3)	(4)	(5)	(6)		
Belle Glade	105	-	-	-	-	-	105	0.6%
Boca Raton	265	249	491	968	1,049	1,047	4,069	24.1%
Boynton Beach	185	100	372	170	-	-	827	4.9%
Delray Beach	17	-	164	294	326	154	955	5.7%
Greenacres	48	-	-	-	-	-	48	0.3%
Highland Beach	-	-	-	-	113	-	113	0.7%
Juno Beach	-	-	197	-	-	-	197	1.2%
Jupiter	-	152	179	166	347	-	844	5.0%
Lake Worth	309	20	104	-	-	-	433	2.6%
Lantana	303	-	122	-	-	-	425	2.5%
Manalapan	-	-	-	-	-	309	309	1.8%
North Palm Beach	154	-	-	-	-	-	154	0.9%
Palm Beach	-	-	98	-	219	905	1,222	7.2%
Palm Beach Gardens	-	95	199	553	778	-	1,625	9.6%
Palm Beach Shores	-	50	-	-	-	-	50	0.3%
Riviera Beach/Singer Isl	271	-	-	31	416	-	718	4.2%
Royal Palm Beach	111	-	-	-	-	-	111	0.7%
South Bay	122	-	-	-	-	-	122	0.7%
Wellington	-	-	122	-	-	-	122	0.7%
West Palm Beach	914	666	484	1,166	1,223	-	4,453	26.3%
<b>TOTAL:</b>	<b>2,804</b>	<b>1,332</b>	<b>2,532</b>	<b>3,348</b>	<b>4,471</b>	<b>2,415</b>	<b>16,902</b>	<b>100%</b>
<b>% Dist. by Class</b>	<b>17%</b>	<b>8%</b>	<b>15%</b>	<b>20%</b>	<b>26%</b>	<b>14%</b>		

(1) Examples of economy class properties include: Days Inn; Extended Stay America; Red Roof Inn; Super 8; and Travelodge.  
(2) Examples of mid-scale class properties include: Best Western; LaQuinta Inn; Quality Inn; Sleep Inn & Suites and Wingate By Wyndham.  
(3) Examples of upper mid-scale properties include: Comfort Inn; Fairfield Inn; Hampton Inn; and Holiday Inn Express & Suites.  
(4) Examples of upscale properties include: Marriott Courtyard; Crowne Plaza; Doubletree; Hilton Garden Inn; Hyatt Place; and Residence Inn.  
(5) Examples of upper upscale properties include: Hyatt Regency; Marriott; Sheraton and Wyndham.  
(6) Examples of luxury properties include: Boca Raton Resort; Seagate Hotel & Spa; Jupiter Beach Resort; The Breakers; Brazilian Court and others.

**Table 17: Selected Competitive Hotel Inventory**  
**Lake Park Market Analysis & Marketing Plan**

Facility/Location	Opening Date	No. of Rooms	% of Supply	Product Class	STR Market Data
<b>Singer Island/Riviera Beach</b>					
Sands Hotel	Jun 1945	31		Economy Class	No
Sailfish Marina & Resort	Jun 1952	31		Upscale Class	No
Hilton Singer Island Oceanfront	Dec 1986	223		Upper Upscale Class	Yes
Marriott Palm Beach Singer Island Resort	Apr 2007	193		Upper Upscale Class	Yes
<b>Subtotal:</b>		<b>478</b>	<b>31%</b>		
<b>Riviera Beach</b>					
Travel Inn		24		Economy Class	No
Travelodge Riviera Beach West Palm	Jul 1988	116		Economy Class	Yes
Super 8 Riviera Beach West Palm Beach	Jun 1982	100		Economy Class	Yes
<b>Subtotal:</b>		<b>240</b>	<b>16%</b>		
<b>North Palm Beach</b>					
Camelot Motor Lodge	N/A	52		Economy Class	No
Super 8 North Palm Beach PGA Boulevard	Jun 1972	100		Economy Class	Yes
<b>Subtotal:</b>		<b>152</b>	<b>10%</b>		
<b>Palm Beach Gardens</b>					
Best Western Plus Hotel & Suites	Feb 1990	83		Upper Midscale Class	Yes
<b>Subtotal:</b>		<b>83</b>	<b>5%</b>		
<b>West Palm Beach (Selected)</b>					
Extended Stay America Northpoint	Nov 1998	73		Economy Class	Yes
Red Roof Inn West Palm Beach	Jun 1996	129		Economy Class	Yes
Courtyard West Palm Beach	Jan 1989	149		Upscale Class	Yes
Springhill Suites West Palm Beach I-95	Aug 2009	130		Upscale Class	Yes
Homewood Suites West Palm Beach	Oct 2009	114		Upscale Class	Yes
<b>Subtotal:</b>		<b>595</b>	<b>38%</b>		
<b>TOTAL ROOMS:</b>		<b>1,548</b>	<b>100%</b>		
<i>As % of Palm Beach County Inventory</i>		<b>9.2%</b>			

Properties selected for competitive analysis based on proximity to Lake Park using STR Global data. This excludes those properties located on Singer Island because of beach/resort focus.

Source: STR Global; WTL+a, October 2017.

**Table 18: Hotel Market Performance of Selected Properties, 2011-2016**  
**Lake Park Market Analysis & Marketing Plan**

	2011	2012	2013	2014	2015	2016	Sept YTD 2017	CHANGE: 2011-2016	
								Average	CAGR
<b>Performance Characteristics</b>									
Number of Rooms	1,001	1,001	993	993	994	996			(1)
Available Room Nights (Supply)	365,365	365,365	363,653	362,445	362,629	362,810		363,711	-0.14%
Occupied Room Nights (Demand)	212,333	220,996	240,315	263,171	258,482	253,990		241,548	3.65%
Annual Occupancy (%)	58.1%	60.5%	66.1%	72.6%	71.3%	70.0%	73.1%	66.4%	3.79%
Average Daily Rate	\$ 70.59	\$ 73.12	\$ 78.65	\$ 86.21	\$ 94.75	\$ 97.45	\$ 105.99	\$ 84.16	6.66%
(2) Revenue Per Available Room	\$ 41.03	\$ 44.23	\$ 51.97	\$ 62.59	\$ 67.54	\$ 68.22	\$ 77.51	\$ 55.89	10.71%
<b>Year-to-Year % Growth</b>									
Annual Occupancy	-	4.1%	9.3%	9.9%	(1.8%)	(1.8%)	4.5%		
Average Daily Rate	-	3.6%	7.6%	9.6%	9.9%	2.8%	8.8%		
Revenue/Available Room	-	7.8%	17.5%	20.4%	7.9%	1.0%	13.6%		
<b>Selected Property</b>									
	<b>Rooms</b>	<b>% Dist.</b>	<b>Year Open</b>						
Travelodge Riviera Beach West Palm	116	12%	1988						
Super 8 Riviera Beach West Palm Beach	100	10%	1982						
Super 8 North Palm Beach PGA Boulevard	100	10%	1972						
Best Western Plus Hotel & Suites	83	8%	1990						
Extended Stay America Northpoint	73	7%	1998						
Red Roof Inn West Palm Beach	129	13%	1996						
Courtyard West Palm Beach	149	15%	1989						
Springhill Suites West Palm Beach I-95	130	13%	2009						
Homewood Suites West Palm Beach	114	11%	2009						
<b>Total:</b>	<b>994</b>	<b>100%</b>							

(1) CAGR=Compound Annual Growth Rate.

(2) Revenue per available room is total annual room revenue divided by available rooms. It is the best measure of year-to-year growth because it considers simultaneous changes in both room rate and annual occupancies.

Source: STR Global; WTL+a, October 2017.

**Table 20: Office Market Trends, 2007 - 2016**

**North Palm Beach Area Submarket (South of PGA Boulevard)**  
*Lake Park Market Analysis & Marketing Plan*

	National Recession										Change: 2007-2016		
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Total	Ann'l Avg.	% CAGR
<b>Office</b>													
Inventory	1,980,000	1,980,000	1,967,000	1,967,000	1,967,000	1,967,000	1,967,000	1,967,000	1,967,000	1,924,000	(56,000)		
As % of Palm Beach County	9.0%	8.4%	8.4%	8.4%	8.3%	8.3%	8.3%	8.3%	8.3%	8.2%			
Vacant Stock	160,000	214,000	266,000	305,000	391,000	372,000	364,000	338,000	368,000	283,000	123,000		
Vacancy Rate	8.1%	10.8%	13.5%	15.5%	19.9%	18.9%	18.5%	17.2%	18.7%	14.7%			6.9%
<b>Total Net Absorption</b>	(6,000)	(54,000)	(65,000)	(39,000)	(86,000)	19,000	8,000	26,000	(30,000)	42,000	(185,000)	(18,500)	
<i>Past 5 Years</i>											65,000	13,000	
<b>Construction Deliveries</b>													
Asking Rents/SF	\$ 23.52	\$ 23.83	\$ 22.40	\$ 21.84	\$ 22.08	\$ 22.28	\$ 22.32	\$ 22.57	\$ 23.16	\$ 24.12			0.3%
Average Annual % Change		1.3%	-6.0%	-2.5%	1.1%	0.9%	0.2%	1.1%	2.6%	4.1%			
Effective Rents/SF	\$ 19.05	\$ 18.61	\$ 16.53	\$ 16.05	\$ 16.20	\$ 16.36	\$ 16.38	\$ 16.57	\$ 16.99	\$ 17.89			-0.7%

Source: REIS, Inc.; WTL+a, October 2017.

**Table 21: Lake Park Retail Inventory Summary**  
**Lake Park Market Analysis & Marketing Plan**

<b>Retail Category</b>	<b>Amount In SF</b>	<b>% of SF</b>	<b>No. of Businesses</b>	<b>% of Businesses</b>	<b>Notes</b>
<b>Citywide</b>					
General Retail	962,805	56%	57	22%	Includes 798,250 SF in 7 Big Box stores (83% of total)
Food & Beverage/Grocery	177,490	10%	46	18%	Includes 68,100 SF in Publix & ALDI; Food & Beverage: 109,390 SF
Consumer Services/Personal Services	187,525	11%	61	24%	Includes US Post Office as activating use
Finance/Insurance/Real Estate Offices	25,630	1%	9	4%	
Other Professional Services (Legal, Medical)	43,260	3%	10	4%	
Automotive Sales & Services	120,229	7%	24	9%	Includes 30% in two dealerships
Vacant Space	200,140	12%	47	19%	
<b>TOTAL - Town:</b>	<b>1,717,079</b>	<b>100%</b>	<b>254</b>	<b>100%</b>	
<b>Downtown/Park Avenue</b>					
General Retail	25,670	23%	8	14%	
Food & Beverage/Grocery	22,990	20%	11	24%	
Consumer Services/Personal Services	12,810	11%	12	20%	
Finance/Insurance/Real Estate Offices	3,975	4%	3	33%	
Other Professional Services (Legal, Medical)	3,460	3%	3	30%	
Automotive Sales & Services	-	0%	-	0%	
Vacant Space	43,675	39%	20	43%	
<b>TOTAL - Downtown:</b>	<b>112,580</b>	<b>100.0%</b>	<b>57</b>	<b>22%</b>	
<b>As % of Town</b>	<b>6.6%</b>		<b>22.4%</b>		

Source: Retail & Development Strategies LLC; WTL+a, October 2017.

**Table 22: Town of Lake Park Tax Revenues by Source, 2007-2016**  
**Lake Park Market Analysis & Marketing Plan**

Tax	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Change: 2007-2016	
											Amount	CAGR %
<b>Property Taxes</b>	\$ 6,262,727	\$ 6,156,686	\$ 6,827,668	\$ 5,698,210	\$ 4,894,342	\$ 4,434,500	\$ 4,315,899	\$ 4,554,358	\$ 4,839,895	\$ 3,496,377	\$ (2,766,350)	-6.3%
<i>% Annual Change</i>	-	-1.7%	10.9%	-16.5%	-14.1%	-9.4%	-2.7%	5.5%	6.3%	-27.8%		
<b>Franchise Fees</b>	\$ 629,365	\$ 630,215	\$ 613,269	\$ 569,868	\$ 572,846	\$ 545,895	\$ 493,884	\$ 651,664	\$ 598,424	\$ 605,622	\$ (23,743)	-0.4%
<i>% Annual Change</i>	-	0.1%	-2.7%	-7.1%	0.5%	-4.7%	-9.5%	31.9%	-8.2%	1.2%		
<b>Utility Service Taxes</b>	\$ 668,400	\$ 681,568	\$ 690,743	\$ 771,384	\$ 796,663	\$ 804,467	\$ 849,228	\$ 926,495	\$ 952,772	\$ 975,706	\$ 307,306	4.3%
<i>% Annual Change</i>	-	2.0%	1.3%	11.7%	3.3%	1.0%	5.6%	9.1%	2.8%	2.4%		
<b>Communication Services</b>	\$ 539,562	\$ 505,783	\$ 539,808	\$ 464,184	\$ 414,748	\$ 375,003	\$ 356,437	\$ 324,291	\$ 315,322	\$ 286,682	\$ (252,880)	-6.8%
<i>% Annual Change</i>	-	-6.3%	6.7%	-14.0%	-10.7%	-9.6%	-5.0%	-9.0%	-2.8%	-9.1%		
<b>Sales Taxes</b>	\$ 675,208	\$ 632,680	\$ 558,085	\$ 559,351	\$ 579,262	\$ 533,602	\$ 563,688	\$ 605,562	\$ 650,565	\$ 673,639	\$ (1,569)	-0.03%
<i>% Annual Change</i>	-	-6.3%	-11.8%	0.2%	3.6%	-7.9%	5.6%	7.4%	7.4%	3.5%		
<b>TOTAL - Tax Revenues:</b>	<b>\$ 8,775,262</b>	<b>\$ 8,606,932</b>	<b>\$ 9,229,573</b>	<b>\$ 8,062,997</b>	<b>\$ 7,257,861</b>	<b>\$ 6,693,467</b>	<b>\$ 6,579,136</b>	<b>\$ 7,062,370</b>	<b>\$ 7,356,978</b>	<b>\$ 6,038,026</b>	<b>\$ (2,737,236)</b>	<b>-4.1%</b>
<i>% Annual Change</i>	-	-1.9%	7.2%	-12.6%	-10.0%	-7.8%	-1.7%	7.3%	4.2%	-17.9%		

Source: Town of Lake Park; WTL+a, October 2017.

**Table 23: Total Assessed Values of Real Property, 2007-2015**  
**Lake Park Market Analysis & Marketing Plan**

	2007	2008	2009	2010	2011	2012	2013	2014	2015	Change: 2007-2015
<b>Residential</b>	\$ 362,447,556	\$ 317,287,667	\$ 223,053,149	\$ 177,057,371	\$ 179,035,832	\$ 168,646,621	\$ 180,958,234	\$ 199,990,131	\$ 225,062,210	-38%
<b>As % of Total</b>	53%	49%	42%	41%	44%	43%	44%	45%	46%	
<b>% Annual Change</b>	-	-12.5%	-29.7%	-20.6%	1.1%	-5.8%	7.3%	10.5%	12.5%	
<b>Commercial</b>	\$ 319,364,915	\$ 324,380,752	\$ 310,344,797	\$ 251,733,749	\$ 229,986,440	\$ 227,349,266	\$ 232,119,848	\$ 244,391,470	\$ 262,052,591	-18%
<b>As % of Total</b>	47%	51%	58%	59%	56%	57%	56%	55%	54%	
<b>% Annual Change</b>	-	1.6%	-4.3%	-18.9%	-8.6%	-1.1%	2.1%	5.3%	7.2%	
<b>TOTAL:</b>	\$ 681,812,471	\$ 641,668,419	\$ 533,397,946	\$ 428,791,120	\$ 409,022,272	\$ 395,995,887	\$ 413,078,082	\$ 444,381,601	\$ 487,114,801	-29%
<b>% Annual Change</b>	-	-5.9%	-16.9%	-19.6%	-4.6%	-3.2%	4.3%	7.6%	9.6%	

Source: Palm Beach County Property Appraiser; Town of Lake Park, WTL+a, October 2017.

**Table 24: Certified Business Tax Revenues, by Category 2017-2018**  
**Lake Park Market Analysis & Marketing Plan**

Category	Industry Sector	No. of Businesses	% of Sector	% of Land Use
<b>Office</b>				
Accountant/Bookkeeper	Professional & Business Services	6	2.1%	
Administrator		1	0.3%	
Advertising - Bench		1	0.3%	
Appraiser		1	0.3%	
Architect		1	0.3%	
Attorneys		1	0.3%	
Auditor/CPA		1	0.3%	
Broker - Stocks		3	1.0%	
Broker - Yacht Sales		1	0.3%	
Business Office - Unclassified		82	28.5%	
Chiropractors		6	2.1%	
Consulting Firm - w/ Employees		10	3.5%	
Consultant		1	0.3%	
Employment Agency		2	0.7%	
Export/Import Broker		1	0.3%	
Insurance Agency		7	2.4%	
Insurance or Bonding Company		126	43.8%	
Interior Designer		2	0.7%	
Laboratory		1	0.3%	
Land Development Office		1	0.3%	
Optician		1	0.3%	
Physician/Dentist		19	6.6%	
Real Estate Brokers/Sales		13	4.5%	
<b>Subtotal - Office:</b>		<b>288</b>	<b>100.0%</b>	<b>17.8%</b>
<b>Industrial</b>				
Motor Vehicle Sales	Automotive	32	10.2%	
Motor Vehicle Repair/Install/Body Shops		60	19.0%	
Auto Storage/Parking		4	1.3%	
Auto Wrecking/Towing		3	1.0%	
Car Wash		1	0.3%	
Cell Tower		1	0.3%	
Building Contractors-General	Contracting	35	11.1%	
Building Contractors-Heavy		2	0.6%	
Cabinet Shops/Millwork		3	1.0%	
Carpet Cleaning Service		2	0.6%	
Concrete Mixing Plant		3	1.0%	
Contractors - All Other		45	14.3%	
Fire Extinguisher Sale/Service		1	0.3%	
Gas/Propane Wholesale		1	0.3%	
Janitorial/Cleaning Service		2	0.6%	
Junkyard		1	0.3%	
Lawn & Garden Service		7	2.2%	
Repair Shop		24	7.6%	
Manufacturing/Factory	Manufacturing	26	8.3%	
Office Equipment Rental	Warehousing & Distribution	1	0.3%	
Package Delivery		1	0.3%	
Warehouse - 5,000 SF or Less		45	14.3%	
Warehouse - 5,000 SF or More		15	4.8%	
<b>Subtotal - Industrial:</b>		<b>315</b>	<b>100.0%</b>	<b>19.4%</b>

**Table 24 (Continued): Certified Business Tax Revenues, by Category 2017-2018**  
**Lake Park Market Analysis & Marketing Plan**

Category	Industry Sector	No. of Businesses	% of Sector	% of Land Use
<b>Consumer Services</b>				
Animal/Dog Grooming	Consumer Services	1	1.3%	
Animal Hospital		1	1.3%	
Automatic Teller/ATM		11	13.9%	
Banks		1	1.3%	
Barber Shop/Beauty Parlor/Nail		27	34.2%	
Dance Studio		2	2.5%	
Dog Training/Obedience School		1	1.3%	
Dressmaking/Seamstress		2	2.5%	
Gas/Filling Stations		11	13.9%	
Gym/Fitness Facility		2	2.5%	
Laundry/Dry Cleaning		6	7.6%	
Masseur		6	7.6%	
Photo Studio		1	1.3%	
Printer/Printing Services		3	3.8%	
Tailor		2	2.5%	
Veterinary Surgeon		2	2.5%	
<b>Subtotal - Consumer Services:</b>		<b>79</b>	<b>100.0%</b>	<b>4.9%</b>
<b>Food &amp; Beverage/Food Service</b>				
Caterer	Food Service	6	14.3%	
Delicatessen		2	4.8%	
Mobile Food		1	2.4%	
Restaurant - Up to 25 Patrons		4	9.5%	
Restaurant - 26 to 75 Patrons		11	26.2%	
Restaurant - 75 or More Patrons		8	19.0%	
Resutaurant - Take-out Service		10	23.8%	
<b>Subtotal - Food &amp; Beverage:</b>		<b>42</b>	<b>100.0%</b>	<b>2.6%</b>
<b>General Retail</b>				
Arms Sales	Retail	2	1.1%	
Bakery		4	2.2%	
Beverage/Food by Machine		8	4.4%	
Bicycle Shop		1	0.6%	
Concession		1	0.6%	
Consignment Shop		3	1.7%	
Film/Video Rental		1	0.6%	
Florist		1	0.6%	
General Merchandise		6	3.3%	
Jewelry/Jewelry Repair		1	0.6%	
Merchant Inventory		145	80.6%	
Newsstand - Retail		1	0.6%	
Pawnbroker		1	0.6%	
Pet Shop		1	0.6%	
Pinball/Video Games		4	2.2%	
<b>Subtotal - General Retail:</b>		<b>180</b>	<b>100.0%</b>	<b>11.1%</b>

**Table 24 (Continued): Certified Business Tax Revenues, by Category 2017-2018**  
**Lake Park Market Analysis & Marketing Plan**

Category	Industry Sector	No. of Businesses	% of Sector	% of Land Use
<b><i>Institutional</i></b>				
Daycare Facility		12	44.4%	
Hospital/Convalescent Home		3	11.1%	
Immigration & Naturalization		1	3.7%	
Music Conservatory		1	3.7%	
Nursing Home		1	3.7%	
Private School - 1 to 50 or More Students		8	29.6%	
School - 16 to 30 Students		1	3.7%	
<b>Subtotal - Institutional:</b>		<b>27</b>	<b>100.0%</b>	<b>1.7%</b>
<b><i>Other</i></b>				
Home Occupations		86	12.8%	
Non-Profit Organization		19	2.8%	
Out-of-Town Business		3	0.4%	
Personal Service - Not Categorized		4	0.6%	
Rental Property - Single-family		117	17.4%	
Rental Property - Duplex		244	36.3%	
Rental Property - Commercial		174	25.9%	
Rental Service		2	0.3%	
Telephone Company/Answering Service		2	0.3%	
Unclassified		22	3.3%	
<b>Subtotal - Other:</b>		<b>673</b>	<b>100.0%</b>	<b>41.5%</b>
<b><i>Recreation</i></b>				
Theater	Leisure &	1	6.3%	
Artisans/Artists	Entertainment	4	25.0%	
Auctin House/Gallery		1	6.3%	
Boats - Sales & Rentals		7	43.8%	
Boats - Repair		2	12.5%	
Swimming Pool		1	6.3%	
<b>Subtotal - Recreation:</b>		<b>16</b>	<b>100.0%</b>	<b>1.0%</b>
<b>TOTAL:</b>				
<b>Active BTR Licenses</b>		<b>1,620</b>	<b>100.0%</b>	

**Source: Town of Lake Park; WTL+a, October 2017.**

**Table 25: Vacant Commercial & Industrial Properties - Town of Lake Park**  
**Lake Park Market Analysis & Marketing Plan**

No.	Owner	Location/Address	Size (Acres)	Use	Zoning	2017 Market Value	
						Total	Per Acre
1	K Industries LLC	N Side of Silver Beach Road W of Congress Avenue	24.2	Vacant Industrial	CLIC-Campus Light Industrial & Commercial	\$ 2,745,059	\$ 113,256
2 to 4	Congress Avenue Properties Ltd		9.9	Vacant Commercial	Congress Business Park Plat 2 PUD	\$ 4,805,257	\$ 487,447
5	Florida Public Utilities Co.	N Side of Watertower Road	6.2	Vacant Industrial	CLIC-Campus Light Industrial & Commercial	\$ 1,557,669	\$ 250,469
6 to 9	Grand Bank & Trust of FL	Commerce Park E Side of N. Dixie Highway N of Watertower Road	8.7	Vacant Commercial	C-4 Business	\$ 1,823,453	\$ 208,483
10 & 11	Royal White Real Estate, Inc.	810 Watertower Road E of Old Dixie Highway	2.0	Vacant Industrial	CLIC-Campus Light Industrial & Commercial	\$ 495,282	\$ 250,459
12	Anderson Companies	717 10th Street N of Park Avenue	0.8	Vacant Commercial	C-1 Business	\$ 245,000	\$ 304,916
13	Harbor Side Realty Corp.	801 10th Street	0.8	Vacant Commercial	C-1 Business	\$ 252,602	\$ 304,928
14	PBFL Properties	10th Street City Square Subdivision	1.0	Vacant Commercial	C-1 Business	\$ 298,228	\$ 304,905
15	Lake Worth Property Enterprises LLC	909 10th Street	0.3	Vacant Commercial	C-1 Business	\$ 63,537	\$ 251,532
16 to 18	Watertower Enterprises LLC	Watertower Industrial Park SEC Watertower Road & 15th Street	1.0	Vacant Industrial	CLIC-Campus Light Industrial & Commercial	\$ 406,000	\$ 413,400
19 to 22	Malyco LLC	Watertower Industrial Park SWC Watertower Road & 13th Street	1.3	Vacant Industrial	CLIC-Campus Light Industrial & Commercial	\$ 551,000	\$ 435,573
23 to 27	EFMS Holdings LLC	Watertower Park W Side of 12th Street S of Watertower Road	2.7	Open Storage	CLIC-Campus Light Industrial & Commercial	\$ 833,885	\$ 305,061
28	G&J Realty of the Palm Beaches Inc.	W Side of 13th Street S of Watertower Road	0.3	Open Storage	CLIC-Campus Light Industrial & Commercial	\$ 101,774	\$ 305,719
29	Sanderson Trust George D. Sanderson Trustee	13th Street	0.3	Open Storage	CLIC-Campus Light Industrial & Commercial	\$ 79,646	\$ 306,331

<b>TOTAL:</b>			<b>59.5</b>			<b>\$ 14,258,392</b>	<b>\$ 239,740</b>
---------------	--	--	-------------	--	--	----------------------	-------------------

# **PRELIMINARY MARKET POTENTIALS**

**Lake Park Market Analysis  
& Marketing Plan**

**Table 26: 10-Year Housing Potentials, 2017-2026**

**Town of Lake Park**

*Lake Park Market Analysis & Marketing Plan*

Municipality	Forecasts (1)			Average Household Size (2)	2026 New Housing Units
	2017	2026	Population Change		
<b>Scenario 1: Straight-line Forecast</b>					
Average Annual Growth Rate (2000-2017)	0.20%				
Current & Future Population	9,022	9,204	182	2.56	71
Existing True Vacant Units					
2015 American Community Survey					480
Assume Habitable Units @	(3)				50%
<b>Subtotal - Allocated Units:</b>					<b>240</b>
<b>Scenario #1 - Unallocated Units:</b>					<b>(169)</b>
<b>Scenario 2: Alternative Forecast (4)</b>					
Forecast Annual Growth Rate (2017-2022)	1.40%				
Current & Future Population	9,022	10,365	1,343	2.56	524
Existing True Vacant Units					
2015 American Community Survey					480
Assume Habitable Units @	(3)				50%
<b>Subtotal - Allocated Units:</b>					<b>240</b>
<b>Scenario #2 - Unallocated Units:</b>					<b>284</b>

(1) Population forecasts assume that Lake Park continues to grow at the same pace it did between 2000 and 2017 (straight-line forecast).

(2) In order to convert 2026 population growth into housing units, the analysis assumes that average household size remains the same as it has between 2000 and 2017 (2.56 persons per household).

(3) According to data from the 2015 American Community Survey, the true vacancy rate for all housing in Lake Park was 11.7%, or approximately 480 units (see Table 12).

(4) Scenario #2 utilizes the 2017-2022 population growth forecasts (illustrated in Table 3) and applies them through 2026. It also assumes no change in average household size.

**Table 27: 8-Year Office Potentials, 2016 - 2024**

**Palm Beach County & Lake Park**

*Lake Park Market Analysis & Marketing Plan*

Industry Sector	New Jobs 2016-2024	% Office- Using	SF Occupancy Factor	2026 Demand (In SF)
<b>Palm Beach County (Workforce Region #21)</b>				
Agriculture/Mining & Construction	5,575	10%	175	97,600
Manufacturing	1,037	20%	200	41,500
Transp/Communications/Utilities	845	40%	200	67,600
Wholesale & Retail Trade	11,174	20%	175	391,100
Finance/Insurance/Real Estate Services	3,979	85%	275	930,100
Professional, Scientific & Technical Services	8,114	90%	250	1,825,700
Management of Companies & Enterprises	1,862	60%	250	279,300
Administrative & Waste Management	7,644	35%	175	468,200
Educational Services	2,101	20%	225	94,500
Health Care & Social Assistance	16,848	35%	200	1,179,400
Arts, Entertainment & Recreation	2,159	20%	175	75,600
Accommodation & Food Services	7,502	20%	175	262,600
Other Services (Except Government)	2,484	35%	225	195,600
Government	5,398	60%	150	485,800
Self-Employed	5,320	10%	175	93,100
<b>Total/Weighted Average:</b>	<b>81,605</b>	<b>38%</b>	<b>197</b>	<b>6,487,700</b>
+ Vacancy Adjustment @		5%	(1)	324,400
+ Cumulative Replacement Demand		7.5%	(2)	486,600

<b>2024 Gross Demand - Palm Beach County:</b>				<b>7,298,700</b>
Existing Vacant Office Space		3,750,928		
- Lease-up Required @	50%	(1,875,464)	(3)	(1,875,464)
<b>Remaining Vacant Space:</b>		<b>1,875,464</b>		
% Vacant		7.5%		
<b>2024 Net Demand - Palm Beach County:</b>				<b>5,423,200</b>

<b>Lake Park</b>				
Total Town Employment			(4)	<b>6,063</b>
As % of Palm Beach County				<b>0.91%</b>
<b>Fair Share Analysis</b>				
2016-2024 Employment Growth (If Fair Share Maintained)				740
% Office-using Jobs			(5)	18%
SF Occupancy Factor				197
<b>2024 Gross Demand (In SF):</b>				<b>25,900</b>
Existing Vacant Office Space				-
<b>2024 NET DEMAND (In SF):</b>				<b>25,900</b>

- (1) This allows for a 5% "frictional" vacancy rate in new office space delivered to the market (i.e., this accounts for tenant movement to new space).
- (2) This represents new space required by existing businesses to replace obsolete or otherwise unusable office space. This is assumed to represent 7.5% of total demand.
- (3) From a financing perspective, some portion of existing vacant office space in Palm Beach County will need to be leased before financing of new construction is viable. The analysis assumes that 50% of existing vacant office space is leased, thereby reducing the overall vacancy rate to approximately 7.5%.
- (4) This reflects current employment in Lake Park. The analysis assumes that the Town maintains its "fair share" of the County's total employment base in the future.
- (5) Office-using jobs are an estimate based on current business tax revenue (BTR) licenses for office-using businesses in Lake Park (Table 22).

**Table 28: Hotel/Lodging Demand, 2012-2016**  
**Lake Park Market Analysis & Marketing Plan**

	2012	2013	2014	2015	2016	CAGR Change: 2012-2016	
						Amount	%
<b>Palm Beach County</b>							
All Visitors-Entire County:	5,470,000	6,000,000	6,279,000	6,900,000	7,350,000	1,880,000	7.7%
Compound Annual Growth Rate		9.7%	4.6%	9.9%	6.5%		
<b>Stay in Hotel/Motel:</b>	2,735,000	3,000,000	3,139,500	3,450,000	3,675,000	940,000	
(1) As % of All Overnight Visitors	50.0%	50.0%	50.0%	50.0%	50.0%		
(2) / Average Party Size	2.10	2.10	2.10	2.10	2.10		
(2) x Average Length of Stay	3.60	3.60	3.60	3.60	3.60		
<b>Annual Roomnights:</b>	<b>4,688,571</b>	<b>5,142,857</b>	<b>5,382,000</b>	<b>5,914,286</b>	<b>6,300,000</b>	<b>1,611,429</b>	
(3)							
<b>Lake Park Area</b>							
<b>Existing Room Inventory</b>							
Competitive Properties	1,001	993	993	994	996	(5)	-0.1%
New Deliveries	-	-	-	-	-		
<b>Existing Hotel Rooms:</b>	<b>1,001</b>	<b>993</b>	<b>993</b>	<b>994</b>	<b>996</b>		
% Annual Increase	-	-1%	0%	0%	0%		
<b>Annual Occupancy</b>							
Competitive Properties	60.5%	66.1%	72.6%	71.3%	70.0%		3.7%
<b>Occupied Roomnights:</b>	<b>220,996</b>	<b>240,315</b>	<b>263,171</b>	<b>258,482</b>	<b>253,990</b>	<b>32,994</b>	
(4) Share of PBC Roomnights	4.7%	4.7%	4.9%	4.4%	4.0%		-3.8%
<b>Supportable Annual Rooms (@ 100% Occupancy)</b>							
Annual Roomnights	365,365	363,653	362,445	362,629	362,810		-0.2%
/ Days Per Year	365	365	365	365	365		
<b>Supportable Hotel Rooms:</b>	<b>1,001</b>	<b>996</b>	<b>993</b>	<b>994</b>	<b>994</b>	<b>(7)</b>	
<b>MARKET POTENTIALS:</b>							
Existing Hotel Rooms	1,001	993	993	994	996		
Supportable Hotel Rooms	1,001	996	993	994	994		
(5) Unaccommodated Rooms:	-	3	-	(0)	(2)		

- (1) WTL+a reviewed various reports produced by the Tourist Development Council as well as Discover the Palm Beaches (formerly the Convention & Visitors Bureau) to ascertain annual visitor statistics and behavior.
- (2) The only data available on average party size and average length of stay is from a 2009 report prepared by Profile Marketing Research for the TDC.
- (3) Annual roomnights are determined by dividing total overnight visitors staying in a hotel by party size and multiplying the results by average length of stay.
- (4) The Lake Park Area's share of the County's total hotel roomnights was determined based on occupied roomnights for competitive hotel properties.
- (5) Unaccommodated rooms illustrates the number of supportable rooms in the market. A negative number indicates an over-supply of rooms.

Source: STR Global; Discover the Palm Beaches/Convention & Visitors Bureau; Tourist Development Council of Palm Beach County; WTL+a, October 2017.

# *TREASURE COAST REGIONAL PLANNING COUNCIL*

## *Lake Park CRA:*

### *Market Analysis & Visioning Workshop*

*A Workshop to Focus on Market &  
Economic Data and CRA  
Mission, Vision & Values*

*October 25, 2017*

*Facilitated by Treasure Coast Regional Planning Council*



# Today's Agenda

1. Welcome
2. Introductions
3. Workshop Purpose & Overview
4. Discussion Topics
  - Preliminary Market Findings
    - \* Town & CRA Demographics
    - \* Industry Sectors – Residential, Retail/Office, Hospitality
    - \* Market Potentials
    - \* Challenges, Opportunities & Potential Strategies
  - CRA Mission, Vision & Values
5. Consensus Points
6. Public Comment
7. Next Steps

# Market Analysis: Preliminary Findings



Lake Park CRA Board Workshop  
*October 2017*

# Town of Lake Park

## Market Analysis & Marketing Plan

### DRAFT For Discussion



**WTL**+a

**Real Estate &  
Economic  
Advisors**  
Washington, DC

In association with:

**RDS**

**Retail &  
Development  
Strategies**  
Arlington, VA

Prepared for:

**Town of Lake  
Park & Treasure  
Coast Regional  
Planning Council**

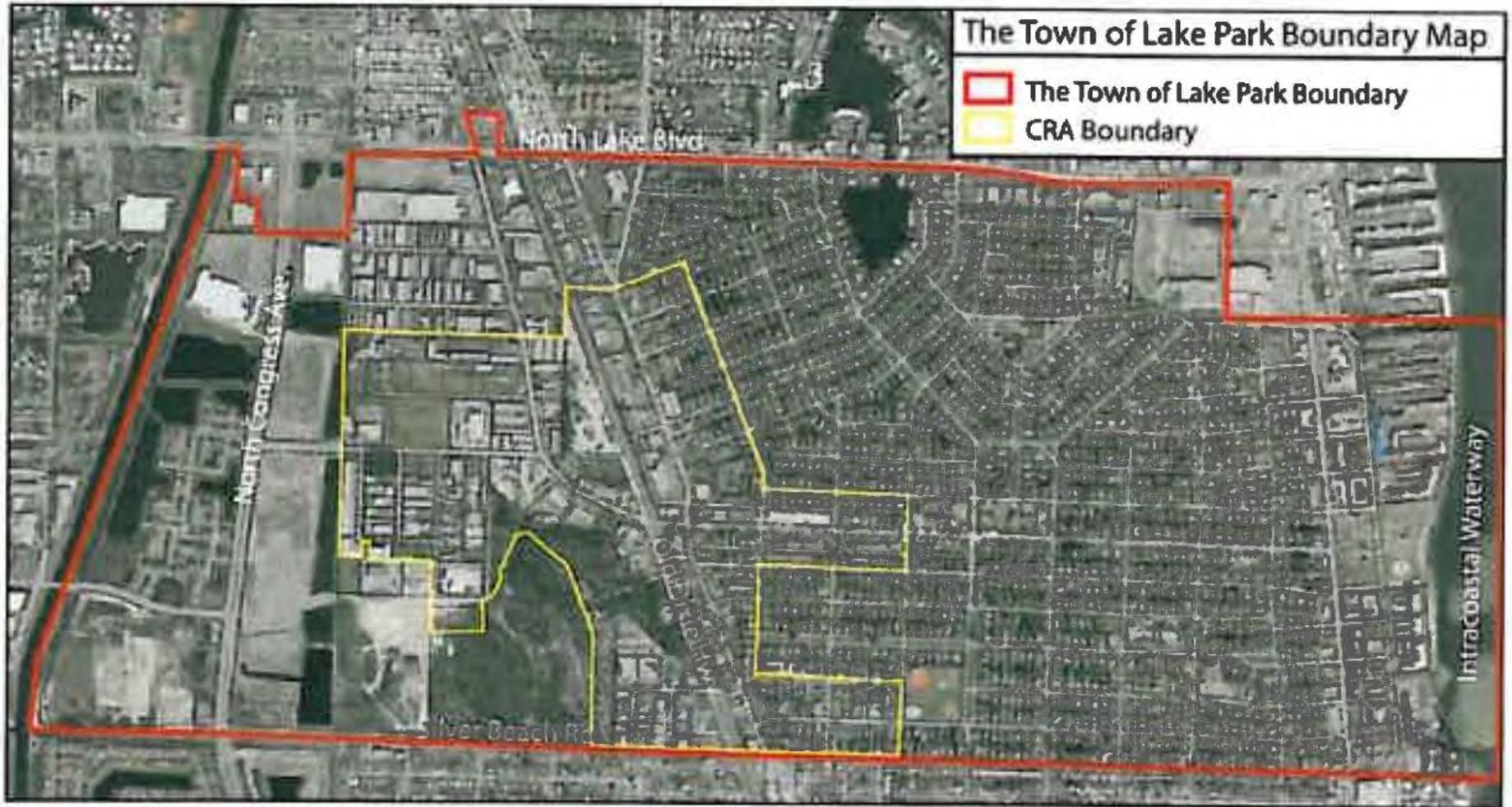
October 25, 2017

# Why a Market Study & Marketing Plan?

- Analyze economic “drivers”:  
demographic characteristics & trends
- Evaluate real estate market conditions
- Measure real estate & economic  
development potentials for key uses:
  - Residential
  - Workplace
  - Hospitality
  - Retail & Food Service
- Identify target markets, brand based on  
Town’s strongest characteristics
- Guide public decisions to reinforce &  
sustain brand identity (incentives,  
infrastructure/public realm  
improvements, etc.)



# Focus on the CRA



# Market Findings: Demographics

---

- Palm Beach County has grown by 260,000 new residents since 2000: **1.4 million**
- High growth areas: Jupiter, West Palm
- Lake Park: 9,000+ residents in 3,500 HHs (<1% of County)
- Forecast: **650 new residents in 250 new HHs** next 5 years
- New growth is beneficial:
  - Reduces vacant housing stock
  - Strengthens/expands tax base
  - Provides disposable income to support businesses
- Town's growth expected in key age groups—implications for housing



# Market Findings: Economic Profile

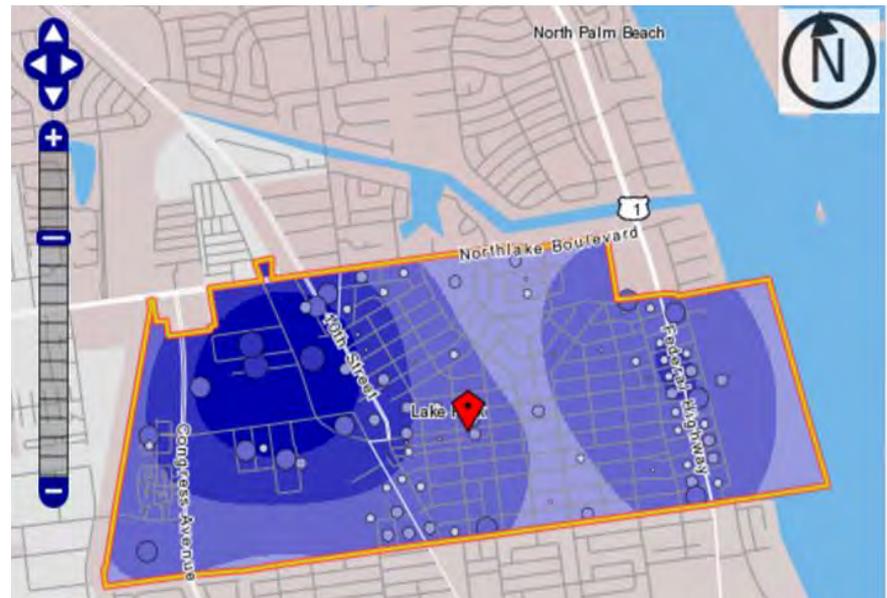
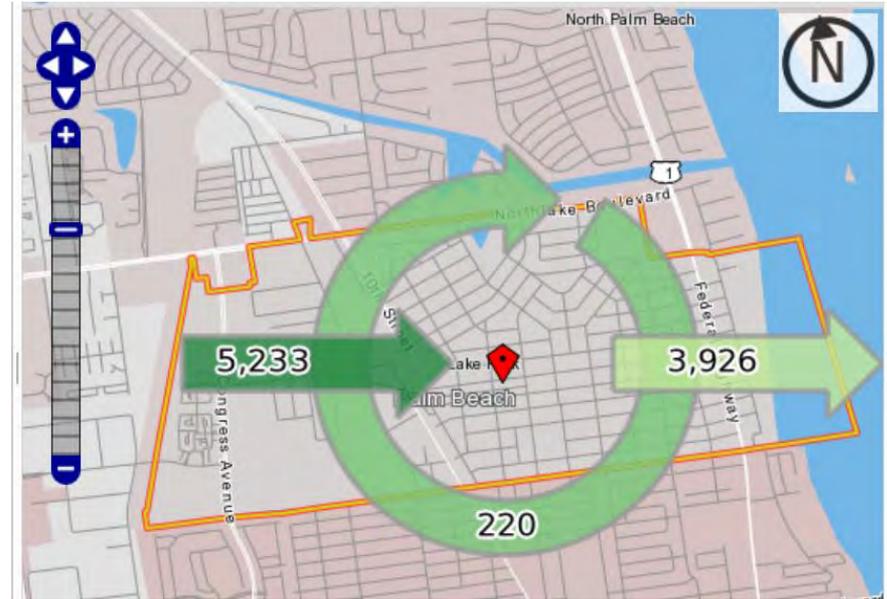
---

- **625,300 jobs in Palm Beach County**
  - Economy in strong recovery from 2007—2009 recession (57,000 jobs lost)
  - **97,300 new jobs** created since 2013
  - Strongest job growth in Professional Services, Health Care; mirrors national trends
- **Lake Park contains 6,000+ jobs**
  - = 0.91% *share* of County
- **Largest sectors:**
  - Services (44%)
  - Retail (27%)
- **CRA jobs:**
  - Peaked in 2008: 1,600 jobs
  - 2016: 1,300 (27% share)



# Market Findings: Economic Profile

- Job inflow to Town:
  - Jobs-to-population ratio: **0.67**
  - 145% *higher* than County's 0.46 ratio
- Job growth is a critical barometer of *demand* for 'workplace' real estate: office, retail, industrial
- State forecasts: **81,600 new jobs** in Palm Beach County (2016 – 2024)
  - **750 new jobs** if Town *maintains* its fair share of .91%
  - What is the Town's economic development strategy to *induce* growth?
  - What types of jobs?



# Market Findings: Economic Profile

- Retail spending generated by households, visitors, regional residents, employees (demand)
  - **\$61 million per year** from Town residents
- Total annual retail sales of \$477 million includes car dealerships, gas stations, auto repair shops
  - Generates significant sales tax revenues
- Store sales (supply):
  - **\$229 million** (non-automotive sales)
  - \$168 million difference is known as *inflow*
  - Lake Park is a retail destination at edges
  - **Can retail leakage in specific categories be *recaptured*?**



# Market Findings: Housing

- Town-wide inventory:
  - 4,100 units (34% owner; 50% renter)
  - Diverse mix—44% detached
  - “True Vacancy” (empty & available) is high—**480 vacant units (11.7%)**
- Housing starts (2007-2016):
  - County: **3,500+ units per year** (56% single-family)
  - Town: **2 units built past 10 years**
- Multi-family rental trends:
  - Very strong occupancies: 96% to 98%
  - Lower achieved rents than nearby communities
  - Marina Key: Class A/strongest “investment-grade” property
    - ✓ \$1,800/month (\$1.36/SF)
  - Overall vacancy: 2.8%



# Market Findings: Housing

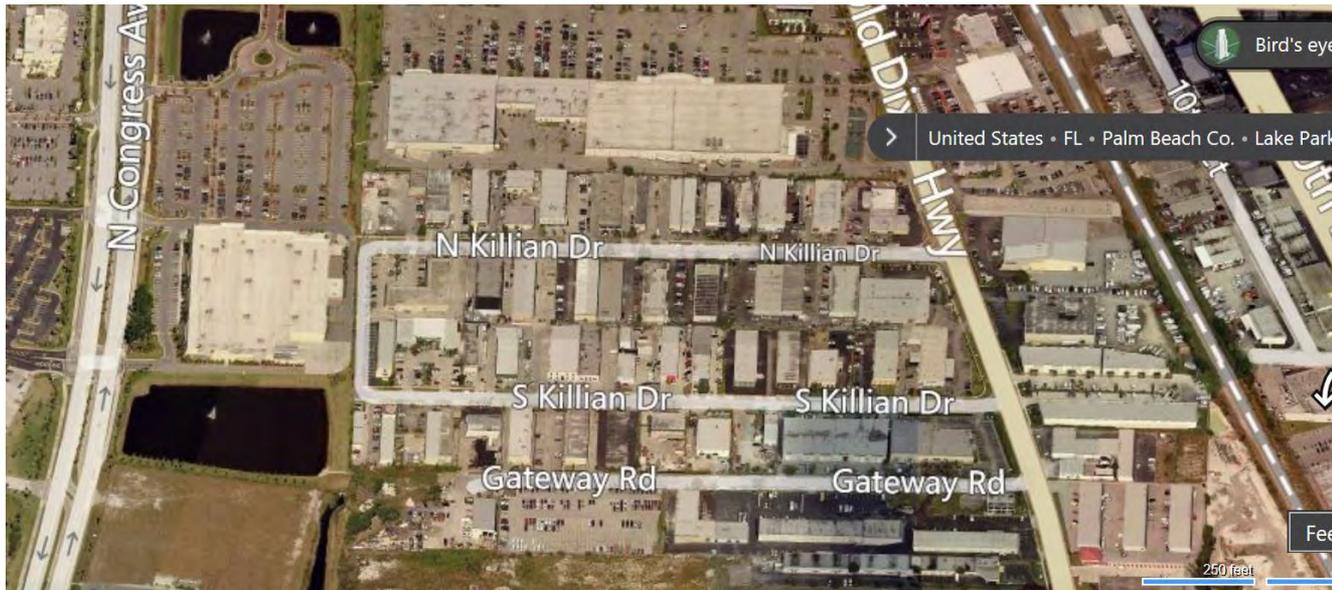


	Average Values	As % of County
Palm Beach County	\$ 327,227	
Palm Beach Gardens	\$ 429,862	131%
North Palm Beach	\$ 409,837	125%
Riviera Beach	\$ 263,641	81%
<b>Lake Park</b>	<b>\$ 203,399</b>	<b>62%</b>

**Source: American Community Survey; ESRI Business Analyst; WTL+a, October 2017.**

# Market Findings: Workplace

- Office & industrial inventory:
  - 1,620+ business licenses
  - Very limited office inventory: “garden” buildings & residential conversions
    - ✓ 288 BTR licenses = 18% of all Town businesses
  - Too small a market for national real estate tracking
  - More significant industrial/warehouse & distribution dominated by owner/users
    - ✓ 315 BTR licenses = 19% of all Town businesses
- Key development opportunities: **59.5 acres of vacant land** in 29 parcels (CRA data)



# Market Findings: Hotel

- Areawide hotel inventory:
  - **1,548 rooms** in 9 properties (9% share of County's 16,900 rooms)
  - All "limited-service" properties
  - **Annual occupancies have strengthened significantly since 2011**—from 58% to 70%
  - Solid growth in performance metrics—average daily rates & revenue/available room
- Market performance suggests demand at threshold for financing new construction (65% to 72%)
- Site dependent opportunity—Federal Highway/waterfront



# Market Findings: Retail

---

- Why is downtown retail important?
- Our initial observations:
  - No visual presence at Park Avenue & Federal Highway
  - Most evident indicator of local vitality in downtown areas
  - Some local retailers brand as Palm Beach, not Lake Park
  - Retail vacancies, poor maintenance send negative message to shoppers
  - Street side plantings limit visibility to storefronts in downtown core
  - Streets need more uses to activate
  - Arts & cultural themes are present downtown, but fragile



# Market Findings: Retail

---

## Town-wide Statistics

Total Inventory	1,717,079 SF
Total Vacancy	200,140 SF (11.7%)
US Avg Retail SF/Person	23.5
	(Source: Business Insider, 2017)

Lake Park Avg Retail SF/Person	<b>190.3</b>	<b>8X the US Avg!</b>
--------------------------------	--------------	-----------------------

Avg. Sales/SF (of occupied space)	<b>\$150.97</b>
Investment-grade Sales Productivity	\$250 – \$350 per SF
Wal Mart Avg Sales/SF (2017)	\$400 per SF

# Market Findings: Retail

---

## Town-wide Statistics

- 56% (962,800 SF) is General Retail in 59 businesses
  - 83% (798,250 SF) is in 7 large format stores
- Food & Beverage: only 10.3%
- By comparison:
  - Downtown at the Gardens/"The District" will be 30% to 40%
  - Atlantic Avenue/Delray 37.4%
- Consumer Services: 10.9%
- Automotive: 120,200 SF (7%)



# Market Findings: Retail

## Park Avenue/Downtown Retail (7<sup>th</sup> to 10<sup>th</sup> Streets)

Total Inventory (SF) **112,580 SF** in 57 spaces

Total Vacancy 43,675 SF (**39%**) in 20 spaces

General Retail 25,670 SF (23%) of total

Food & Beverage 22,990 SF (21%) of total

- Downtown represents the identity of the community
- Lots of available space
- Sale of 801 Park is a big plus, adds activity
- Selected businesses appear fragile, especially some F&B
- Arts/cultural focus is real, present (Easel Art Supplies is 40% of retail)



# Preliminary Market Potentials

---



# Preliminary Market Potentials

---

## Housing

- Forecasts suggest 650 new residents & **250 new HHs** next 5 years
- Current vacancies = 480 units
- How much new growth can be directed to viable vacant units?
- Opportunities for new investment-grade housing on most marketable sites (e.g., waterfront or vacant land) will require site assembly

## Hotel

- Possible opportunity affected by available sites
- Will require highway frontage, visibility and/or waterfront views
- Target limited or select-service brand/product

# Preliminary Market Potentials

---

## **Retail**

- 200,000 SF of existing vacant space Town-wide
- 43,675 SF of downtown/Park Avenue space is vacant
- Nascent cluster of arts & cultural-related uses in the downtown need additional F&B uses
- Advantage of affordable space for retail & business start-ups

## **Workplace (Office & Industrial)**

- Market potentials unclear due to limited data

# Q & A

---



# Potential CRA Strategies



Lake Park CRA Board Workshop  
*October 2017*

# *Potential Strategies: Residential*

## ➤ Residential Reinvestment Programs

- Façade Improvement Grants
- Paint Up / Fix Up / Landscape Grants
- Interior Rehabilitation & Weatherization Grants
- Model Home: HGTV “Before & After” (could include corporate sponsors like Lowe’s)
- Model Home: Home Renovation Demo (competition for exterior improvements, yard beautification, design features)

Why Rent When You Can Own?

Lake Park ...

The Best Value in Palm Beach County!



# *Potential Strategies: Residential*

## ➤ Residential Reinvestment Programs

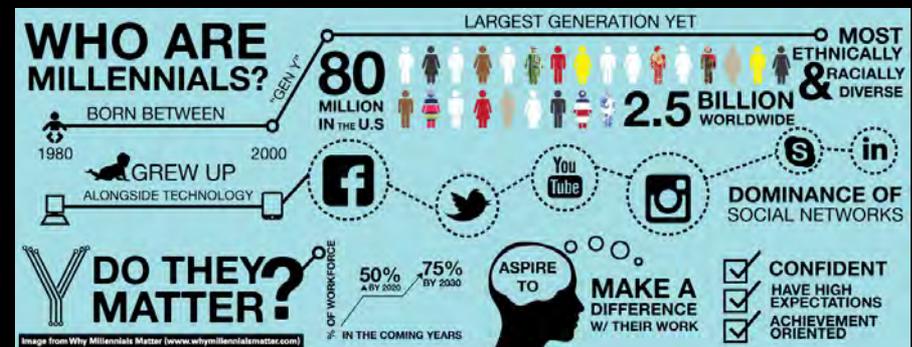
- High School/Trade School Partnership: On-Site Learning Lab for renovation (could become annual sponsored event)
- Land Buy-Down Programs
- Focus Areas: Scattered Sites? Specific Blocks? Historic Homes? CRA Wide?
- Increased Code Enforcement (vehicles, site deterioration)



# Potential Strategies: Residential

## ➤ Residential Recruitment Programs

- Silent Second Mortgages / First Time Homebuyer
- Role Model Residential Recruitment
- Targeted Marketing – Millennials, Palm Beach North, Select Employers
- Data Refinement – Updated Crime & Neighborhood Data



# *Potential Strategies: Commercial*

- Façade Improvement Grants
- Public/Private Partnerships – Funding for Land, Infrastructure, Capital Investment
- “Fresh Face” Grants – Signage, Landscaping, Paint (could be free design assistance +/- or matching \$)
- Retail Recruitment Program (Park Ave focus)
- Commercial Space Inventory & Marketing Program (include ID of owner/brokers for all vacant spaces)
- Park Ave District – Business Advertising Program

Palm Beach Girls Pint Out  
Public · Hosted by Copperpoint Brewing Co.



# *Potential Strategies: CRA Wide*

- Gateway Entry/Portal Elements at Park Avenue/Federal Highway and other points to “announce” downtown
- Park Avenue Streetscape Design (commercial to residential transition; removal of “barrier planting” to improve visibility of Park Ave businesses)
- Urban Design Guidelines
- Parking Program (PILOP, Shared Parking)



# *Potential Strategies: CRA Wide*

- Transportation – Trolley, Bike/Ped, Tri-Rail
- Transportation – Complete Streets
- Transportation – Ride Sharing, Bike Sharing, Electric Car Recharge
- Infrastructure – Water, Sewer, Stormwater
- Programming – Special Events / Entertainment
- Marketing – CRA Branding & Marketing Program



A Discussion of  
Mission  
Vision  
Values



Lake Park CRA Board Workshop  
*October 2017*

A **mission statement** describes an organization's purpose and reason for existence. It answers these questions:

*Why do we exist?*

*What is the CRA for?*

A **vision statement** expresses an organization's optimal goal – as it would appear in a future successful state. It creates a mental image of the future state the organization wishes to achieve and provides strategic direction to get there.

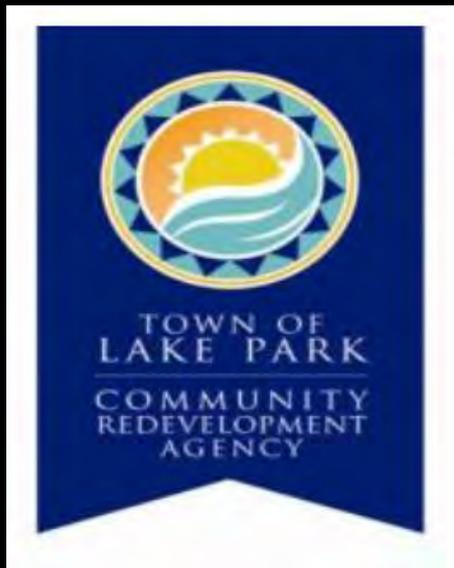
*Where are we headed?*

*When we have succeeded, what will that look like?*

**Values statements** describe what the organization believes in, how it will behave, and informs how it makes decisions and selects priorities. It establishes standards that actions can be assessed against.

*What do we stand for?*

*What will we consider when we select priorities?*



**MISSION STATEMENT OF THE**

**TOWN OF LAKE PARK**

**TO IMPROVE THE QUALITY OF LIFE FOR ALL TOWN  
STAKEHOLDERS THROUGH THE PROVISION OF  
EFFECTIVE AND EFFICIENT SERVICE DELIVERY WHILE  
MAINTAINING A SMALL TOWN ATMOSPHERE IN AN  
URBAN ENVIRONMENT AND EMBRACING THE SENSE  
OF PLACE AND COMMUNITY THAT MAKES  
THE TOWN OF LAKE PARK SPECIAL**

# Mission

Adopted by the Palm Beach County Management Team  
Verdenia C. Baker, County Administrator

## OUR MISSION:

To continually improve, in the most cost effective manner, the services to our customers; protection of the overall public good, as guided by the policies of the Board of County Commissioners; and to achieve a recognized high level of public satisfaction for costs and quality of service. We will accomplish our mission by taking a leadership role in developing and presenting sound policy alternatives to the Board of County Commissioners, focusing continually on our customers' needs and expectations, recognizing limitations in resources, exploring creative and equitable revenue alternatives, responding capably and swiftly to changing priorities, investing in the behavioral and intellectual enhancement of our work force, and providing appropriate acknowledgement and rewards for superior performance.



**PALM BEACH COUNTY**  
*Discover the Palm Beaches...  
the Best of Everything*

Community Redevelopment Agencies (CRAs) are Florida's bridge between the public and private sector. The Florida Legislature and the Florida Supreme Court (State v. Miami Beach Redevelopment Agency 1980) created CRAs to uniquely reach beyond the confines of government boundaries.

Our mission, at its best is to eradicate slum and blight and at its least, is keep it from growing. We build parks, police departments and streetscapes; we grow businesses, jobs and communities. We clean water and soil contamination, preserve history and develop housing. We are professionals and understand that with this great authority given to us by the State, comes a greater responsibility to be its best stewards.

The Florida Redevelopment Association with its professional development Academy and leadership provides us with the means to be those professionals.



## **VISION**

To preserve, unify and enhance the character of the City of Stuart Community Redevelopment Area while encouraging economic growth and redevelopment.

## **MISSION**

The City of Stuart CRA mission is to plan for a sustainable economic future, while ensuring the protection and enhancement of the existing character.

Creating downtown areas that will attract a critical mass of residents is of utmost importance in accelerating business and visitor growth. We need

to maintain the appeal of Downtown Stuart while ensuring local businesses are able to achieve and sustain economic vitality. Improving the infrastructure, walkability, access to amenities, and marketing downtown as the place to live, will increase demand to live in Stuart.



## Mission Statement



“ The Lake Worth CRA is investing in our community to revitalize and rebuild our neighborhoods and commercial corridors. We are dedicated to maintaining the character of the City, responding to the community needs and encouraging sustainable economic growth to improve the quality of life for our residents and the future health of our City. ”

# MISSION



## Economic Development

**The CRA's mission is economic development.** Improving housing stock and getting generational renters into home ownership is economic development. Helping businesses attract customers is economic development. Developing customer traffic in recovering and developing shopping centers is economic development. Restoring historic properties and making them viable contributing structures is economic development. Creating diverse cultural attractions is economic development.

## Mission Statements

Stimulating redevelopment activity in order to strengthen the economic base of the redevelopment area.

## Welcome! Our Mission & Vision

**The Sanford Community Redevelopment Agency exists to revitalize and enhance the Sanford Downtown CRA District by strengthening economic vitality and livability.**

For more information about the SCRA's programs and policies, please call Sonia Fonseca, Executive Director, at 407-562-2820 or 407-335-7184 (cell).

### *Mission & Vision*

#### **CRA VISION STATEMENT**

- A unique and vibrant place to live, work, play and visit.

#### **CRA MISSION STATEMENT**

- Revitalize and enhance the CRA District by strengthening economic vitality and livability.

#### **CRA GOALS**

- Aggressively pursue redevelopment/revitalization to enhance economic vitality and livability
- Integrate the downtown-waterfront in function, activity and transportation
- Improve CRA district conditions in both physical and social quality while preserving historical significance





# ABOUT US

Welcome To Downtown  
Orlando

**Community Redevelopment  
Agency**

CRA Advisory Board

## MISSION

The mission of the Community Redevelopment Agency (CRA) is to aggressively pursue redevelopment and revitalization activities within the Redevelopment Area, with emphasis on providing more housing and cultural arts opportunities, improving long-term transportation needs and encouraging retail development.

## **Purpose**

The mission of the Community Redevelopment Agency (CRA) is to improve the commercial and residential viability and livability of the commercial district and neighborhoods within the Community Redevelopment Agency (CRA) area. This is accomplished by implementing projects and activities which empower business owners and residents to enhance and improve the CRA by encouraging and implementing activities that promote sustainable economic growth.



## MISSION

The Martin County Community Redevelopment Agency (CRA) is revitalizing and restoring the neighborhoods and town centers of the Martin County CRA districts.

We are dedicated to maintaining the unique character of our communities by encouraging sustainable economic investments, promoting walkability and livability, and working collaboratively with the Neighborhood Advisory Committees and Martin County Board of County Commissioners to advance the future health and success of our communities.

## VISION

We envision economically and environmentally sound CRA districts with safe, healthy neighborhoods and vibrant town centers; a network of well-planned, interconnected parks, public open spaces, and complete streets; a full spectrum of high-quality housing that accommodates all walks of life; well-designed community infrastructure; and successful redevelopment that celebrates the distinctive identity and community character of each district and contributes to the overall sustainability of Martin County.

## VALUES

INNOVATION   COLLABORATION   CONSISTENCY   SUSTAINABILITY   STEWARDSHIP



## OCDC VISION

*"We envision an economically sound and socially healthy downtown Ocean City, Maryland where revitalization has capitalized on the positive aspects of the area to create a sense of character, charm, and community for both residents and visitors."*

### OCDC BOARD OF DIRECTORS

*Pedestrian Friendly Corridors*

*Attractive buildings, which reflect a traditional theme and are properly designed and maintained*

*Mixed-use buildings*

*Buildings that are adaptable with an architectural variety*

*A distinct character separate from the rest of Ocean City*

*Landscape used as a space definer in public spaces for shade and air quality*

*Perceivable neighborhoods or districts*

*An incentive system for preserving special and historic buildings*

*Attractively screened parking*

*Multiple means of transportation*

*A fee in lieu of parking program to create centralized parking facilities*



## Our Mission, Vision, Values & Goals

Our vision, mission, core values, and goals provide the foundation for our organization. These critical elements describe who we are, what we want to achieve, and what will guide our approach to business on a daily basis. The Agency [Strategic Plan](#) is intended to provide the framework to incorporate these concepts into specific programs and projects based on the following:

### Our Mission

To manage the region's water resources for the common benefit to assure stability in the sustained use by the citizens we serve

### Our Vision

To become a recognized and respected leader in the community we serve through demonstrated knowledge, integrity and the quality of our actions.

### Our Core Values

- Service to the Community
- Integrity
- Innovation and Creativity
- Teamwork
- Employee Growth and Reward

### Our Goals

- Develop sound fiscal and organizational policies that allow the Agency to be effective, innovative and responsive.
- Manage water resources through or in conjunction with the State Water Project to meet future demands while maintaining independence during periods of water shortages.
- Coordinate efforts to maintain adequate water quality so that groundwater is safe for drinking and other beneficial uses.
- Develop public awareness so that individuals and stakeholder organizations support our efforts and understand their role in contributing to the Agency's mission.
- Advance scientific understanding of the region's water resources to support efficient management of water resources.
- Promote efficient use of the region's water resources through regional conservation programs.

## Mojave Water Agency Strategic Plan



Mojave Water Agency  
*Together, we're securing water for today and tomorrow...*

## Mission, Vision, and Values

### *Mission*

The Federal Deposit Insurance Corporation (FDIC) is an independent agency created by the Congress to maintain stability and public confidence in the nation's financial system by:

- insuring deposits;
- examining and supervising financial institutions for safety and soundness and consumer protection;
- making large and complex financial institutions resolvable; and
- managing receiverships.

### *Vision*

The FDIC is a recognized leader in promoting sound public policies, addressing risks in the nation's financial system, and carrying out its insurance, supervisory, consumer protection, resolution planning, and receivership management responsibilities.

### *Values*

The FDIC and its employees have a tradition of distinguished public service. Six core values guide us in accomplishing our mission:

<b><i>Integrity</i></b>	We adhere to the highest ethical and professional standards.
<b><i>Competence</i></b>	We are a highly skilled, dedicated, and diverse workforce that is empowered to achieve outstanding results.
<b><i>Teamwork</i></b>	We communicate and collaborate effectively with one another and with other regulatory agencies.
<b><i>Effectiveness</i></b>	We respond quickly and successfully to risks in insured depository institutions and the financial system.
<b><i>Accountability</i></b>	We are accountable to each other and to our stakeholders to operate in a financially responsible and operationally effective manner.
<b><i>Fairness</i></b>	We respect individual viewpoints and treat one another and our stakeholders with impartiality, dignity, and trust.

## The Outcome of Values Statements (as applied)

PROJECTS	PROGRAMS	ACTIVITIES
Residential Rehabilitation & Development	Planning & Technical Assistance	Annual Events Calendar
Commercial Rehabilitation & Development	Code Revisions	CRA Events & Festivals
Transportation Infrastructure	Parking Programs	Community Clean-Ups
Water/Sewer Infrastructure	Code Enforcement Program	
Stormwater Infrastructure	Branding & Marketing Program	
	Business Advertising Program	
	Façade Improvement Program (Commercial, Residential)	
	“Fresh Face” Programs (Commercial, Residential)	
	Model Home Rehabilitation Program	

# Discussion



Lake Park CRA Board Workshop  
*October 2017*

# Consensus Points

&

# Next Steps



Lake Park CRA Board Workshop

*October 2017*

# THANK YOU

KIM DELANEY, PH.D.

*DIRECTOR OF STRATEGIC DEVELOPMENT & POLICY*

TREASURE COAST  
REGIONAL PLANNING COUNCIL  
(TCRPC)

(772) 221-4060

[KDELANEY@TCRPC.ORG](mailto:KDELANEY@TCRPC.ORG)



# TAB 2



**Town of Lake Park Town Commission**

**Agenda Request Form**

**Meeting Date: November 15, 2017**

**Agenda Item No. [Tab 2](#)**

**Agenda Title: Regular Commission Meeting Minutes of November 1, 2017.**

- SPECIAL PRESENTATION/REPORTS  **CONSENT AGENDA**
- BOARD APPOINTMENT  OLD BUSINESS
- PUBLIC HEARING ORDINANCE ON \_\_\_\_\_ READING
- NEW BUSINESS
- OTHER: \_\_\_\_\_

**Approved by Town Manager** *[Signature]* **Date:** 11/6/17

*Shaquita Edwards, Deputy Town Clerk*  
 Name/Title

<b>Originating Department:</b>  <b>Town Clerk</b>	<b>Costs: \$ 0.00</b> <b>Funding Source:</b> <b>Acct. #</b> <input type="checkbox"/> Finance _____	<b>Attachments:</b> <b>Agenda</b> <b>Meeting Minutes</b> <b>Exhibit "A"</b>
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> <b>Not Required</b>	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ or Not applicable in this case <u>S.E.</u>  <b>Please initial one.</b>

**Summary Explanation/Background:**

Recommended Motion: I move to approve the Regular Commission Meeting Minutes of November 1, 2017.



# AGENDA

Lake Park Town Commission  
Town of Lake Park, Florida  
Regular Commission Meeting  
Wednesday, November 1, 2017, 6:30 p.m.  
Lake Park Town Hall  
535 Park Avenue

<b>Michael O'Rourke</b>	—	<b>Mayor</b>
<b>Kimberly Glas-Castro</b>	—	<b>Vice-Mayor</b>
<b>Erin T. Flaherty</b>	—	<b>Commissioner</b>
<b>Anne Lynch</b>	—	<b>Commissioner</b>
<b>Roger Michaud</b>	—	<b>Commissioner</b>
.....		
<b>John O. D'Agostino</b>	—	<b>Town Manager</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Town Attorney</b>
<b>Vivian Mendez, CMC</b>	—	<b>Town Clerk</b>

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

A. **CALL TO ORDER/ROLL CALL**

B. **PLEDGE OF ALLEGIANCE**

C. **SPECIAL PRESENTATIONS/REPORTS**

None

D. **PUBLIC COMMENT:**

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

E. **CONSENT AGENDA:** All matters listed under this item are considered routine and action will be taken by **one** motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and **considered in its normal sequence on the agenda.** Any person wishing to speak on an agenda item is asked to

complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

1. Regular Commission Meeting Minutes of October 18, 2017 Tab 1

F. PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

None

G. PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

2. Ordinance No. 15-2017 Modification to Town Code Section 78-2 Related to Sheds Tab 2

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-2 OF CHAPTER 78, ARTICLE I, AMENDING THE DEFINITION OF THE TERM "SHED"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

3. Ordinance No. 16-2017 Modification to Exempt Signs as it Relates to Historical Significance – Town Code Section 70-101(14) Tab 3

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 70-101(14) OF CHAPTER 70, ARTICLE IV, PROVIDING FOR AN AMENDMENT TO RECOGNIZE AN EXEMPTION FOR CERTAIN HISTORICAL OR NOSTALGIC SIGNS IN THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

4. Ordinance No. 17-2017 Clarification to Landscape Around the Base of Ground Signs – Town Code Section 78-253(d) Tab 4

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-253(d) OF CHAPTER 78, ARTICLE VIII, TO AMEND THE LANDSCAPING REQUIREMENTS FOR GROUND SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

H. NEW BUSINESS:

5. Setting a date for the Mixed-Use US-1 Corridor General Public Meeting in January 2018. Tab 5

I. PUBLIC COMMENT:

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

J. TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

K. REQUEST FOR FUTURE AGENDA ITEMS:

L. ADJOURNMENT:

Next Scheduled Regular Commission Meeting will be held on Wednesday, November 15, 2017



**Minutes  
Town of Lake Park, Florida  
Regular Commission Meeting  
Wednesday, November 1, 2017, 6:30 PM  
Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, November 1, 2017 at 6:30 p.m. Present were Mayor Michael O'Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, and Roger Michaud, Town Manager John O. D'Agostino, Assistant Attorney Kelly Gardner, and Town Clerk Vivian Mendez. Commissioner Anne Lynch was absent.

Town Clerk Mendez performed the roll call and Assistant Attorney Gardner led the pledge of allegiance.

**SPECIAL PRESENTATIONS/REPORTS**

Town Manager D'Agostino explained that it had been brought to his attention that several members of the audience were in attendance to provide public comment with reference to Ordinance No. 07-2017. He explained Ordinance No. 07-2017 and several examples of prohibited parking of commercial vehicles within residential district (see Exhibit "A").

**PUBLIC COMMENT:**

Ms. Marisa Cook commented about the unsightliness of the property located on the corner of East Jasmine Drive and 2<sup>nd</sup> Street. She asked for clarification regarding the timeline of sanctions against the property. Mayor O'Rourke explained that he was also concerned about the condition of the property; and that he was uncertain of when sanctions had occurred. She explained that she was scheduled to appear before the Special Magistrate on November 11, 2017 regarding the issue of having six months to complete a fence. Mayor O'Rourke suggested that Ms. Cook explain the issue in detail before the Special Magistrate. Discussion ensued regarding the unsightliness of the property located on the corner of East Jasmine Drive and 2<sup>nd</sup> Street. Mayor O'Rourke thanked Ms. Cook for her comment. Vice-Mayor Glas-Castro explained that on July 6, 2017, she emailed Town Manager D'Agostino regarding the status of the aforementioned property. She explained that she was informed that the issue was scheduled to be heard before the Special Magistrate. Town Manager D'Agostino explained that the process begins when code enforcement issues the first citation.

Mr. Jedidiah Maness commented that he was a new resident and that he loved the community. He thanked Town Manager D'Agostino for clarifying the prohibitions of Ordinance No. 07-2017. He asked that the Commission consider the responsible private property (commercial vehicle) owners when adopting language that governs the use of their property. Vice-Mayor Glas-Castro explained that exceptions were made for commercial vehicles; the Commission recognizes the Town of Lake Park as a working class community, and that some commercial vehicles have to be permitted.

Ms. Maria Berrios expressed concerns with reference to Ordinance No. 07-2017; she commented that the Town of Lake Park is not a Homeowners Association and suggested a revision of the Ordinance. Mayor O'Rourke provided clarification of the prohibitions of the Ordinance. Ms. Berrios asked for clarification regarding sober homes. Mayor O'Rourke explained that sober homes would be discussed shortly and thanked her for her comment.

Mr. Matt Geary expressed concerns regarding the property located on the corner of East Jasmine Drive and 2<sup>nd</sup> Street. He explained that he owned a lawn maintenance and landscaping company and that he keeps an enclosed trailer (screened from view) on his property. He explained that Code Compliance Officer Gregory Durgin had been helpful throughout the process. He expressed concerns with reference to Ordinance 07-2017 and asked for clarification. Mayor O'Rourke explained that fleets of commercial vehicles were prohibited and that his enclosed trailer (screened from view) was not in violation of the Town Code of Ordinances.

Mr. Joseph Rice commented that the adoption of Ordinances are necessary to ensure compliance and further the vision for the Town of Lake Park. He commented that many of the discussion topics had come before other Town boards, and suggested that amendments and questions be presented prior to the adoption of an Ordinance. Mayor O'Rourke thanked Mr. Rice for his comment.

Mayor O'Rourke thanked the members of the audience for their attendance and explained that Regular Commission Meetings take place twice per month. He explained that the Commission was grateful for all comments.

Mr. John Linden asked for clarification of commercial vehicles in residential districts. Vice-Mayor Glas- Castro asked Mr. Linden to refer to paragraph (c) of Ordinance 07-2017. Mr. Linden read paragraph (c) of Ordinance No. 07-2017 for the record (see Exhibit "A"). Discussion ensued regarding commercial vehicles in residential districts. Mr. Linden thanked the Commission for the clarification provided thus far. Town Manager D'Agostino explained that he has an open-door policy. He welcomed and encouraged members of the public to contact his office to schedule an appointment to meet with him. Mr. Linden asked if Ordinance No. 07-2017 would be amended. Commissioner Michaud asked if Ordinance No. 07-2017 could be revisited as an agenda item. Mayor O'Rourke added that it would require redrafting and two public readings of the Ordinance. Commissioner Michaud suggested an evaluation of the Ordinance to provide clarification to residents. Mayor O'Rourke thanked Mr. Linden for his comment.

Ms. Linda Bollbach expressed concerns with reference to parking on the front lawn, and garbage being left out for extended periods at the sober home located on East block of Flagler and Magnolia Drive. Mayor O'Rourke asked Ms. Bollbach for the address; Ms. Bollbach explained that she did not know the address but that the property was the third house on the left-hand side. Mayor O'Rourke thanked Ms. Bollbach for her comments.

Ms. Kirstyn Marozzi asked the Commission if there was an Ordinance that prohibited Turkeys and Chickens in the Town of Lake Park. She explained that her neighbor at 323

Greenbriar Drive had a Turkey that caused several disturbances. Town Manager D'Agostino explained that he would notify Code Compliance Personnel of the issue.

Mr. Dan Morrison asked for clarification regarding sober home regulations. Town Manager D'Agostino explained regulations and reasonable accommodations for sober homes. Mr. Morrison asked if there was a correlation between the recent burglaries in the Town and sober homes. Town Manager D'Agostino explained that there was no correlation. Discussion ensued regarding the regulation of sober homes; the Commission explained that sober homes are regulated by the State of Florida. Again, Town Manager D'Agostino explained that he has an open-door policy. He welcomed and encouraged members of the public to contact his office at 561-881-3304 to schedule an appointment to meet with him.

Ms. Haley Joyce questioned if the Town of Lake Park planned to collaborate with emergency responders (e.g., Police & Fire Rescue) to track and document the number of calls to sober homes. Lieutenant Thomas Gendreau, Palm Beach County Sheriff's Office (PBSO) explained that there were forty-two sober homes in the Town of Lake Park. He explained the working relationship with the Town of Lake Park Code Compliance Personnel and PBSO. He explained that PBSO documents every interaction with a sober home and that information is shared with the Town of Lake Park and the Sober Home Taskforce. Discussion ensued regarding the regulation of sober homes; the Commission explained that sober homes are regulated by the State of Florida.

Mr. Brendan Joyce expressed concerns regarding crime and speeding in the Town of Lake Park. He suggested that the Town focus on installing more streetlights and repair sidewalks to ensure public safety. Mayor O'Rourke explained that funds are set aside for infrastructure projects during the budget hearings. He explained that sidewalks were currently being repaired throughout the Town of Lake Park. Mayor O'Rourke thanked Mr. Joyce for his comments.

Mr. Dan Morrison expressed concerns regarding streetlights and speeding in the Town of Lake Park. He questioned if Town residents could pay for speedbumps to be installed in their neighborhood. Town Manager D'Agostino explained the concern with the installation of speedbumps is that it would slow down emergency responders. He explained that he had spoken with representatives of Florida Power & Light (FPL) regarding additional lighting in the Town of Lake Park. He welcomed and encouraged members of the public report streetlight outages to his office at 561-881-3304 and PBSO at 561-688-3466.

Mr. Martin McDermott expressed concerns regarding streetlights and speeding along Northern Drive. He explained that there were no streetlights along Northern Drive and provided examples of safety hazards with reference to speeding. He suggested that the PBSO needed to increase their presence throughout the Town of Lake Park. Mayor O'Rourke explained that the issues would be addressed; he thanked Mr. McDermott for his comments.

Ms. Melissa Louis Jean-Baptiste and Mr. Daniel Domonique asked for clarification regarding an informational letter they had received about the US-1 Corridor Public

Workshop (Vision Lake Park). He explained that the Town of Lake Park is interested in developing various mixed-use sub districts within the already established and soon-to-be re-established mixed-use land use designation along the east and west sides of the Federal Highway corridor in the Town of Lake Park. He explained that the informational letter was an invitation to attend the Workshop and be a part of the discussion. Mayor O'Rourke thanked Ms. Jean-Baptiste and Mr. Domonique for their comments.

Mayor O'Rourke welcomed comments from the Commission.

Commissioner Michaud thanked the members of the audience for their attendance and comments. He suggested that the Town implement quarterly discussion panels to include input and concerns from residents.

Commissioner Flaherty thanked the members of the audience for their attendance and comments. He explained that the Town had been working to correct issues with streetlights for several years. Town Manager D'Agostino commented that he was informed about streetlight outages throughout Palm Beach County and that issues should be corrected by December 2017.

Vice-Mayor Glas-Castro thanked the members of the audience for their attendance and comments. She encouraged them to contact the Commission more frequently. She explained that it would be best to contact her via email at [kglas-castro@lakeparkflorida.gov](mailto:kglas-castro@lakeparkflorida.gov).

Mayor O'Rourke thanked the members of the audience for their attendance and comments. He explained that local government works best when input is received from stakeholders. He suggested that the Town schedule Workshop Meetings to discuss streetlights and sober homes.

The Commission recessed at 8:43 p.m. and reconvened at 8:49 p.m.

**CONSENT AGENDA:**

**1. Regular Commission Meeting Minutes of October 18, 2017**

**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.

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

**None**

**PUBLIC HEARING(S) – ORDINANCE ON SECOND READING:**

**2. Ordinance No. 15-2017 Modification to Town Code Section 78-2 Related to Sheds**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-2 OF CHAPTER 78, ARTICLE I, AMENDING THE DEFINITION OF THE TERM “SHED”; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Town Manager D’Agostino explained that per the direction of the Commission additional language was included in section two of Ordinance No. 15-2017.

**Public Comment Opened:**

Mr. Matt Zitani thanked the Commission for their deliberation about the height specifications for sheds.

**Public Comment Closed:**

**Motion: Vice-Mayor Glas-Castro moved to approve Ordinance No. 15-2017 on second reading; Commissioner Flaherty 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.

Assistant Attorney Gardner read Ordinance No. 15-2017 by title.

**3. Ordinance No. 16-2017 Modification to Exempt Signs as it Relates to Historical Significance – Town Code Section 70-101(14)**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 70-101(14) OF CHAPTER 70, ARTICLE IV, PROVIDING FOR AN AMENDMENT TO RECOGNIZE AN EXEMPTION FOR CERTAIN HISTORICAL OR NOSTALGIC SIGNS IN THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Town Manager D’Agostino explained that per the direction of the Commission a special certificate of appropriateness was included as part of the review process. He explained that a special certificate of appropriateness may be issued for a nostalgic sign upon the review of the provided documentation. He asked Assistant Attorney Gardner for

clarification of the definitions of the words shall and may as it related to the special certificate of appropriateness. Assistant Attorney Gardner explained that the word shall is mandatory while the word may is permissive.

**Public Comment Opened:**

None

**Public Comment Closed:**

**Motion: Vice-Mayor Glas-Castro moved to approve Ordinance No. 16-2017; Commissioner Michaud seconded the motion.**

Community Development Director Nadia DiTommaso explained that the property owner would need to initiate the special certificate of appropriateness process.

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.

Assistant Attorney Gardner read Ordinance No. 16-2017 by title.

**4. Ordinance No. 17-2017 Clarification to Landscape Around the Base of Ground Signs – Town Code Section 78-253(d)**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-253(d) OF CHAPTER 78, ARTICLE VIII, TO AMEND THE LANDSCAPING REQUIREMENTS FOR GROUND SIGNS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Town Manager D'Agostino explained the item and read Town Code section 78-253(d) as follows: (d) Ground signs. A ground sign shall be erected in a landscaped area. The landscaping shall consist of shrubbery of at least 30 inches in height, the intent being to create a hedge or a collection of individual shrubs of the same or varying species. The hedges shall be spaced not more than 18 inches apart at their base. Provided however, nonconforming parcels shall incorporate only those landscaping requirements that are feasible based on existing site conditions. Financial hardship shall not be considered to be a site condition which would alleviate the property owner from compliance with landscaping requirements. The community development department is authorized to approve administrative waivers of the landscaping requirements of this section. For all new developments and substantial renovations, the landscaped area shall be equal to no

less than the height of the sign in all directions from the sign face and front end and a minimum of three feet from the rear of the sign. The area shall be planted with appropriate vegetation and automatic irrigation by the property owner and shall comply with this section. All landscaping around ground signs shall be maintained so as to keep a clean and neat appearance and legible sign face at all times.

**Public Comment Opened:**

None

**Public Comment Closed:**

**Motion: Vice-Mayor Glas-Castro moved to approve Ordinance No. 17-2017; 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.

Assistant Attorney Gardner read Ordinance No. 17-2017 by title.

**NEW BUSINESS:**

**5. Setting a date for the Mixed-Use US-1 Corridor General Public Meeting in January 2018.**

Community Development Director DiTommaso explained that the purpose of the public meeting was to present the Land Development Regulations and the Comprehensive Plan amendments to the public. Per the consensus of the Commission, the General Public Meeting for the Mixed-Use US-1 Corridor was scheduled for January 16, 2018 at 6:00 p.m.

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

**Assistant Attorney Gardner** announced that the titles for Ordinance No. 16-2017 and Ordinance No. 17-2017 were reversed on the agenda. However, the titles were read correctly for the record.

**Town Manager D'Agostino** announced that Town Hall Offices would be closed on Friday, November 10, 2017 in observation of Veterans Day. He announced that another microbrewery has declared interest in the Town of Lake Park. He announced that the Park Avenue Downtown District (PADD) Workshop scheduled for Wednesday, November 29, 2017 was rescheduled to Tuesday, January 23, 2017 at 6:00 p.m.

**Commissioner Flaherty** thanked the members of the audience for their attendance.

**Commissioner Lynch** was absent.

**Commissioner Michaud** announced that the Fall Fest at Sunset Celebration of October 27, 2017 was successful. He announced that the Kiwanis Club of Lake Park needed members and provided the website of [www.kiwanislakeparkfl.org](http://www.kiwanislakeparkfl.org) for additional information. He thanked the members of the audience for their attendance and encouraged more community involvement. He announced that the Bethlehem Haitian Baptist Church would have a conference from November 12, 2017 through November 19, 2017 and that all Town of Lake Park residents were welcomed to attend. He provided an update of the projects taking place at the Bethlehem Haitian Baptist Church with reference to the multi-purpose field and recreational activities. He announced that he had received notice that on channel 18 the camera was out of focus and the microphones were distorted.

**Vice-Mayor Glas-Castro** thanked the members of the audience for their attendance and encouraged additional dialogue and community involvement. She announced that prior to the Regular Commission Meeting she read two books to a group of children at the Lake Park Public Library.

**Mayor O'Rourke** thanked the members of the audience for their attendance and encouraged more participation. He announced that the Palm Beach County Housing Summit would meet on November 2, 2017. He announced that the contact information for the Commission and Town Manager D'Agostino was listed on the Town's Website [www.lakeparkflorida.gov](http://www.lakeparkflorida.gov). He thanked staff and Community Development DiTommaso for the information provided prior to the meeting.

**ADJOURNMENT**

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Michaud and seconded by Commissioner Flaherty, and by unanimous vote, the meeting adjourned at 9:30 p.m.

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

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

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

Town Seal

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2017

**ORDINANCE NO. 07-2017**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 30-35 OF CHAPTER 30, ARTICLE II IN ITS ENTIRETY AND REPLACING IT WITH NEW PROVISIONS RELATED TO THE PARKING OF COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; 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 series of general Ordinances codified in Subpart A of the Town Code which regulate the parking of commercial vehicles in the Town's residential zoning districts; and

**WHEREAS**, the Community Development staff has recommended that the Town Commission amend Chapter 30, Article II, Section 30-35 of the Town Code, to clarify the regulations pertaining to the parking of commercial vehicles in the residential zoning districts of the Town.

**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 30, Article II, Section 30-35 of the Town Code is hereby amended as follows:

**~~30-35. – Parking of commercial vehicles.~~**

(a)

~~*Purpose and intent.* It is the intent of this section to preserve the character of the residence districts and to preserve the value of the residential property in the town by prohibiting the parking of commercial vehicles in all residence districts. All~~

~~Same—Exemptions from requirements.~~ The prohibitions of subsection (c) of this section shall not apply to:

(1)

~~The temporary parking of commercial vehicles on private property or swales in a residence district, provided the operator of such vehicle is actively engaged in commercial activity thereat, i.e., deliveries, lawn maintenance, home repair, construction, etc.~~

(2)

~~A vehicle which becomes disabled, provided, however, any such vehicle shall be removed from the residence district within 12 hours, by wrecker towing, if necessary, the cost of which shall be at the expense of the owner of the disabled vehicle.~~

(3)

~~An automobile (other than a taxicab), light van or pickup truck.~~

(4)

~~Police, fire and emergency medical services vehicles.~~

#### **Sec. 30-35. - Parking of commercial vehicles in residential districts.**

(a)

*Purpose and intent.* It is the intent of this section to preserve the character of the residential districts and to preserve the value of the residential property in the town by prohibiting the parking of commercial vehicles in all residential districts. All other town regulations in conflict with the requirements of this section are hereby superseded to the extent that the most stringent shall apply.

(b)

*Definitions.* As used in this section, the following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, unless the context clearly indicates a different meaning:

*Bus* means any motor vehicle, other than a taxicab, designated or used for public or private transportation of persons or passengers on a fixed route or for a fare.

*Commercial vehicle* means:

(1)

Any motor vehicle identified by the Florida Department of Transportation's (FDOT) latest Commercial Motor Vehicle Manual, which includes a variety of commercial vehicles classified by size, weight and axles used for agricultural, construction, industrial, or other type uses. Any vehicle, or any standard

*Step van* means any motor vehicle having a generally rectangular bulk, designed and manufactured primarily as a commercial walk-in delivery or service truck, and characterized by having sufficient headroom for a person five feet in height to stand upright. Example (for illustrative purposes only):



*Taxicab* means any automobile, with company signage or identifiers, used for the transportation of persons for hire. Example (for illustrative purposes only):



*Truck* means any motor vehicle, other than a pickup truck or light van, which is designed primarily for the transportation of property or cargo. Example (for illustrative purposes only):



**Section 3. 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 4. 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 5. Repeal of Laws in Conflict.**

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

**Section 6. Effective Date.**

This Ordinance shall take effect immediately upon adoption by the Town Commission.



November 1, 2017

**PROHIBITED PARKING OF COMMERCIAL VEHICLES WITHIN RESIDENTIAL DISTRICT**

1. 412 Bayberry Dr. Lg. Box Air conditioning Truck – Property Owner: Jason Smith who has an outstanding Magistrate Order.
2. 744 Cypress Dr. Lg. Box Plumbing Truck – Property Owner: James W Campbell.
3. 538 Date Palm Dr. Tow Truck – Property owner: David W Biggs.
4. 932 Laurel Dr. Lg. Box Moving Truck – Property Owner: Laurel Park Holdings LLC.
5. ~~244 Greenbriar Dr. Pic-up truck with an altered bed property Owner: Leland West~~

Greg Durgin,

Code Compliance Officer

*L can be parked away from public view*



November 1, 2017

**PROHIBITED PARKING OF COMMERCIAL VEHICLES WITHIN RESIDENTIAL DISTRICT**

1. 412 Bayberry Dr. Lg. Box Air conditioning Truck – Property Owner: Jason Smith who has an outstanding Magistrate Order.
2. 744 Cypress Dr. Lg. Box Plumbing Truck – Property Owner: James W Campbell.
3. 538 Date Palm Dr. Tow Truck – Property owner: David W Biggs.
4. 932 Laurel Dr. Lg. Box Moving Truck – Property Owner: Laurel Park Holdings LLC.
5. ~~344~~ Greenbriar Dr. Pic-up truck with an altered bed property Owner: Leland West

Greg Durgin,

Code Compliance Officer

*Can be parked away from public view*



## RENTAL PROPERTY.

November 1, 2017

### PROHIBITED PARKING OF COMMERCIAL VEHICLES WITHIN RESIDENTIAL DISTRICT

1. 412 Bayberry Dr. Lg. Box Air conditioning Truck – Property Owner: Jason Smith who has an outstanding Magistrate Order.
2. 744 Cypress Dr. Lg. Box Plumbing Truck – Property Owner: James W Campbell.
3. 538 Date Palm Dr. Tow Truck – Property owner: David W Biggs.
4. 932 Laurel Dr. Lg. Box Moving Truck – Property Owner: Laurel Park Holdings LLC.
5. ~~344 Greenbriar Dr. Pic- up truck with an altered bed property Owner: Leland West~~

Greg Durgin,

Code Compliance Officer

*Can be parked away from public view*



November 1, 2017

**PROHIBITED PARKING OF COMMERCIAL VEHICLES WITHIN RESIDENTIAL DISTRICT**

1. 412 Bayberry Dr. Lg. Box Air conditioning Truck – Property Owner: Jason Smith who has an outstanding Magistrate Order.
2. 744 Cypress Dr. Lg. Box Plumbing Truck – Property Owner: James W Campbell.
3. 538 Date Palm Dr. Tow Truck – Property owner: David W Biggs.
4. 932 Laurel Dr. Lg. Box Moving Truck – Property Owner: Laurel Park Holdings LLC.
5. ~~244~~ Greenbriar Dr. Pic-up truck with an altered bed property Owner: Leland West

Greg Durgin,

Code Compliance Officer

*Can be parked away from public view*

## COMMERCIAL VEHICLES

- ➔ In late September, Code Officer Durgin was tasked to take a specific look at commercial vehicles throughout the Town in the very early morning hours since commercial vehicles are generally on private property overnight and leave in the early morning hours, returning in the evening (which is why they may have not been enforced previously) – *this initial investigation was postponed from early September*
  
- ➔ In October, all properties (total of 22) with commercial vehicles received a hand delivered courtesy notice from Officer Durgin to bring their attention to our commercial vehicle Ordinance. Not all vehicles were in violation. However, the educational approach was provided to all since it would be important to know where to park the ‘permitted’ commercial vehicles as well (such as the work van type vehicle)
  
- ➔ There may have been some misunderstanding with the regulations leading up to some concerns by residents. Consequently, Officer Durgin went to each property today (11/01/17) and spoke to residents that were home regarding the permitted types of commercial vehicles. 17 out of the initial 22 vehicles spotted by Code (total 5), are permitted since they fall into the flexible category that allows ONE of either a taxicab, high capacity passenger van or work van, or standard vehicle with equipment or commercial signage. Of these 5, only 4 are actually in violation of the Code since the 5<sup>th</sup> has the possibility of parking away from public view.
  
- ➔ Photos of the 4 vehicles of concern by Code are enclosed. These are the only vehicles that Code Officer Durgin has indicated he has expressed concerns on, but has NOT YET issued a fine for.

# TAB 3



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 15, 2017

Agenda Item No. Tab 3

**Agenda Title: Resolution 90-11-17 Authorizing the Mayor to Execute an Amendment to the Agreement between the Town of Lake Park, Florida and Bonner Mobile Bar Service**

- SPECIAL PRESENTATION/REPORTS  CONSENT AGENDA  
 BOARD APPOINTMENT  OLD BUSINESS  
 PUBLIC HEARING ORDINANCE ON \_\_\_\_\_ READING  
**NEW BUSINESS**  
 OTHER: \_\_\_\_\_

Approved by Town Manager *[Signature]* Date: 11/2/17

Riunite Franks, Special Events Director  
Name/Title

<b>Originating Department:</b>  Special Events	<b>Costs: \$ 0</b> Funding Source: Acct. # <input type="checkbox"/> Finance _____	<b>Attachments:</b> Resolution; Agreement
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	<b>Yes I have notified everyone</b> <u>RCF</u> or Not applicable in this case _____ <b>Please initial one.</b>

**Summary Explanation/Background:**

On January 18, 2017 the Town of Lake Park entered into an Agreement with Bonner Mobile Bar Service to provide beverage service for Sunset Celebration. The initial term of the agreement was for one year from the date of execution with the option to extend the Agreement for one additional term year. To date, the Town has received \$1,049.40 from the agreement. At this time, staff would like to exercise the option to extend the current agreement for one additional term year.

**Recommended Motion:** I move to approve Resolution 90 -11-17 authorizing the Mayor to sign the agreement with Bonner Mobile Bar Service for Sunset Celebration Beverage Service.

**RESOLUTION NO. 90-11-17**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING AND DIRECTING THE MAYOR TO AMEND THE SUNSET CELEBRATION BEVERAGE VENDOR SERVICES AGREEMENT WITH BONNER MOBILE BAR SERVICE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lake Park, Florida (hereinafter "Town") is a municipality and corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, the Town is empowered to enter into contractual arrangements with public agencies, private corporations or other persons to provide services; and

**WHEREAS**, the Town solicited proposals for the provision of beverage service for Sunset Celebration; and

**WHEREAS**, the Town complied with the requirements of its Code and Florida Statutes pertaining to the competitive bidding of products and commodities; and

**WHEREAS**, the Town and the Beverage Vendor proposed to amend the Agreement to extend its term;

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

**Section 1.** The whereas clauses are true and correct and are incorporated herein.

**Section 2.** The Town Commission hereby authorized and directs the Mayor to amend the Agreement for Sunset Celebration Beverage Service between the Town of Lake Park, Florida and Bonner Mobile Bar Service, a copy of which is attached hereto and incorporated herein as **Exhibit A**.

**Section 3.** This Resolution shall become effective immediately upon adoption.

Exhibit A

**AMENDMENT TO THE AGREEMENT BETWEEN THE TOWN OF LAKE PARK, FL  
AND  
BONNER MOBILE BAR SERVICE**

**THIS AMENDMENT TO THE AGREEMENT TO PROVIDE BEVERAGE SERVICES TO THE TOWN OF LAKE PARK** (“Agreement”) is made this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by and between the Town of Lake Park, a municipal corporation of the State of Florida, 535 Park Avenue, Lake Park, Florida 33403 (“Town”) and Bonner Mobile Bar Service (“Beverage Vendor”), 6251 N. Military Trail, West Palm Beach, Florida 33407.

**WITNESSETH THAT:**

**WHEREAS**, the Town is a municipality and given those powers and responsibilities enumerated by Chapter 166 Florida Statutes and the Florida Constitution; and

**WHEREAS**, the Town is empowered to enter into contractual arrangements with public agencies, private corporations or other persons to provide services; and

**WHEREAS**, the Town Commission previously determined that there is a need for the provision of beverage service at the Town’s monthly Sunset Celebration events; and

**WHEREAS**, the Town solicited via a Request for Proposal (No. 108-2016) from vendors to provide beverage service for the monthly Sunset Celebration events; and

**WHEREAS**, the Town received a proposal from the Beverage Vendor on December 12, 2016 to provide beverage service for its monthly Sunset Celebration events; and

**WHEREAS**, in its proposal, the Beverage Vendor represented that it is qualified, able and willing to satisfactorily provide the services solicited in the Town’s Request for Proposals; and

**WHEREAS**, the Town determined that the Beverage Vendor’s proposal was a responsible and responsive bid and that the Beverage Vendor was qualified and able to provide the services solicited; and

**WHEREAS**, the Town and the Beverage Vendor proposes to amend the Agreement to extend its term; and

**WHEREAS**, the Town has budgeted funds in its current fiscal year budget which are available to fund the Agreement;

**NOW, THEREFORE**, the Town and the Beverage Vendor in consideration of the benefits flowing from each to the other do hereby agree to amend the agreement as follows:

**SECTION 4. TERM**

The term of this Agreement shall be extended to December 31, 2018.

All of the terms contained in the original agreement shall remain as set forth therein.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment to the Agreement as of the day and year last executed below

ATTEST:

TOWN OF LAKE PARK

By: \_\_\_\_\_  
Vivian Mendez, Town Clerk

By: \_\_\_\_\_  
Michael O'Rourke Mayor

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: \_\_\_\_\_  
Thomas J. Baird, Town Attorney

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument has been acknowledged before me this \_\_\_ day of \_\_\_\_\_  
2017 by Michael O'Rourke, Mayor of the Town of Lake Park, and who is personally  
known to me.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

WITNESSES:

BONNER MOBILE BAR SERVICE

By: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name

# TAB 4



**Town of Lake Park Town Commission**

**Agenda Request Form**

Meeting Date: November 15, 2017

Agenda Item No. Tab 4

**Agenda Title: Resolution 91-11-17 Authorizing the Mayor to Execute an Amendment to the Agreement between the Town of Lake Park, Florida and Itamar B. Macedo**

- SPECIAL PRESENTATION/REPORTS  CONSENT AGENDA
- BOARD APPOINTMENT  OLD BUSINESS
- PUBLIC HEARING ORDINANCE ON \_\_\_\_\_ READING
- NEW BUSINESS**
- OTHER: \_\_\_\_\_

Approved by Town Manager *J. Franks* Date: 11/7/17

Riunite Franks, Special Events Director  
Name/Title

<b>Originating Department:</b>  Special Events	<b>Costs: \$ 0</b> Funding Source: Acct. # <input type="checkbox"/> Finance _____	<b><u>Attachments:</u></b> <b>Resolution; Agreement</b>
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	<b>Yes I have notified everyone <u>RCF</u></b> or Not applicable in this case _____ <b>Please initial one.</b>

**Summary Explanation/Background:**

On September 7, 2016 the Town of Lake Park entered into an Agreement with Itamar B. Macedo to provide tennis center management and maintenance services at the Lake Park Tennis Center located at Lake Shore Park. The initial term of the agreement was for one year from the date of execution with the option to extend the Agreement for two additional one year terms. At this time, staff would like to exercise the option to extend the current agreement for one additional term year.

**Recommended Motion:** I move to approve Resolution 91-11-17 authorizing the Mayor to sign the agreement with Itamar B. Macedo.

**RESOLUTION NO. 91-11-17**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING AND DIRECTING THE MAYOR TO AMEND THE AGREEMENT WITH ITAMAR B. MACEDO; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lake Park, Florida (hereinafter "Town") is a municipality and corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, the Town is empowered to enter into contractual arrangements with public agencies, private corporations or other persons to provide services; and

**WHEREAS**, the Town solicited proposals for the provision of tennis center management and maintenance at the Lake Park Tennis Center ("LPTC") located at Lake Shore Park (LSP); and

**WHEREAS**, the Town complied with the requirements of its Code and Florida Statutes pertaining to the competitive bidding of products and commodities; and

**WHEREAS**, the Town and the Tennis Professional proposed to amend the Agreement to extend its term;

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

**Section 1.** The whereas clauses are true and correct and are incorporated herein.

**Section 2.** The Town Commission hereby authorized and directs the Mayor to amend the Agreement between the Town of Lake Park, Florida and Itamar B. Macedo, a copy of which is attached hereto and incorporated herein as **Exhibit A**.

**Section 3.** This Resolution shall become effective immediately upon adoption.

Exhibit A

**AMENDMENT TO THE AGREEMENT BETWEEN THE TOWN OF LAKE PARK, FL  
AND  
ITAMAR B. MACEDO**

**THIS AMENDMENT TO THE AGREEMENT TO PROVIDE TENNIS CENTER MANAGEMENT AND MAINTENANCE SERVICES** (“Agreement”) is made this \_\_\_\_ day of \_\_\_\_\_, 2017, by and between the Town of Lake Park, a municipal corporation of the State of Florida, 535 Park Avenue, Lake Park, Florida 33403 (“Town”) and Itamar B. Macedo (“Tennis Professional”), 1087 Raintree Drive, Palm Beach Gardens, Florida 33410.

**WITNESSETH THAT:**

**WHEREAS**, the Town is a municipality and given those powers and responsibilities enumerated by Chapter 166 Florida Statutes and the Florida Constitution; and

**WHEREAS**, the Town is empowered to enter into contractual arrangements with public agencies, private corporations or other persons to provide services; and

**WHEREAS**, the Town Commission previously determined that there is a need for the provision of tennis center management and maintenance at the Lake Park Tennis Center (“LPTC”) located at Lake Shore Park (LSP); and

**WHEREAS**, the Town solicited via a Request for Proposal (No. 103-2016) proposals from tennis professionals to manage and maintain the LPTC; and

**WHEREAS**, the Town received a proposal from the Tennis Professional on July 21, 2016 for the management and maintenance of the LPTC; and

**WHEREAS**, in his proposal, the Tennis Professional represented that he is qualified, able and willing to satisfactorily provide the services solicited in the Town’s Request for Proposals; and

**WHEREAS**, the Town determined that the Tennis Professional’s proposal was a responsible and responsive bid and that the Tennis Professional was qualified and able to provide the services solicited; and

**WHEREAS**, the Town and the Tennis Professional proposes to amend the Agreement to extend its term; and

**WHEREAS**, the Town has budgeted funds in its current fiscal year budget which are available to fund the Agreement;

**NOW, THEREFORE**, the Town and the Tennis Professional in consideration of the benefits flowing from each to the other do hereby agree to amend the agreement as follows:

**SECTION 4. TERM**

The term of this Agreement shall be extended for one year with the option to extend the Agreement one additional year term.

All of the terms contained in the original agreement shall remain as set forth therein.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment to the Agreement as of the day and year last executed below

ATTEST:

TOWN OF LAKE PARK

By: \_\_\_\_\_  
Vivian Mendez, Town Clerk

By: \_\_\_\_\_  
Michael O'Rourke Mayor

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By: \_\_\_\_\_  
Thomas J. Baird, Town Attorney

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument has been acknowledged before me this \_\_\_ day of \_\_\_\_\_  
2017 by Michael O'Rourke, Mayor of the Town of Lake Park, and who is personally  
known to me.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

WITNESSES:

TENNIS PROFESSIONAL

By: \_\_\_\_\_

By: \_\_\_\_\_

Itamar B. Macedo

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

# TAB 5



Town of Lake Park Town Commission

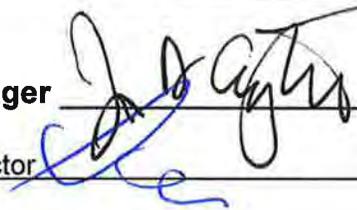
Agenda Request Form

Meeting Date: November 15, 2017

Agenda Item No. Tab 5

Agenda Title: Resolution Authorizing the Mayor to Sign the Library's Annual Plan of Service

- SPECIAL PRESENTATION/REPORTS  **CONSENT AGENDA**
- BOARD APPOINTMENT  OLD BUSINESS
- PUBLIC HEARING ORDINANCE ON \_\_\_\_ READING
- NEW BUSINESS
- OTHER: \_\_\_\_\_

Approved by Town Manager  Date: 11/9/17, 2017

Karen Mahnk, Library Director  
Name/Title

<b>Originating Department:</b>  <p style="text-align: center;"><b>LIBRARY</b></p>	Costs: \$ N/A Funding Source: Acct. # <input type="checkbox"/> Finance _____	<b>Attachments:</b> - Resolution No. <u>92</u> - 11-17 - Exhibit "A" - Library Annual Plan of Service
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ OR Not applicable in this case - <u>KM</u> <b>Please initial one.</b>

**Summary Explanation/Background:** Each year, the State Division of Library Services provides some level of support for Libraries throughout the State to help them operate for the citizens of Florida. An Annual Plan of Service is required to apply for these funds. This agenda item is requesting the Commission to authorize the Mayor to approve the Library's Annual Plan of Service for FY 2018.

**Recommended Motion:** I move to approve Resolution No. 9211-17.

**RESOLUTION NO. 92-11-17**

**A RESOLUTION OF THE TOWN COMMISSION OF  
THE TOWN OF LAKE PARK, FLORIDA  
APPROVING AN ANNUAL PLAN OF SERVICE FOR  
THE TOWN'S LIBRARY.**

**WHEREAS**, effective July 1, 2003 the Florida Legislature amended Chapter 257 F.S. to allow municipalities to apply for funding from the State Aid to Libraries program; and

**WHEREAS**, in order to meet the eligibility requirements for application to the State Aid to Libraries Grant program, the Town Commission is required to have adopted an approved annual plan of service for the operation of its library; and

**WHEREAS**, the Commission is also required to provide the state of Florida certain certifications.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA THAT;**

- Section 1. The Town of Lake Park, Florida is an eligible municipality.
- Section 2. The Town of Lake Park is the single library administrative unit.
- Section 3. The Commission of the Town of Lake Park is the designated governing body responsible for providing library services to the residents of the Town.
- Section 4. The Commission has approved its Library Annual Plan of Service for 2018 on behalf of Lake Park Public Library. The approved 2018 Plan is attached hereto and incorporated herein as Exhibit "A". .
- Section 5. The Commission of the Town of Lake Park, Florida hereby authorizes the Town Manager to transmit this resolution and the approved 2018 Library Annual Plan of Service along with the Town's application for grant funding to the appropriate state agency.
- Section 6. This Resolution shall become effective immediately upon execution.

## EXHIBIT "A"

# Lake Park Public Library Annual Plan Of Service 2018



## Activities & Events

- Continue public recognition of Library partners and community supporters.
- Expand Outreach activities to new areas.
- Expand Library's presence in more community events.
- Increase the number of Library partners and outreach programs.
- Continue promoting community participation by way of related public workshops and discussions.
- Explore adding outdoor events in Town locations sponsored by the Library.
- Continue to actively seek feedback through promotion of suggestion box and online surveys.
- Continue to expand programs and services within the library that include assisting residents with their business needs.

## Collection Development

- Continue investigating new and more user friendly methods of searching the collection.
- Seek out innovative collection design that encourages user browsing of our collection.
- Research user preferences utilizing surveys, advisory groups and circulation statistic reports.
- Continue creating genre sections or *zones* for more popular subject matter.
- Expand general collection with a wider variety of media adapting for emerging technology.
- Expand multilingual fiction and early literacy materials.

## Educational Services

- Continue expanding children's reading and story time events as the needs of the community grow.
- Continue partnering with local schools for library and community programs.
- Continue promoting *READ* poster program to community stakeholders.
- Provide basic technology seminars to assist users in optimum use of their devices.
- Continue partnerships for programs that promote literacy.
- Create unique learning experiences for youth and adults.
- Continue nurturing learning-centered activity within the library with additional online resources.
- Continue weekly computer classes for the public by utilizing volunteers as guest instructors.
- Create new learning opportunities for the public to explore new technologies.

## Facilities

- Continue redesign and refurbishing of main area.
- Explore expanding operational hours.
- Increase use of mobile circulation.
- Continue to investigate innovative solutions to address the variety of transport vehicles patrons use to visit the library.
- Continue to explore adding “*technology zones*” that provides users with more options for online access and connectivity.

## Marketing

- Continue marketing of Library programs and services by utilizing new as well as traditional media methods.
- Continue to revamp Library’s web page and investigate new methods by which to engage online users.
- Continue utilizing cost-effective methods for producing library publications such as calendars and brochures.
- Explore new, emerging marketing methods

## Staffing

- Ensure that staff receives training on all new software and hardware as well as refresher courses on current programs.
- Increase staffing as funding becomes available to bring staffing to enhanced standard levels.

## Technology

- Complete new automation solutions for staff as well as users
- Continue to seek a biometric-based card-optional system that best serves our users.
- Complete first phase of conversion to RFID system.
- Purchase additional digital media browsing kiosks.
- Add additional tablets for patron assistance and other tasks.
- Complete first phase of RFID user-centered services such as self-check-out and e-registration for library programs.
- Initiate offsite book and media lending kiosks program
- Initiate program for onsite laptop lending kiosks for users

# TAB 6



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 15, 2017

Agenda Item No. Table

Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, ABANDONING A 0.9' BY 53.8' ACRE PORTION OF THE 8TH STREET RIGHT OF WAY A; PROVIDING FOR THE RECORDING OF THE ORDINANCE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Approved by Town Manager [Signature] Date: 11/8/17

Nadia Di Tommaso / Community Development Director Name/Title

Table with 3 columns: Originating Department (Community Development), Costs (Legal Review, Applicant Escrow Account, Acct. #5083, Finance), Attachments (Ordinance 18-2017, Appraisal, Application and Written Notices of No Objection from Utilities, Legal Ad and Certified Letter), Advertised (Date: October 27, 2017, Paper: Palm Beach Post), and notification status.

Summary Explanation/Background:

This is an abandonment request for a 0.9 foot by 53.8 foot portion of public right-of-way where the western building wall of the 754 Park Avenue building was built several years ago. The new owner, 754 Park Avenue LLC is required to pursue an abandonment application for this portion of public right-of-way, ultimately representing the (already built) western building wall as mentioned above. Since the previous owner never completed the redevelopment of the site with development permits that expired without inspections ever being called into the Town, it appears the western wall slightly encroaches into the public right-of-way and requires an abandonment (an abandonment that will not

eliminate any enjoyment to public space, sidewalk or roadway of any kind since the wall has been in existence for over a decade). In addition to the separate abandonment request which will be considered by the Town Commission, the Town Commission will also be considering a site plan application for the redevelopment of the site as a separate agenda site. Staff determined that it was not logical to bring the abandonment before the Town Commission prior to the site plan application, since it would have put the Town Commission in a position where we would be asking the Commission to approve an abandonment for a building for which they had not seen redevelopment plans for yet, therefore, we decided to place the abandonment on the November 15 (this) agenda as an Ordinance on first reading, followed by the site plan being presented as a Resolution for approval with a condition of approval acknowledging that the abandonment will need to come back for adoption on second reading at the December 6, 2017 Town Commission meeting (to ensure that the site plan approval is contingent on abandonment being adopted, paid and recorded).

It is necessary and appropriate to correct error made by the Predecessor owner so that the Owner's title is clear and to avoid the demolition and reconstruction of the western wall of an existing building. Pursuant to Town Code section 72-4 (f), the Owner is required to pay the Town the fair market value of the Property within 90 days of the approval of the abandonment of the ROW and the Town's appraisal (enclosed) values the property at \$630.00. As also required by Town Code section 72-4 (d), the Applicant has provided the Town with "Letters of No Objection from AT&T, Florida Power & Light, Florida Public Utilities, Comcast Cable, and the Seacoast Utility Authority, indicating that the abandonment would not adversely affect utility service efficiency, or preclude the future provision of public or private utility services. The additional criteria in Town Code Section 72-4 have all been met given the history and the nature of this request:

*(a) All applications for the abandonment of public rights-of-way shall be reviewed and acted upon by the town commission. The burden of proof shall be upon the applicant to show that the application is consistent with the town's comprehensive plan and all of the standards listed in this section.*

*(b) The town commission may approve an abandonment application if the applicant demonstrates, by clear and convincing evidence, that a right-of-way is no longer required for a public use and convenience. Any proposed abandonment of a public right-of-way shall demonstrate that such action furthers the health, safety and welfare of the town's residents. In making this determination, the town commission shall consider whether:*

- (1) The abandonment deprives any business or individual of a reasonable means of ingress and egress to that business or individual's property;*
- (2) The abandonment adversely affects utility service efficiency, or precludes the future provision of public or private utility services;*
- (3) The abandonment reduces adjacent property values; and*
- (4) The abandonment eliminates the potential use of dedicated property for a public purpose, including, but not limited to, pedestrian or vehicular access, recreation, environmental preservation, or stormwater management.*

*(c) Generally abandonments for an entire right-of-way should be considered, unless there are extenuating circumstances for considering the partial abandonment of a right-of-way.*

*(d) Each abandonment application shall include written statements from all public utilities serving the town, including water, sewer, electric or cable television utilities, stating whether or not the proposed abandonment would adversely affect that utility.*

*(e) Prior to the commission's consideration of the abandonment application the community development director shall obtain an appraisal from a Florida licensed real estate appraiser of the subject property and the applicant shall reimburse the town for the cost of same.*

*(f) The abandonment of a public right-of-way shall not occur until the applicant has paid to the town the appraised value of the property to be abandoned, except as allowed by subsection (g) below. An abandonment approval shall be void if payment does not occur within 90 days from the date of approval by the town commission.*

*(g) The town commission may abandon an unused alley, street, utility easement, located within a residential zoning district, without payment to the town, provided the abandonment is to the benefit of the town, and the right-of-way is currently not used, or is not contemplated for future use by the public entity, such as a water, sewer, electric or cable television utility.*

**An ad was placed in the Palm Beach Post on 10-27-17 and certified notices were mailed to owners within 300 feet. The applicant also posted the abandonment notification at the site per the Code requirement.**

**Please refer to the enclosed Ordinance.**

**Recommended Motion: I MOVE TO APPROVE ORDINANCE 18-2017 on 1<sup>st</sup> READING.**

**ORDINANCE NO. 18-2017**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, ABANDONING A 0.9' BY 53.8' ACRE PORTION OF THE 8<sup>TH</sup> STREET RIGHT OF WAY; PROVIDING FOR THE RECORDING OF THE ORDINANCE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a right-of-way abandonment application for a 0.9 foot by 53.8 foot section of the 8<sup>th</sup> Street right-of-way (ROW), as legally described in the attached Exhibit "A", which is incorporated herein has been submitted on behalf of 754 Park Avenue LLC (the Owner) by the Milcor Group, Inc. (the Applicant); and

**WHEREAS**, a 0.9 foot by 53.8 foot portion of the ROW to be abandoned is located on the north side of Park Avenue and adjacent (to the east) of 8<sup>th</sup> Street in the Town of Lake Park, Florida (the Property); and

**WHEREAS**, the abandonment of the Property is required because the original building footprint's western wall was erroneously constructed by the Owner's predecessor, Park Avenue BBQ and Grille, resulting in an encroachment into the ROW; and

**WHEREAS**, the Plat of Kelsey City shows the 8<sup>th</sup> Street ROW was recorded in Plat Book 8, Page 27, of the public records of Palm Beach County, Florida; and

**WHEREAS**, the Owner, has submitted a applications for a conditional use and site plan to redevelop the 754 Park Avenue property; and

**WHEREAS**, it is necessary and appropriate to correct error made by the Predecessor owner so that the Owner's title is clear and to avoid the demolition and reconstruction of the western wall of an existing building; and

**WHEREAS**, pursuant to Code section 72-4 (f), the Owner is required to pay the Town the fair market value of the Property within 90 days of the approval of the abandonment of the ROW; and

**WHEREAS**, as required by Code section 72-4 (d), the Applicant has provided the Town with "Letters of No Objection from AT&T, Florida Power & Light, Florida Public Utilities, Comcast Cable, and the Seacoast Utility Authority, indicating that the abandonment would not adversely affect utility service efficiency, or preclude the future provision of public or private utility services; and

**WHEREAS**, the Town Commission has determined that the proposed abandonment furthers the public health, safety and welfare; and

**WHEREAS**, the Town Commission has determined that the abandonment application meets the criteria for the abandonment of a rights-of-way as set forth in Section 72-4 of the Town Code.

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

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

**Section 2. Abandonment of right-of-way.** The Town Commission hereby determines that the Applicant has demonstrated by clear and convincing evidence that the portion of the 8<sup>th</sup> Street ROW, as legally described in the

attached Exhibit “A”, is not required for the public’s use and convenience. In making this determination the Commission specifically finds: (a) The abandonment does not deprive any business or individual of a reasonable means of ingress and egress to that business’ or individual’s property;

(b) The abandonment will not adversely affect utility service efficiency, or preclude the future provision of public or private utility services;

(c) The abandonment will not reduce adjacent property values; and

(d) The abandonment will not eliminate the potential use of property which has been dedicated for a public purpose, including, but not limited to, pedestrian or vehicular access, recreation, environmental preservation, or stormwater management.

**Section 3. Recording.** The Applicant shall record the abandonment in the public records of Palm Beach County and pay the required fees for same. After the recordation, the Applicant shall forward a copy of the Ordinance with the recording information on to the Community Development Department.

**Section 4. Failure to pay.** In the event the Owner does not make payment of the fair market value as appraised within 90 days of the effective date of this Ordinance and prior to its recordation, the abandonment shall be null and void.

**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 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 immediately upon execution.

**Attachments: Exhibit "A"- Legal description & sketch of the Property depicting its general location.**

**Exhibit "A"**

**LEGAL DESCRIPTION & SKETCH**

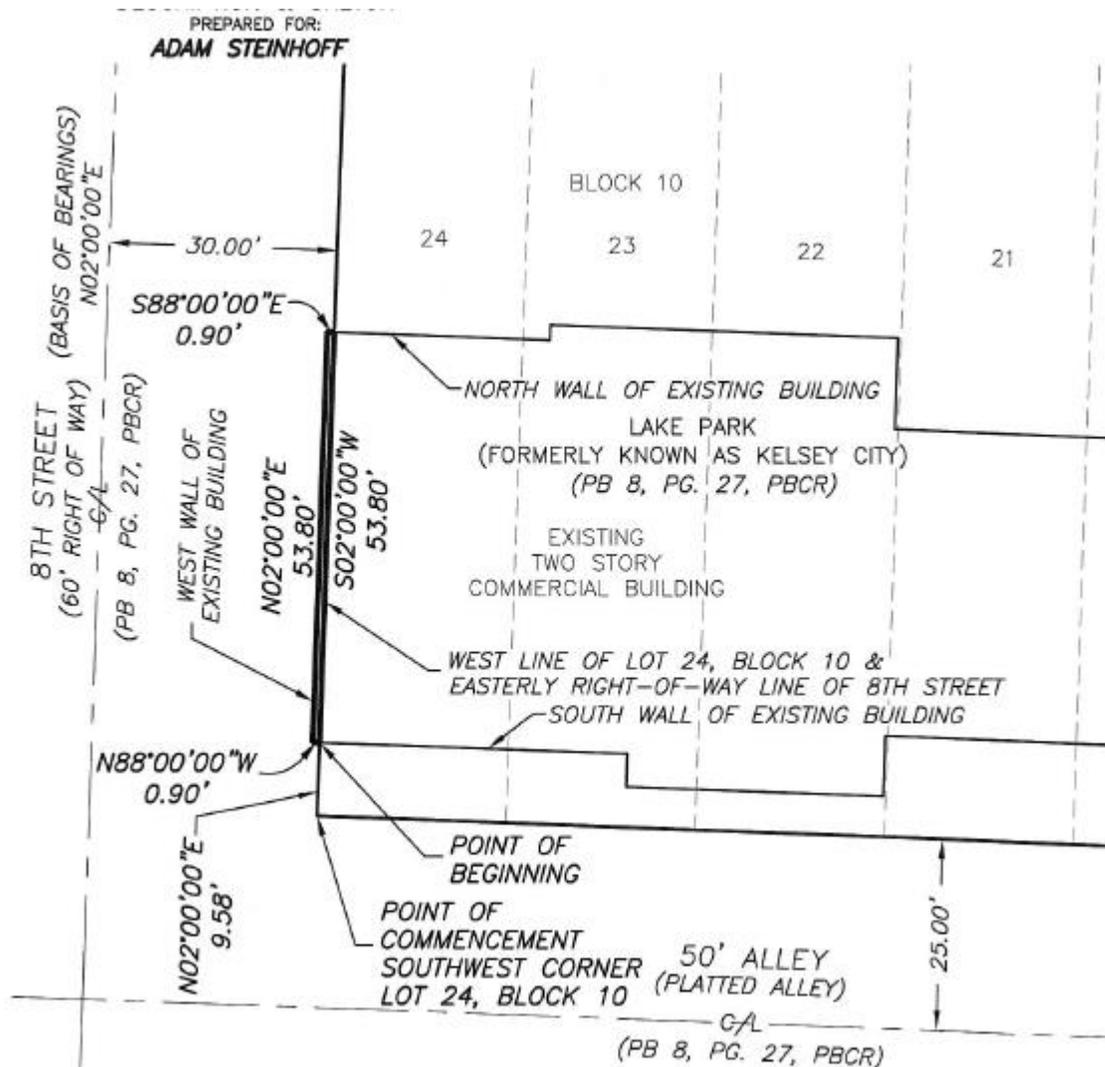
**LEGAL DESCRIPTION:**

A STRIP OF LAND LYING ON A PORTION 8TH STREET, LAKE PARK (FORMERLY KNOWN AS KELSEY CITY), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 10, AS SHOWN ON SAID PLAT; THENCE NORTH 02°00'00" EAST ALONG THE WEST LINE OF LOT 24, FOR 9.58 FEET TO A POINT ON THE SOUTH WALL OF AN EXISTING COMMERCIAL BUILDING AND TO THE POINT OF BEGINNING; THE FOLLOWING THREE COURSES BEING ALONG THE SOUTH, WEST AND NORTH WALLS OF SAID BUILDING; THENCE NORTH 88°00'00" WEST, FOR 0.90 FEET; THENCE NORTH 02°00'00" EAST, FOR 53.80 FEET; THENCE SOUTH 88°00'00" EAST, FOR 0.90 FEET TO THE WEST LINE OF LOT 24; THENCE SOUTH 02°00'00" WEST ALONG SAID WEST LINE, FOR 53.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAIN 48 SQUARE FEET, MORE OR LESS.



**APPRAISAL OF  
A 0.90 FOOT ENCROACHMENT INTO A PUBLIC  
RIGHT-OF-WAY  
LOCATED AT  
754 PARK AVENUE  
LAKE PARK, FLORIDA 33403**

**FOR**

**SCOTT SCHULTZ, TOWN PLANNER  
TOWN OF LAKE PARK**

**BY**

**ROBERT B. BANTING, MAI, SRA  
CERT GEN RZ4**

**WITH**

**ANDERSON & CARR, INC.  
521 SOUTH OLIVE AVENUE  
WEST PALM BEACH, FLORIDA 33401**

**DATE OF INSPECTION: AUGUST 11, 2017  
DATE OF REPORT: AUGUST 22, 2017  
DATE OF VALUE: AUGUST 11, 2017**

**FILE NO.: 2170271.000  
CLIENT REFERENCE: 754 PARK AVENUE**



# ANDERSON CARR

APPRAISERS • REALTORS • CONSULTANTS • DEVELOPERS

August 22, 2017

Mr. Scott Schultz  
Town Planner  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

Dear Mr. Schultz:

Pursuant to your request, we have personally appraised the real property being a 0.90 foot encroachment of the building's western wall 53.8 feet in length into a public right-of-way. The subject property is located on the southeast corner of Park Avenue and 8th Street in Lake Park, Florida. The property address is 754 Park Avenue, Lake Park, FL, 33403.

The purpose of this narrative appraisal is to estimate the market value of the fee simple estate of the subject property as of August 11, 2017. The intended use of the report is to assist the client and intended user in abandonment by a public agency. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and thus the appraisers will not be held responsible for any outcome associated with use by another entity or for another purpose.

We have utilized "across the fence" appraisal methodology which is a land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land. The price or value of land adjacent to the corridor (i.e., across the fence) is considered for the valuation. (The Dictionary of Real Estate Appraisal, 5th ed., Chicago: Appraisal Institute, 2010).

We have utilized the sales comparison approach to value, the most common method used for valuing properties such as the subject property.

As a result of our analysis, we have developed an opinion that the market value of the fee simple estate (as defined in the report), subject to the definitions, certifications, and limiting conditions set forth in the attached report, as of August 11, 2017 was:

**MARKET VALUE:**

**\$630.00**

The following presents our analysis and conclusions in a narrative appraisal report. This letter must remain attached to the report, which contains 53 pages plus related exhibits, in order for the value opinion set forth to be considered valid. Your attention is directed to the Assumptions and Limiting Conditions contained within this report.

Respectfully submitted,

ANDERSON & CARR, INC.



Robert B. Banting, MAI, SRA  
Cert Gen RZ4

RBB:cmp

- ESTABLISHED 1947 -

ANDERSON & CARR INC. • 521 S OLIVE AVE., W. PALM BEACH, FL 33401 • 561.833.1661 • ANDERSONCARR.COM



**TABLE OF CONTENTS**

	Page No.
Summary Of Important Facts And Conclusions.....	4
Certification .....	6
Assumptions and Limiting Conditions .....	7
Area/Location Maps.....	10
Aerial Photographs.....	11
Subject Property Photos (Taken August 11, 2017).....	12
Purpose And Date Of Value .....	17
Property Appraised .....	17
Legal Description .....	17
Disclosure Of Competency.....	17
Intended Use And User .....	18
Client.....	18
Definitions.....	18
Property Rights Appraised .....	19
Typical Buyer Profile.....	19
Scope Of Assignment .....	19
Palm Beach County Summary .....	20
Neighborhood Summary .....	27
Property Data.....	29
Taxpayer Of Record .....	29
Palm Beach County Property Control Number(S).....	29
Assessed Value And Taxes For 2016 .....	29
Census Tract.....	30
Flood Zone Designation .....	30
Zoning And Future Land Use .....	31
Concurrency .....	33
Utilities .....	33
Subject Property Sales History .....	33
Site Analysis .....	34
Highest And Best Use.....	36
Sales Comparison RISON APPROACH.....	37
Sales Summary and Discussion.....	51
Conclusion .....	53

Qualifications for Robert B. Banting, MAI, SRA, Cert Gen RZ4  
Addendum: Boundary Survey

# ANDERSON CARR

---

## SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

<b>Client:</b>	Scott Schultz, Town Planner Town of Lake Park
<b>Intended User:</b>	Town of Lake Park and/or otherwise specified in writing
<b>Taxpayer of Record:</b>	754 Park Ave LLC
<b>Property Rights Appraised:</b>	Fee Simple Estate
<b>Special Assumptions Reference:</b>	None
<b>Unusual Market Externality:</b>	None
<b>Location:</b>	Site is located on the southeast corner of Park Avenue and 8th Street in Lake Park, Florida.
<b>Site/Land Area:</b>	The subject site contains 48.4 square feet or 0.001 acres.
<b>Improvements:</b>	The area to be abandoned is currently improved with the 0.9 foot encroachment of the commercial building's western wall that is 53.8' in length.
<b>Zoning:</b>	PADD- Park Avenue-Downtown by Lake Park
<b>Land Use Plan:</b>	DT - Downtown by Lake Park
<b>Flood Zone &amp; Map Reference:</b>	Zone C, Community Panel Number 120212 0005 B, effective date of September 15, 1978
<b>Census Tract:</b>	0011.01
<b>Current Use:</b>	Commercial
<b>Highest and Best Use:</b>	Commercial

**ANDERSON CARR**

---

**Estimated Property Values:**

Value via Sales Comparison Approach: \$630.00

**MARKET VALUE: \$630.00**

**Date of Inspection:** August 11, 2017

**Date of Report:** August 22, 2017

**Date of Value:** August 11, 2017

**Appraisers:** Robert B. Banting, MAI, SRA  
Cert Gen RZ4



## CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, conclusions, and recommendations.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.

I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Robert B. Banting, MAI, SRA has made an exterior only inspection of the subject property.

As of the date of this report, Robert B. Banting, MAI, SRA has completed the continuing education program of the Appraisal Institute.

Zachary Rossetti, licensed real estate sales associate, provided real property appraisal assistance to the person signing this certification.



---

Robert B. Banting, MAI, SRA  
Cert Gen RZ4

## ASSUMPTIONS AND LIMITING CONDITIONS

1. Unless otherwise stated, the value appearing in this appraisal represents our opinion of the market value or the value defined as of the date specified. Values of real estate are affected by national and local economic conditions and consequently will vary with future changes in such conditions.
2. Possession of this report or any copy thereof does not carry with it the right of publication nor may it be used for other than its intended use. The physical report(s) remains the property of the appraiser for the use of the client. The fee being for the analytical services only. The report may not be copied or used for any purpose by any person or corporation other than the client or the party to whom it is addressed, without the written consent of an officer of the appraisal firm of Anderson & Carr, Inc. and then only in its entirety.
3. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations efforts, news, sales or other media without written consent and approval of an officer of Anderson & Carr, Inc. nor may any reference be made in such public communication to the Appraisal Institute or the MAI, SRA or SRPA designations.
4. The appraiser may not divulge the material contents of the report, analytical findings or conclusions, or give a copy of the report to anyone other than the client or his designee, as specified in writing except as may be required by the Appraisal Institute, as they may request in confidence for ethics enforcement or by a court of law or body with the power of subpoena.
5. Liability of Anderson & Carr, Inc. and its employees is limited to the fee collected for the appraisal. There is no accountability or liability to any third party.
6. It is assumed that there are no hidden or unapparent conditions of the property, sub-soil, or structures which make it more or less valuable. The appraiser assumes no responsibility for such conditions or the engineering which might be required to discover these facts.
7. This appraisal is to be used only in its entirety. All conclusions and opinions concerning the analysis which are set forth in the report were prepared by the appraisers whose signatures appear on the appraisal report. No change of any item in the report shall be made by anyone other than the appraiser and the appraiser and firm shall have no responsibility if any such unauthorized change is made.
8. No responsibility is assumed for the legal description provided or other matters legal in character or nature, or matters of survey, nor of any architectural, structural, mechanical, or engineering in nature. No opinion is rendered as to the title which is presumed to be good and merchantable. The property is valued as if free and clear of any and all liens and encumbrances and under responsible ownership and competent property management unless otherwise stated in particular parts of the report.
9. No responsibility is assumed for accuracy of information furnished by or from others, the clients, their designee, or public records. We are not liable for such information or the work of subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit when possible. All are considered appropriate for inclusion to the best of our knowledge and belief.



10. The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraiser or those assisting the preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal in full or in part; nor engaged in post-appraisal consultation with client or third parties, except under separate and special arrangement and at an additional fee.
11. The sketches and maps in this report are included to assist the reader and are not necessarily to scale. Various photos, if any, are included for the same purpose and are not intended to represent the property in other than actual status as of the date of the photos.
12. Unless otherwise stated in this report, the appraisers have no reason to believe that there may be hazardous materials stored and used at the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
13. If applicable, the distribution of the total valuation of this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal, no matter how similar and are invalid if so used.
14. No environmental or impact studies, special market studies or analysis, highest and best use analysis study or feasibility study has been requested or made unless otherwise specified in an agreement for services or in the report. Anderson & Carr, Inc. reserves the unlimited right to alter, amend, revise or rescind any of the statements, findings, opinions, values, estimates or conclusions upon any previous or subsequent study or analysis becoming known to the appraiser.
15. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in this appraisal report.
16. The value estimated in this appraisal report is gross without consideration given to any encumbrance, lien, restriction, or question of title, unless specifically defined. The estimate of value in the appraisal report is not based in whole or in part upon the race, color, or national origin of the present owners or occupants of the properties in the vicinity of the property appraised.
17. It is assumed that the property conforms to all applicable zoning, use regulations, and restrictions unless a nonconformity has been identified, described, and considered in this appraisal report.
18. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.

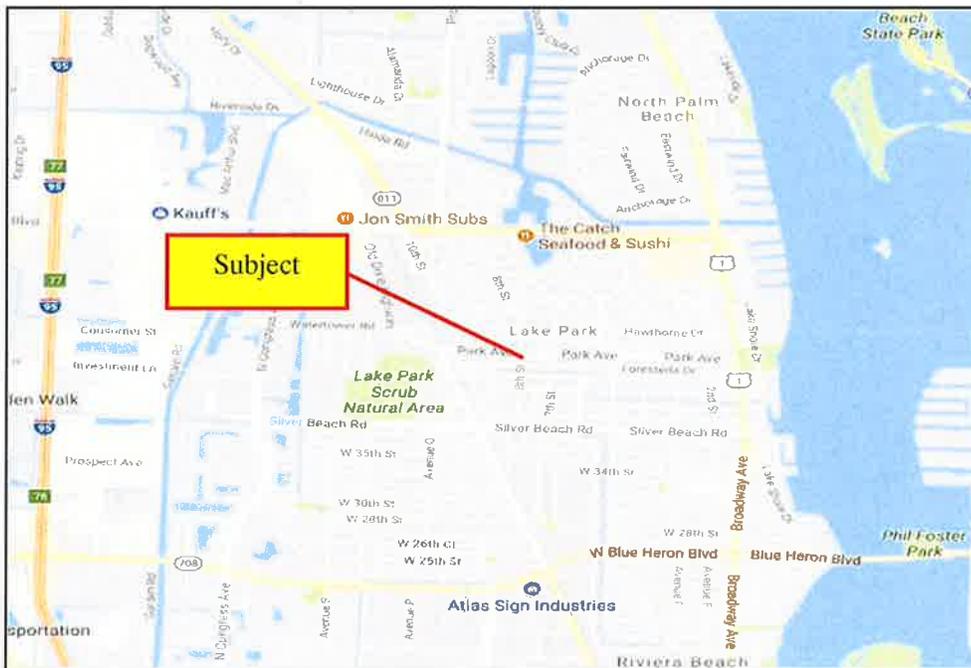
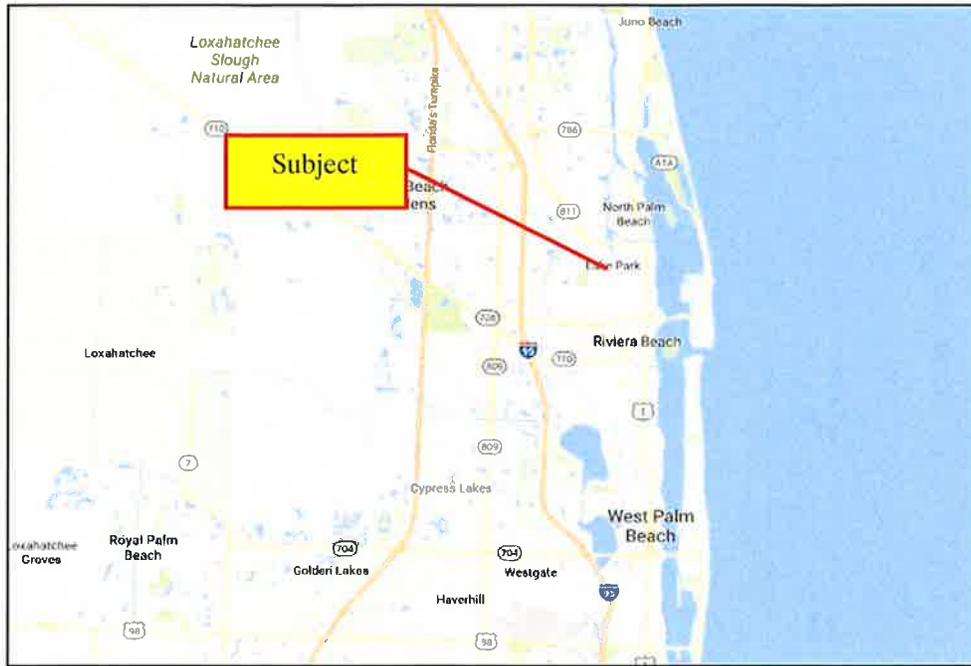


19. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

20. This appraisal report has been prepared for the exclusive benefit of the client and intended users, Town of Lake Park and/or otherwise specified in writing. This report has been prepared for no other purpose and for use by no other person or entity than for use by the client for the purpose stated herein. Any other use of this appraisal is considered a misuse and thus the appraisers will not be held responsible for any outcome associated with use by another entity or for another purpose.

21. ACCEPTANCE OF, AND/OR USE OF THIS APPRAISAL REPORT CONSTITUTES ACCEPTANCE OF THE PRECEDING CONDITIONS.

AREA/LOCATION MAPS



AERIAL PHOTOGRAPHS



SUBJECT PROPERTY PHOTOS (TAKEN AUGUST 11, 2017)



Front of Subject Building



West side of Subject Building



South side of Subject Building



Alley and additional parking



Park Avenue looking west



Park Avenue looking east



8<sup>th</sup> Street looking north



8<sup>th</sup> Street looking south



Parking Lot



West side of building encroaching on public right-of-way

# ANDERSON CARR

---

## PURPOSE AND DATE OF VALUE

The purpose of this appraisal is to estimate the market value, fee simple estate, of the subject property as of August 11, 2017.

## PROPERTY APPRAISED

The subject property consists of a 0.90 foot encroachment of the building's western wall 53.8 feet in length into a public right-of-way located on the southeast corner of Park Avenue and 8th Street in Lake Park, Florida. The subject is zoned PADD- Park Avenue-Downtown by Lake Park.

## LEGAL DESCRIPTION

The legal description for the adjacent and encroaching subject property was taken from the County Property Appraiser's public access system.

**Lot 20, Less the East 10 feet thereof, and Lots 21, 22, 23, and 24, Block 10, LAKE PARK (formerly KELSEY CITY), according to the plat thereof, recorded in Plat Book 8, Page(s) 15 through 18, 23, 27, 34, and 37, inclusive, of the Public Records of Palm Beach County, Florida.**

## DISCLOSURE OF COMPETENCY

Per the Competency Rule contained within the Uniform Standards of Professional Appraisal Practice, the appraisers hereby affirm that they are competent to complete the appraisal assignment for which they have been engaged by the client.

## INTENDED USE AND USER

The intended use of this report is to assist the client and intended user in abandonment by a public agency. The intended user of the report is Town of Lake Park and/or otherwise specified in writing

This report has been prepared utilizing generally accepted appraisal guidelines, techniques, and methodologies as contained within the Uniform Standard of Professional Practice (USPAP), as promulgated by the Appraisal Foundation.

## CLIENT

Mr. Scott Schultz  
Town Planner  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

## DEFINITIONS

### Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) Buyer and seller are typically motivated; (2) Both parties are well informed or well advised, and acting in what they consider their own best interests; (3) A reasonable time is allowed for exposure in the open market; (4) Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) The price represents normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and the Interagency Appraisal and Evaluation Guidelines, Federal Register, Volume 75, No. 237, December 10, 2010).

### Across The Fence Method

A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land. The price or value of land adjacent to the corridor (i.e., across the fence) is considered for the valuation. Other considerations include corridor factor and usage factor adjustments (The Dictionary of Real Estate Appraisal, 6th ed., Chicago: Appraisal Institute, 2015).



## PROPERTY RIGHTS APPRAISED

The property rights appraised are those of the fee simple estate.

Fee simple estate is defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat (The Dictionary of Real Estate Appraisal, 6th ed., Chicago: Appraisal Institute, 2015).

## TYPICAL BUYER PROFILE

In this particular situation, an existing structure is encroaching into the public right-of-way and the public agency will be abandoning the portion of the right-of-way that is being encroached upon.

## SCOPE OF ASSIGNMENT

The traditional appraisal approaches include the cost approach, the sales comparison approach, and the income capitalization approach. We have considered all three approaches in this assignment, and determined the sales comparison approach to be applicable in this assignment. In the process of gathering data for the sales comparison approach to value, we conducted a search of our appraisal files and public information sources such as the Palm Beach County Property Appraiser's public access system and the Palm Beach County Clerk's Office, as well as subscription based information services such as CoStar.com and RealQuest.com for comparable sales in the relevant market area. We searched for the most similar sales to the subject property.

The sales ultimately selected for further analysis were the best comparable sales we were able to find in this market. We obtained and verified additional information on the comparable properties with a party to the transaction, or a broker or agent of the parties when possible.

We inspected the exterior of the subject property and the comparables. Physical data pertaining to the subject property was obtained from an inspection of the premises and public information sources such as the Palm Beach County Property Appraiser's records. Other data pertaining to the subject property was obtained from the Palm Beach County Clerk's and Tax Collector's offices and local planning and zoning departments.

The product of our research and analysis is formulated within this report for analysis of and direct comparison with the subject property being appraised. Additionally, we have used original research performed in preparation of other appraisals by this office, which is considered appropriate for the subject property.

We make no warranty as to the authenticity and reliability of representations made by those with whom we verified sales, rental, and other information. We have taken due care in attempting to verify the data utilized in this analysis. We based our analysis and conclusions on overall patterns rather than on specific representations.

Per USPAP Standard Rule 2-2 this analysis is an Appraisal Report presented in written format. The analysis and conclusions of this appraisal assignment are presented in a narrative appraisal report.

## PALM BEACH COUNTY SUMMARY



### Geography

Palm Beach County is located along Florida's Southeast coast. It is bordered by Martin County to the north, Hendry and Glades Counties to the west, Broward County to the south and the Atlantic Ocean to the east. The northwestern portion of the county is made up of Lake Okeechobee, the largest freshwater lake in Florida. The county is located approximately 80 miles north of Miami and 260 miles south of Jacksonville.

Palm Beach County encompasses approximately 2,203 square miles with roughly 1,974 square miles of land area, 229 square miles of water, and 47 miles of coastline. According to the U.S. Census Bureau's 2015 estimate, Palm Beach County has a population of 1,422,789; an increase of 7.8 percent from the 2010 census statistics of 1,320,134. The vast majority of the county's growth has been a result of in-migration from the northern states as well as from Miami-Dade and Broward Counties to the south. Palm Beach County ranks as the third most populous county in Florida behind Miami-Dade and Broward Counties.

The county includes 38 incorporated municipalities; the largest of which is West Palm Beach, the county seat. Boca Raton, located at the south end of the county, is the second largest city and one of the highest income retail trade areas in the United States.

Palm Beach County along with Broward and Miami-Dade Counties to the south are known as the Gold Coast. At 110 miles north-south, it is the second longest urbanized area in the United States behind the New York Metropolitan area.



## Transportation

Interstate 95 is a major north/south thoroughfare that connects Palm Beach County to the southeastern and northeastern portions of the state, and then continues along the Eastern Seaboard to Maine. Florida's Turnpike also passes through the county and provides connections to the north central area of the state and Miami to the south. Other north/south highways include A1A, U.S. Highway 1, Congress Avenue, Military Trail and U.S. 441. There are numerous local east/west roadways with Southern Boulevard providing access to the western portions of the county, as well as Florida's West Coast.

The expanded Palm Beach International Airport is conveniently located to provide air service to and from Palm Beach County. The airport's growth necessitated a direct access overpass interchange with I-95 which significantly improved ingress and egress for PBIA. Other transportation services in Palm Beach County include the Florida East Coast Railway for rail service and The Port of Palm Beach for the shipping and cruise industries. Tri-Rail provides commuter service through Miami-Dade, Broward, and Palm Beach Counties. Palm Beach County provides a bus service for transportation throughout the county and several of the local municipalities have various forms of local downtown transportation including trolley service and electric cars.

## Economy

The unemployment rate in Palm Beach County reached a peak of 12 percent in July 2010. As of May 2017, the unemployment rate was 3.9 percent with a net annual change of -0.5 percent according to the U.S. Bureau of Labor Statistics. Tourism is the county's leading industry, employing over 70,000 people and generating about two billion dollars annually. The other multi-billion dollar industries are construction and agriculture. All three industries experienced some decline due to economic conditions from 2007 until the middle of 2011. The economy began to stabilize in mid-2011 and these industries continued to experience signs of recovery through the first half of 2017

The largest employer in Palm Beach County is the Palm Beach County School Board, the fifth largest school district in Florida and the eleventh largest in the United States, with over 21,000 employees and a \$2.3 billion dollar budget for the 2016-2017 school year. The five largest private sector service producing employers according to the Business Development Board of Palm Beach County are shown in the following table.

Palm Beach County's favorable economic profile is partially defined by its biotech sector; however, a growing educational sector has emerged to enhance the economic base. Colleges and universities in the county include Palm Beach State College, two Florida Atlantic University campuses, Palm Beach Atlantic University, and Lynn University.

FIVE LARGEST PRIVATE SECTOR EMPLOYERS		
Employer	Type of Business	Employees
Tenet Healthcare Corporation	Healthcare	6,100
NextEra Energy, Inc. (FP&L parent co.)	Utilities	3,804
G4S Secure Solutions (USA) Inc.	Security Services	3,000
HCA, Inc.	Healthcare	2,714
Bethesda Hospital, Inc.	Healthcare	2,643



Residential Real Estate

The Palm Beach County residential market saw increases in sales price and number of sales from 5/16 to 5/17. Single family housing inventory remained unchanged with a 4.9 months' supply. Townhouses and condos also had increasing values and number of closed sales indicating a positive outlook for the residential market in Palm Beach County for the first half of 2017.

# PALM BEACH COUNTY

## Local Market Update

**MAY 2017**

SINGLE FAMILY HOMES	05 2017	05 2016	% CHANGE
Closed Sales	1,768	1,695	4.3%
Closed Sales (Paid In Cash)	646	565	14.3%
Median Sale Price	\$335,000	\$310,500	7.9%
Median % Original List Price Received	94.7%	94.8%	-0.1%
Median Days to Contract	48	43	11.6%
Inventory (Active Listings)	7,224	7,316	-1.3%
Months Supply of Inventory	4.9	4.9	0.0%
TOWNHOUSES/CONDOS	05 2017	05 2016	% CHANGE
Closed Sales	1,420	1,317	7.8%
Closed Sales (Paid In Cash)	867	750	15.6%
Median Sale Price	\$179,500	\$165,000	8.8%
Median % Original List Price Received	93.1%	93.1%	0.0%
Median Days to Contract	55	51	7.8%
Inventory (Active Listings)	6,208	6,203	0.1%
Months Supply of Inventory	5.6	5.4	3.7%

County figures used in this local market update were provided by Florida Realtors®. For a hyper local market update of your community, please consult your local Realtor®, a proud member of the Realtors® Association of the Palm Beaches.



## Commercial Real Estate

According to Marcus & Millichap's *Special Report :Emerging Trends , 4<sup>th</sup> Quarter 2016* there is a positive outlook for 2017. Amidst higher long term interest rates and a steady decline in vacancy rates, the commercial property sectors are performing well. "The 2017 economic outlook points to another positive year for apartment, retail, industrial and office properties, but emerging trends in government policies and global markets will encourage investors to become more tactical in their buying decisions."

Consistent job growth and a resumption of favorable demographic trends are converging to provide momentum in Palm Beach County growth. A growing population of office workers due to job growth, improving housing affordability, expanded options for renters and strengthening job prospects are sparking resurgence in relocations from outside the county. Palm Beach County has experienced a steady pace of employment in fields that serve the older segment of the population including healthcare, retail and wealth management. Hiring in these areas increased the sizable pool of prospective tenants and a consistent flow of new residents into the county. In all, the forecast for Palm Beach County in 2017 is positive.

According to CoStar's mid-year 2017 data, the Palm Beach County commercial real estate market has experienced slight improvement from the end of year 2016 with specifics of each property class as follows.

## Industrial

The Palm Beach County industrial market ended second quarter 2017 with a vacancy rate of 3.5 percent, down from the previous quarter. Rental rates ended the second quarter 2017 at \$10.11 per square foot, an increase over the previous quarter. Net absorption was positive 251,247 square feet in the second quarter 2017. Vacant sublease space increased ending the quarter at 16,773 square feet. A total of five buildings delivered to the market, totaling 306,889 square feet with 217,425 square feet still under construction at the end of the quarter.

## Total Industrial Market Statistics

Mid-Year 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017 2q	3,255	60,675,488	2,126,460	2,143,233	3.5%	251,247	5	306,889	6	217,425	\$10.11
2017 1q	3,250	60,368,599	2,072,523	2,087,591	3.5%	238,483	3	119,845	7	333,622	\$10.08
2016 4q	3,247	60,248,754	2,193,761	2,206,229	3.7%	514,257	3	329,760	9	430,021	\$9.91
2016 3q	3,245	59,922,962	2,381,226	2,394,694	4.0%	445,157	3	232,651	11	756,494	\$9.72
2016 2q	3,242	59,690,311	2,586,802	2,607,200	4.4%	267,208	1	104,551	13	935,546	\$9.61
2016 1q	3,242	59,594,084	2,759,813	2,778,181	4.7%	251,065	3	359,968	8	625,858	\$9.50
2015	3,239	59,234,116	2,651,910	2,669,278	4.5%	1,321,739	3	745,634	7	626,666	\$9.37
2014	3,237	58,494,572	3,208,842	3,251,473	5.6%	736,759	3	240,400	3	745,634	\$8.92
2013	3,234	58,254,172	3,678,031	3,747,832	6.4%	1,064,668	2	29,960	3	860,400	\$8.64
2012	3,232	58,224,212	4,693,235	4,782,540	8.2%	660,817	1	16,227	2	29,960	\$8.41
2011	3,232	58,225,660	5,244,426	5,444,805	9.4%	838,388	5	272,261	1	16,227	\$8.05
2010	3,229	57,962,635	5,689,847	6,020,168	10.4%	817,538	5	200,423	3	39,261	\$8.20
2009	3,224	57,762,212	6,299,485	6,637,283	11.5%	(1,643,879)	3	32,755	4	189,923	\$8.64
2008	3,221	57,718,009	4,781,667	4,949,201	8.6%	94,415	25	863,220	6	199,278	\$9.60
2007	3,187	56,577,459	3,779,342	3,903,066	6.9%	(717,427)	26	536,343	29	1,040,903	\$10.21
2006	3,145	55,644,060	2,250,535	2,252,240	4.0%	303,893	24	644,589	35	868,658	\$9.75

Source: CoStar Property®



## Office

The total vacancy rate for the Palm Beach County office market second quarter 2017 decreased to 11.1 percent. Rental rates averaged \$28.57 per square foot, an increase over the previous quarter. Net absorption for the second quarter 2017 was positive 128,085 square feet. Vacant sublease space increased in the quarter ending at 112,693. A total of two buildings delivered to the market in the quarter totaling 54,800 square feet with 95,625 square feet still under construction at the end of the quarter.

### Total Office Market Statistics

Mid-Year 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total RBA	Direct SF	Total SF	Vac %		# Blds	Total RBA	# Blds	Total RBA	
2017 2q	2,823	55,264,857	5,998,940	6,111,633	11.1%	128,085	2	54,800	8	95,625	\$28.57
2017 1q	2,821	55,210,057	6,092,153	6,184,918	11.2%	44,537	0	0	10	150,425	\$28.02
2016 4q	2,823	55,216,054	6,157,581	6,235,452	11.3%	157,957	2	36,000	7	130,750	\$27.90
2016 3q	2,822	55,181,806	6,243,342	6,359,161	11.5%	412,293	2	20,384	8	136,750	\$27.72
2016 2q	2,821	55,165,422	6,638,366	6,755,070	12.2%	299,941	2	71,305	6	81,084	\$27.45
2016 1q	2,819	55,094,117	6,883,906	6,983,706	12.7%	10,778	3	20,750	7	135,089	\$26.99
2015	2,817	55,099,368	6,915,446	6,999,735	12.7%	839,056	3	34,014	10	155,839	\$26.97
2014	2,814	55,065,354	7,714,493	7,804,777	14.2%	1,047,777	12	243,848	4	38,764	\$26.14
2013	2,805	54,832,288	8,540,006	8,619,488	15.7%	81,452	5	56,832	11	202,193	\$25.62
2012	2,803	54,937,158	8,733,150	8,805,810	16.0%	618,265	4	128,391	4	64,582	\$25.36
2011	2,803	54,901,590	9,216,624	9,388,507	17.1%	589,135	4	166,840	3	100,901	\$25.64
2010	2,799	54,732,376	9,583,391	9,808,428	17.9%	293,143	8	169,703	4	166,840	\$25.91
2009	2,793	54,570,917	9,517,024	9,940,112	18.2%	(298,496)	15	848,915	7	129,719	\$26.25
2008	2,775	53,572,814	8,190,030	8,643,513	16.1%	427,270	44	2,568,509	20	1,039,603	\$27.92
2007	2,725	50,881,887	6,056,721	6,379,856	12.5%	(784,736)	40	1,307,765	46	3,076,412	\$28.29
2006	2,678	49,378,057	3,998,985	4,091,290	8.3%	808,923	51	1,312,020	52	3,049,525	\$26.86

Source: CoStar Property B



## Retail

The Palm Beach County retail market did not experience much change in market conditions in the second quarter 2017. The vacancy rate went from 4.2 percent the previous quarter to 4.3 percent in the current quarter. Average quoted rental rates increased from the previous quarter to \$21.74 per square foot per year. Vacant sublease space decreased by (7,235) square feet. The second quarter 2017 net absorption rate was a negative (19,968) square feet. A total of six retail buildings with 65,260 square feet were delivered, with 707,319 square feet still under construction at the end of the quarter.

## Total Retail Market Statistics

Mid-Year 2017

Period	Existing Inventory		Vacancy			Net Absorption	Deliveries		UC Inventory		Quoted Rates
	# Blds	Total GLA	Direct SF	Total SF	Vac %		# Blds	Total GLA	# Blds	Total GLA	
2017 2q	5,045	79,262,344	3,353,137	3,409,863	4.3%	(19,968)	6	65,260	24	707,319	\$21.74
2017 1q	5,040	79,198,209	3,261,799	3,325,760	4.2%	152,398	14	101,151	23	737,574	\$20.70
2016 4q	5,030	79,128,574	3,357,240	3,408,523	4.3%	378,585	9	82,464	30	792,628	\$20.03
2016 3q	5,023	79,051,540	3,656,178	3,710,074	4.7%	434,492	12	206,218	30	721,394	\$19.89
2016 2q	5,013	78,853,566	3,888,772	3,946,592	5.0%	273,899	4	47,145	37	868,625	\$19.98
2016 1q	5,012	78,835,158	4,123,653	4,202,083	5.3%	313,920	15	135,833	31	360,557	\$19.97
2015	4,998	78,726,575	4,321,957	4,407,420	5.6%	701,397	27	379,937	37	372,293	\$19.18
2014	4,973	78,343,977	4,640,296	4,726,219	6.0%	1,112,834	28	1,011,212	18	244,968	\$18.01
2013	4,945	77,251,045	4,683,570	4,746,121	6.1%	(315,410)	26	380,074	21	1,026,903	\$17.38
2012	4,927	78,475,363	5,440,551	5,655,029	7.2%	684,963	8	181,529	22	319,692	\$17.38
2011	4,915	78,263,216	5,902,693	6,127,845	7.8%	756,828	11	321,171	1	3,039	\$17.59
2010	4,903	77,887,969	6,445,981	6,509,426	8.4%	298,421	18	306,207	9	221,970	\$18.47
2009	4,884	77,592,376	6,368,660	6,512,254	8.4%	(591,395)	37	856,817	15	259,849	\$20.67
2008	4,841	76,673,306	4,723,987	5,001,789	6.5%	746,583	59	1,768,677	34	855,077	\$20.82
2007	4,762	74,699,917	3,763,973	3,774,983	5.1%	822,371	45	1,093,907	57	1,527,047	\$20.08
2006	4,697	72,918,990	2,801,585	2,816,427	3.9%	1,466,669	66	1,287,435	63	2,112,134	\$18.43

Source: CoStar Property®



## Rental Apartments

According to *Marcus & Millichap's Multifamily Research Market Report, Palm Beach County, 4<sup>th</sup> quarter 2016*, the Palm Beach County apartment sector enters 2017 holding strong prospects of attaining higher rents for the seventh consecutive year, though with developers adding new apartments in the greatest number of the cycle, the growth is expected to be slower than the previous year. Projected completions for 2017 will likely mark the peak of the current building cycle for apartments, thus the outlook suggests a higher vacancy rate resulting from record new construction will slow rent growth in 2017.

This same report indicates the most significant demographic factor driving the multifamily market in Palm Beach County is the in-migration of the retiree population which largely supports employment in the service sector. Many employed in this sector are part of the younger generation attending local colleges and have a high propensity to rent. Consistent hiring and robust household formation will drive the continued demand for apartments. Nearly 70% of 20-34 year olds live in rental housing and the population of this age group will increase by 1.4 million over the next four years. The labor market is also supported by the growing number of biotech firms located in Palm Beach County. High home prices also contribute to the renter pool. Though rent growth is anticipated to slow due to influx of new properties, this sector is expected to retain a positive outlook for 2017 because of increased demand.

## Rents

- The average effective rent climbed 4.9 percent in September from one year earlier to \$1,449 per month. Over the preceding 12 months, the effective rent climbed 7.8 percent.
- The average effective rent was highest in Boca Raton, where a year-over-year increase of 3.5 percent raised the third quarter level to \$1,752 per month. Rent growth accelerated at the greatest pace in the Lake Worth/Greenacres/Welington submarket, climbing 9.5 percent to \$1,287 per month.
- Class A apartments increased rent on average by 5.1 percent year over year to \$1,883 per month. Class C units ended the third quarter with an average rent of \$988 per month, a 3.8 percent climb from last September.

**Outlook:** Higher vacancy resulting from new construction will slow rent growth this year, climbing 3.3 percent to \$1,485 per month. Last year, the average effective rent jumped 9.1 percent.



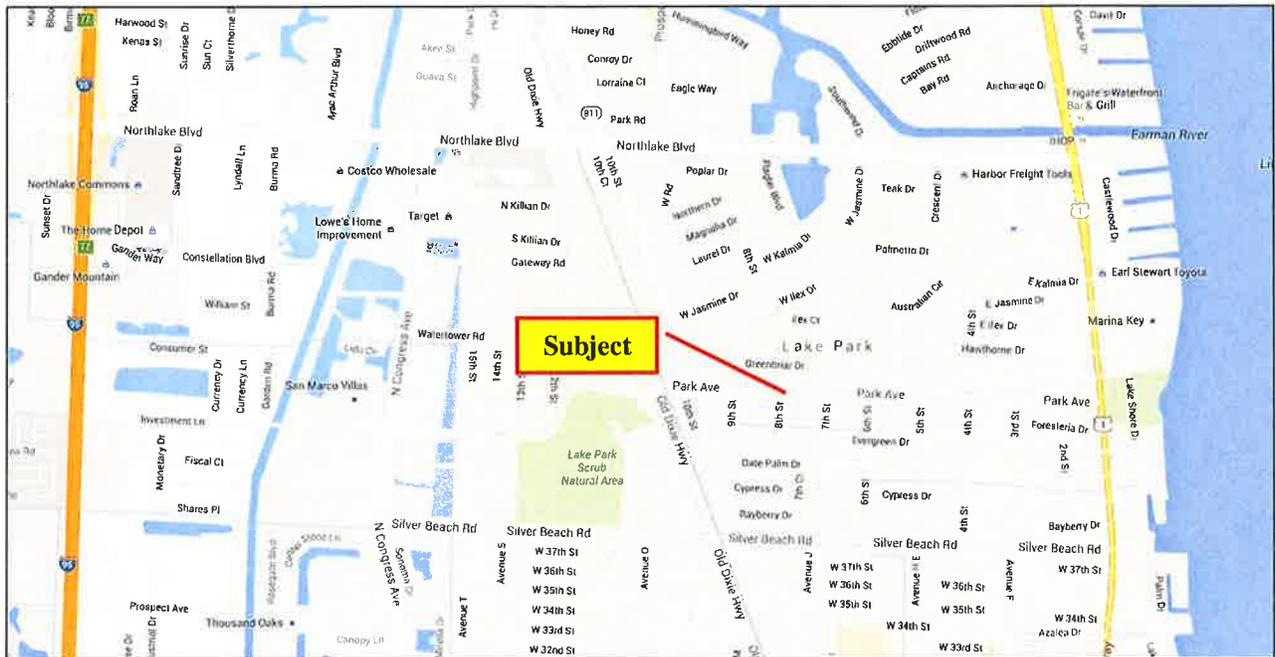
## Conclusion

Some of the factors that fed Palm Beach County's past growth diminished in 2007 with a decline in the national economy which included reduced home prices and high unemployment. This trend continued until the middle of 2011 when signs of stabilization began to emerge. In the fourth quarter 2011, sales activity began to show signs of recovery. A slow but steady rebound in the market has continued into the first quarter of 2017.

Unemployment rates have steadily decreased and home prices are trending upward. The market is experiencing a steady climb from the depths of the recession which has spurred investors into action. The long-term outlook for Palm Beach County is considered positive due to the broad employment base and desirability as a winter tourist destination. As population grows, more supporting commercial, industrial, and service development will be required. These factors, combined with a finite quantity of developable land create a positive real estate outlook for the future.



## NEIGHBORHOOD SUMMARY



The subject property is located in the Town of Lake Park. The town is a small community bordered on the east by the Intracoastal Waterway, on the north by Northlake Boulevard, on the west by the C-17 Canal, and on the south by Silver Beach Road. It is primarily a residential community with intense commercial uses along Northlake Boulevard and Congress Avenue with less intense commercial uses along US 1 and 10<sup>th</sup> Street plus a several block strip of Park Avenue.

The town was started in the 1920's and became well established by the 1940's and 1950's. In general, the homes are primarily around 40 to 60 years old, moderate in size and price range and tend to be typically well maintained. The area includes some multifamily areas with an industrial component off Old Dixie Highway. The town's main street was originally Park Avenue but the main commercial corridors are now Northlake Boulevard, US 1, and Congress Avenue.

The subject property is located on Park Avenue, just west of 10<sup>th</sup> Street. 10<sup>th</sup> Street is a north/south four-lane commercial road that runs from Northlake Boulevard to Silver Beach Road. Uses in the immediate area include retail to the north and south of the subject, vacant land to the east and the FEC Railroad to the west.



## ANDERSON CARR

---

Park Avenue had long been a wide, four-lane street with residential uses in its eastern half and commercial uses in the western half. The road includes the town hall municipal facilities and a large church with school. The west portion was upgraded several years ago being narrowed to two lanes, heavily landscaped with median and a small clock tower. The commercial uses on Park Avenue and 10<sup>th</sup> Street are primarily older, dated properties with some on Park Avenue that have been somewhat modernized. The most recent project, a city block sized mixed use development, is only half built-out with a three story building completed in 2007.

Property values have slowly increased over the past several years but typically lag behind county norms with an above average vacancy rate.

# ANDERSON CARR

---

## PROPERTY DATA

### Taxpayer of Record

754 Park Ave LLC

### Palm Beach County Property Control Number(s)

36-43-42-20-01-010-0201

### Assessed Value and Taxes for 2016

The following information was taken from the Palm Beach County Property Appraiser's and Tax Collector's web sites.

Appraisals		
Improvements \$332,402	Land \$94,300	Total Value \$426,702
Assessed and Taxable Values		
Assessed Value \$417,110	Exemption \$0	Taxable Value \$417,110
Taxes		
Ad Valorem \$10,146	Non Ad Valorem \$215	Total Tax \$10,361

A typical informed buyer would recognize the possibility of a reassessment following a sale of the property and the possibility that taxes could change as a result, if the assessed value is substantially different than the true market value.

Our value conclusion does not discount for any taxes owed on the property, current or delinquent. The value assumes the property is free and clear and not subject to any prior year's delinquencies or outstanding tax certificates. The appraisers strongly suggest any potential buyer, mortgagee, or other investor in the property fully investigate the tax status of the subject property with the County's Tax Collectors office.

# ANDERSON CARR

---

## Census Tract

The subject property is located in census tract 0011.01.

## Census Tract Map

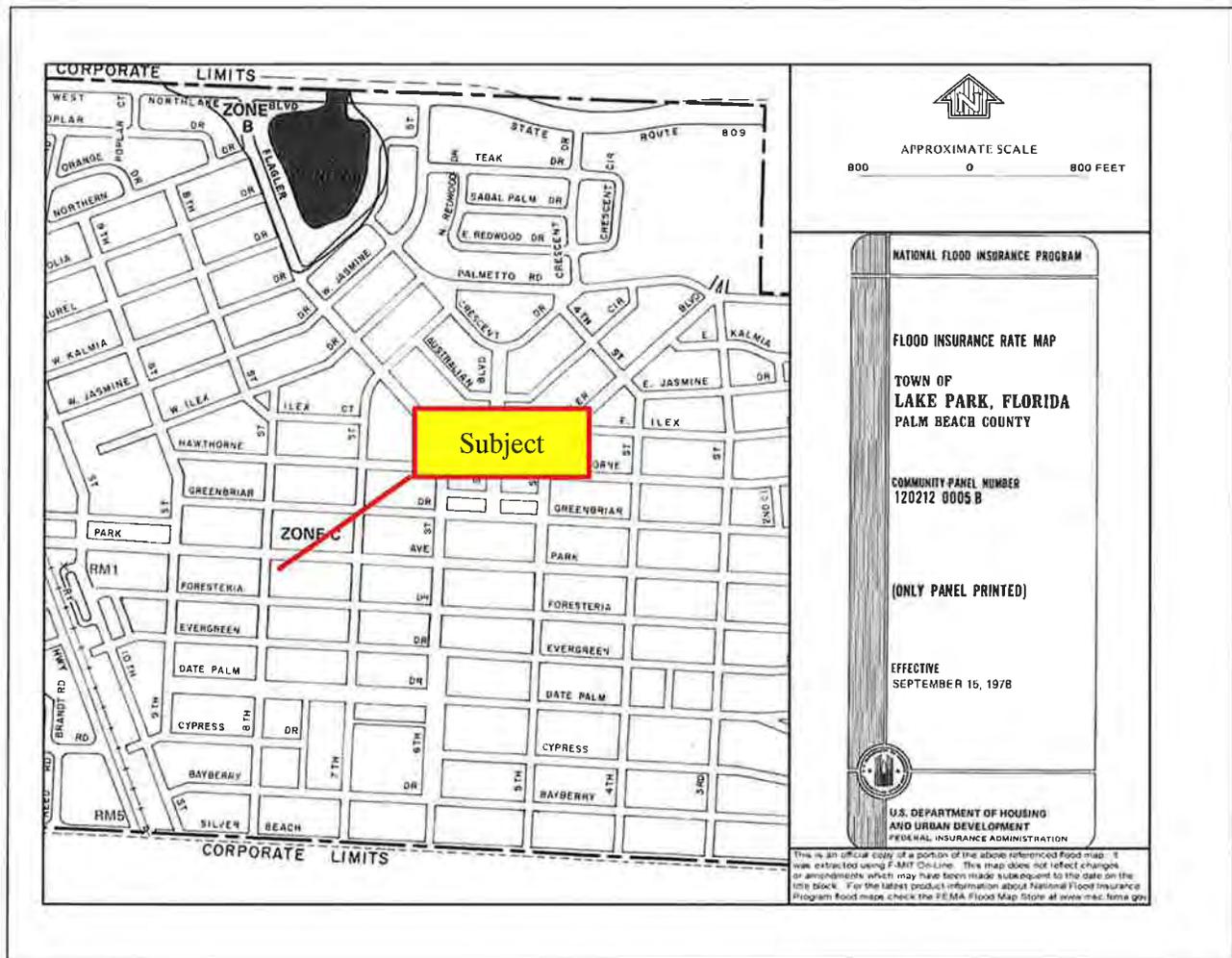
# ANDERSON CARR

## Flood Zone Designation

The subject property is located on the National Flood Insurance Program Map on Community Panel Number 120212 0005 B, effective date of September 15, 1978. The subject appears to lie in an area designated as zone C.

Flood Zone C is defined as "areas of minimal flooding."

## Flood Map



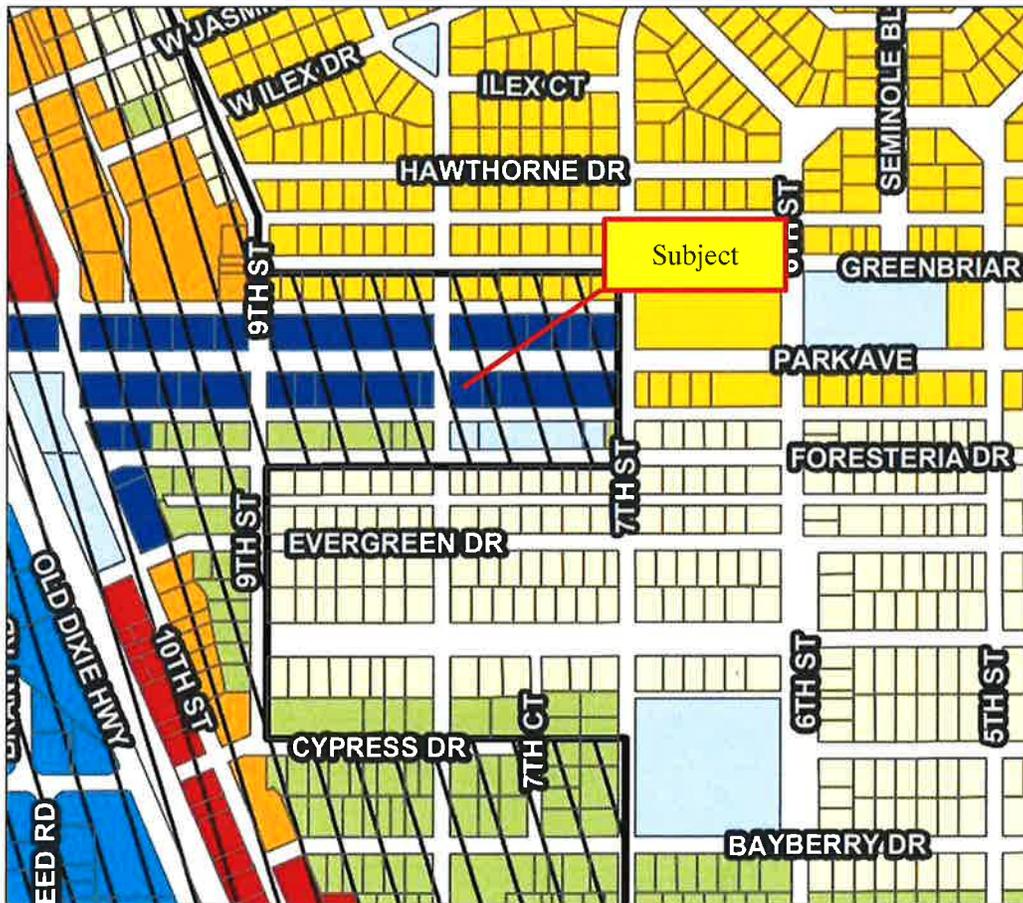
## Zoning and Future Land Use

The subject property's use is dictated by the Lake Park Zoning Code and Comprehensive Plan. The Lake Park zoning and future land use maps indicate the subject property has a zoning designation of PADD-Park Avenue-Downtown with an underlying land use designation of DT - Downtown.

This is a flexible zoning district that is meant to accommodate mixed use redevelopment along the corridors, while providing a transition to the adjacent, existing residential neighborhoods. Permitted uses in this zoning category generally include, but are not limited to; include residential, office, retail and civic uses. The subject's current use as a vacant commercial building is in line with the current zoning as a permitted use and the current zoning is in harmony with the future land use designation.

The appraisers have not independently verified that the subject complies with current site development regulations (setbacks, site coverage, etc.). It has been assumed that by virtue of the subject's on-going use, should there be any areas of non-compliance, a variance has been issued or some other form of special exception has been made.

## Zoning Map



## Concurrency

The strongest growth control measure ever imposed was passed by the Florida Legislature and became effective on February 1, 1990. This was mandated by Chapter 163, Florida Statutes, otherwise known as the Growth Management Law. One provision of this law is referred to as Concurrency which dramatically limits the ability to develop real property. It is basically the requirement that adequate infrastructure be available to serve new development. Eight types of infrastructure are affected including traffic, potable water, sewer, drainage, solid waste, recreation and open space, mass transit, and fire rescue.

In May of 2011, House Bill 7172 amended the Growth Management act in an effort to spur economic growth through streamlining and lessening growth management controls. Transportation concurrency requirements were exempted in dense urban land areas with populations of at least 1,000 people per square mile. Also, within dense urban land areas, the DRI process has been exempted. State review of local comprehensive plans was streamlined and zoning changes are now allowed to be considered concurrently with land use plan amendments.

It is the appraisers' understanding that the subject is not subject to any concurrency restrictions. Should the property be altered or redeveloped, the matter of concurrency would need to be revisited at that time.

## Utilities

The following utilities are available to the subject property: Municipal water and sewer, electricity, and telephone.

## Subject Property Sales History

The appraisers have not been provided with a title abstract on the property appraised nor have they conducted a title search of their own. The Palm Beach County Property Appraiser's records indicate that the subject property last sold on November 29, 1995 for a price of \$73,800. This sale was recorded in Palm Beach County OR Book and Page 09018/00083.

To the appraisers' knowledge the subject property is not currently listed for sale or subject to a current purchase agreement.

## Site Analysis

The following analysis is based upon a personal inspection of the site and Palm Beach County Public Records.

### Location

The subject property is located on the southeast corner of Park Avenue and 8th Street in Lake Park, Florida. The property address is 754 Park Avenue, Lake Park, Florida 33403.

### Size and Shape

The subject site area is a 0.9 foot encroachment 53.8 feet in length onto a public right-of-way approximately 48.4 square feet or 0.001 acres.

### Topography and Drainage

The site is level and near road grade. Drainage appears to be adequate for its current use. No apparent drainage problems were noted during the inspection. However, we have not had the opportunity to visit the site during a time of heavy rainfall. It is assumed that the subject does not suffer from any detrimental drainage problems.

### Access

Access is via Park Avenue with the property being located on the southeast corner of Park Avenue and 8th Street. Park Avenue connects with nearby major north/south artery U.S. Federal Highway 1, and Interstate 95 has an interchange not far to the west at Northlake Boulevard.

### Easements or Encroachments

The existing building's west wall encroaches 0.90 feet wide and 53.8 feet in length into the public right-of-way.

### Soil/Environmental Conditions

We have not been provided with nor have we commissioned a soil or sub-soil condition report. The subject's land appears to be composed of typical loose South Florida sand.

The appraisers have no reason to believe that there may be hazardous materials stored and used at the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

## HIGHEST AND BEST USE

The Appraisal Institute defines highest and best use as follows:

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value. (Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed., Chicago: Appraisal Institute, 2015).

The analysis of highest and best use normally applies these considerations in a three step process, involving the analysis of the Highest and Best Use of the site as if vacant, determination of the ideal improvement, and a comparison of the existing improvement with the ideal improvement in order to estimate the highest and best use as improved. The subject is vacant land, therefore only the first two steps apply.

The subject adjacent to the site contains roughly 0.33 acres and could physically support a number of uses. These physically possible uses must be legal, reasonable, probable, and a logical continuation of surrounding uses within the subject property's neighborhood. The subject is currently zoned PADD- Park Avenue-Downtown. The surrounding area has been developed mainly with retail, residential, office and industrial uses in the past.

The subject encroachment parcel has little, if any, development potential to anyone other than the adjoining property owner. This type of property is almost exclusively purchased privately by the adjacent land owner for assemblage and almost never sold in the open market. Depending on the entities involved, the value of this type of property is sometimes discounted for size and width, configuration, and lack of development potential. In more and more cases, however, the selling parties demand full value with no discount based on an across the fence value.

The highest and best use of the subject property is for assemblage with the adjoining property. This would result in the most utility, development potential and highest value. It should be noted that an “across the fence” value ignores the highest and best use of the property on a stand-alone basis (which would include a discount for configuration and utility).

## SALES COMPARISON APPROACH

The sales comparison approach is the process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. (Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed., Chicago: Appraisal Institute, 2015.)

The sales comparison approach requires that the appraiser locate recent sales of similar properties and through an adjustment process arrive at an indication of what these properties would have sold for if they possessed all of the salient characteristics of the subject property. These adjusted sales prices are then correlated into an estimate of the market value of the property via the sales comparison approach to value.

A search of the Palm Beach County official records, local multiple listing service records, discussions with local brokers and appraisers and a personal inspection of the subject area produced several sales of similar type properties. The sales used in the analysis were the best comparables that we were able to verify with public records and/or a party to the transaction.

The following pages feature a detailed write up of each comparable used in the analysis, a location map and summary of the selected comparable sales data, which is followed by a discussion of the pertinent adjustments and conclusion of value.

# ANDERSON CARR

---

SALE NO. 1 - North Congress Avenue, Lake Park, FL 33403  
AC File No.: 2150417.000

ID: 908267



OR Book/Page: 27501/1558  
Sale Status: Sale

Type: Land  
Sub-Type: Commercial

Date: April 23, 2015

Grantor: Congress Avenue Properties, Ltd

Grantee: Aldi Florida, LLC

Legal: Tract F, Congress Business Park P.U.D., Plat Book 119, Page 35, Palm Beach County, FL

Folio No.: 36-43-42-19-25-006-0000

Location: East side of North Congress Avenue, roughly 0.7 miles south of Northlake Boulevard, Lake Park

Zoning: C2 - Business District by Lake Park

Land Use: Commercial Light Industrial

Utilities: Municipal water and sewer, electricity, and telephone

## ANDERSON CARR

---

Site Size:            Square Feet: 103,854 Acres: 2.38  
Shape: Rectangular Street Frontage (Ft.): 340  
Topography/Elevation: Level, near road grade

Use:                 Current Use: Vacant  
Intended Use: Commercial  
Highest and Best Use: Commercial

Verification:       Source: Phil Brandt, Costar.com, public records  
Relationship: Representative of the seller  
Conditions of Sale: Arm's-length  
Verified By: B. Arnold  
Date: September 21, 2015

Sales History:       No transactions in the previous five years

Sales Price:         \$1,549,600

Price/SF Land:      \$14.92

Price/Acre:         \$650,000

Financing:         Cash to seller

Comments:

Site was purchased for the development of an Aldi's grocery store.

Average Daily Traffic Counts

2015 North Congress Avenue: 25,054

# ANDERSON CARR

SALE NO. 2 - 801 10th Street, Lake Park, FL 33403

AC File No.: 2170271.000

ID: 909557



OR Book/Page: 28317/00234

Sale Status: Sale

Type: Land

Sub-Type: Commercial

Date: May 17, 2016

Grantor: PBFL Properties, LLC

Grantee: MEA Enterprise, LLC

Legal: The north 267.99 feet of Tract "B", City Square, according to the map or plat thereof as recorded in Plat Book 27, Page 192, Public Records of Palm Beach County, Florida, LESS and except the Northerly 55 feet thereof.

Folio No.: 36-43-42-20-06-002-0010

Location: West side of 10th Street, south of West Jasmine Drive and north of Park Avenue in Lake Park.

Zoning: C1 - Business by Lake Park

Land Use: Commercial

Utilities: Water and electricity



## ANDERSON CARR

---

Site Size:            Square Feet: 42,606    Acres: 0.98  
                          Shape: Square Street Frontage (Ft.): 215  
                          Topography/Elevation: Level, near road grade

Use:                    Current Use: Vacant Commercial  
                          Intended Use: Commercial  
                          Highest and Best Use: Commercial

Verification:        Source: Robert Hamman  
                          Relationship: Listing Broker  
                          Conditions of Sale: Arm's-length  
                          Verified By: Z. Rossetti  
                          Date: August 15, 2017

Sales History:        No transactions in the previous five years

Sales Price:            \$399,000

Price/SF Land:        \$9.36

Price/Acre:            \$407,975

Financing:            City National Bank of Florida provided financing in the amount of \$200,000 with a 20 year term

### Comments:

This is the sale of 0.978 acres in Lake Park, Florida. The land is mostly cleared with the exception of a couple small trees. The property was on the market for 69 days and was originally listed for \$499,000. The buyer intends to develop a retail building.

# ANDERSON CARR

---

SALE NO. 3 - 3701 Broadway, Riviera Beach, FL 33404  
AC File No.: 2170138.001

ID: 909321



OR Book/Page: 28498/1111  
Sale Status: Sale

Type: Land  
Sub-Type: Commercial

Date: June 30, 2016

Grantor: Stat Winds, LLC

Grantee: Leaf Properties, Inc.

Legal: All of Lots 17, 18, 25, 26, 27, 28, 29 and 30 and south 20 feet of Lot 24, all in Block 5 of Plumosa Park, an addition to the town of Riviera Beach, Florida, according to the plat thereof, as recorded in Plat Book 21, at Page 68, of the Public Records of Palm Beach County, Florida

Folio No.: 56-43-42-28-28-005-0170

Location: Southwest of the intersection of Broadway and Silver Beach Road (not including the corner)

Zoning: DG - Downtown General by Riviera Beach

Land Use: Downtown Mixed Use

Utilities: Water, electricity, municipal sewer

## ANDERSON CARR

---

Site Size:            Square Feet: 28,202    Acres: 0.65  
                          Shape: Irregular        Street Frontage (Ft.): 140  
                          Topography/Elevation: Level, above road grade

Use:                    Current Use: Commercial  
                          Intended Use: Commercial  
                          Highest and Best Use: Commercial

Verification:        Source: Curtis Shenkman  
                          Relationship: Closing Attorney  
                          Conditions of Sale: Arm's-length  
                          Verified By: W. Lewis  
                          Date: April 24, 2017

Sales History:        No transactions in the previous five years

Sales Price:            \$325,000

Price/SF Land:        \$11.52

Price/Acre:            \$502,318

Financing:            Cash to seller

### Comments:

This is an irregular shaped parcel with primary frontage of 140 feet on Broadway with a 50 foot wide access strip extending to Silver Beach Road. This site has been improved with a Dollar General retail store. The site has additional frontage on the north side of West 37th Street. It was formerly improved with a drive through bank branch.

# ANDERSON CARR

---

SALE NO. 4 - XX Blue Heron Boulevard, Riviera Beach, FL 33404

AC File No.: 2170138.001

ID: 909322



OR Book/Page: 28555/1373

Sale Status: Sale

Type: Land

Sub-Type: Commercial

Date: September 1, 2016

Grantor: BB Mall, LLC

Grantee: Peterson Property Investments, LLC

Legal: A parcel of land in Section 25, Township 42 South, Range 42 East Palm Beach County, Florida, more particularly described as follows: From the Southeast corner of the Southeast Quarter of Section 25 (long legal)

Folio No.: 56-42-42-25-00-000-5090

Location: South side of West Blue Heron Boulevard, one lot west of I-95

Zoning: CG - General Commercial by Riviera Beach

Land Use: COM/Commercial

Utilities: Water, electricity, municipal sewer

## ANDERSON CARR

---

Site Size:            Square Feet: 40,000    Acres: 0.92  
                          Shape: Square Street Frontage (Ft.): 200  
                          Topography/Elevation: Level, above road grade

Use:                    Current Use: Vacant  
                          Intended Use: Car Wash  
                          Highest and Best Use: Commercial

Verification:        Source: Darrell Peterson  
                          Relationship: Grantee  
                          Conditions of Sale: Arm's-length  
                          Verified By: W. Lewis  
                          Date: April 24, 2017

Sales History:        Property sold for \$600,000 in December 2014

Sales Price:            \$550,000

Price/SF Land:        \$13.75

Price/Acre:            \$599,129

Financing:            Cash to seller

### Comments:

This is a commercial pad site located on the south side of West Blue Heron Boulevard just west of I-95. The site had been purchased by the seller the previous year and their development plans changed so they sold at a loss. The buyer plans to develop a car wash on the site. The buyer also operates a car wash located one block west of Broadway on West Blue Heron Boulevard. The northeastern corner of the tract has a cross access agreement with the adjacent property owner who operates a Christian radio station.

# ANDERSON CARR

---

SALE NO. 5 - 210 N. Congress Avenue, Lake Park, FL 33403

AC File No.: 2170006

ID: 909164



OR Book/Page: 28773/1719

Sale Status: Sale

Type: Land

Sub-Type: Commercial

Date: December 2, 2016

Grantor: Congress Avenue Properties, LTD

Grantee: Spacebox Lake Park, LLC

Legal: Lot G1, Congress Business Park Plat No. 2, a PUD, in Plat Book 120, Page 127, Palm Beach County, Florida.

Folio No.: 36-43-42-19-26-007-0000

Location: Just east of North Congress Avenue, between Watertower Road and Silver Beach Road, Lake Park, Florida.

Zoning: C2 - Business District by Lake Park

Land Use: Commercial/Light Industrial with Bioscience 2 Overlay

Utilities: Municipal water and sewer, electricity, and telephone

## ANDERSON CARR

---

Site Size:            Square Feet: 203,233   Acres: 4.67  
                         Shape: Irregular        Street Frontage (Ft.): 280  
                         Topography/Elevation: Level, near road grade

Use:                    Current Use: Vacant Land  
                         Intended Use: Commercial  
                         Highest and Best Use: Commercial

Verification:        Source: Deed, Palm Beach County Property Appraiser's Website  
                         Relationship: Public Records  
                         Conditions of Sale: Arm's-length  
                         Verified By: K. Doran  
                         Date: February 13, 2017

Sales History:        No transactions in the previous five years

Sales Price:            \$2,335,000

Price/SF Land:        \$11.49

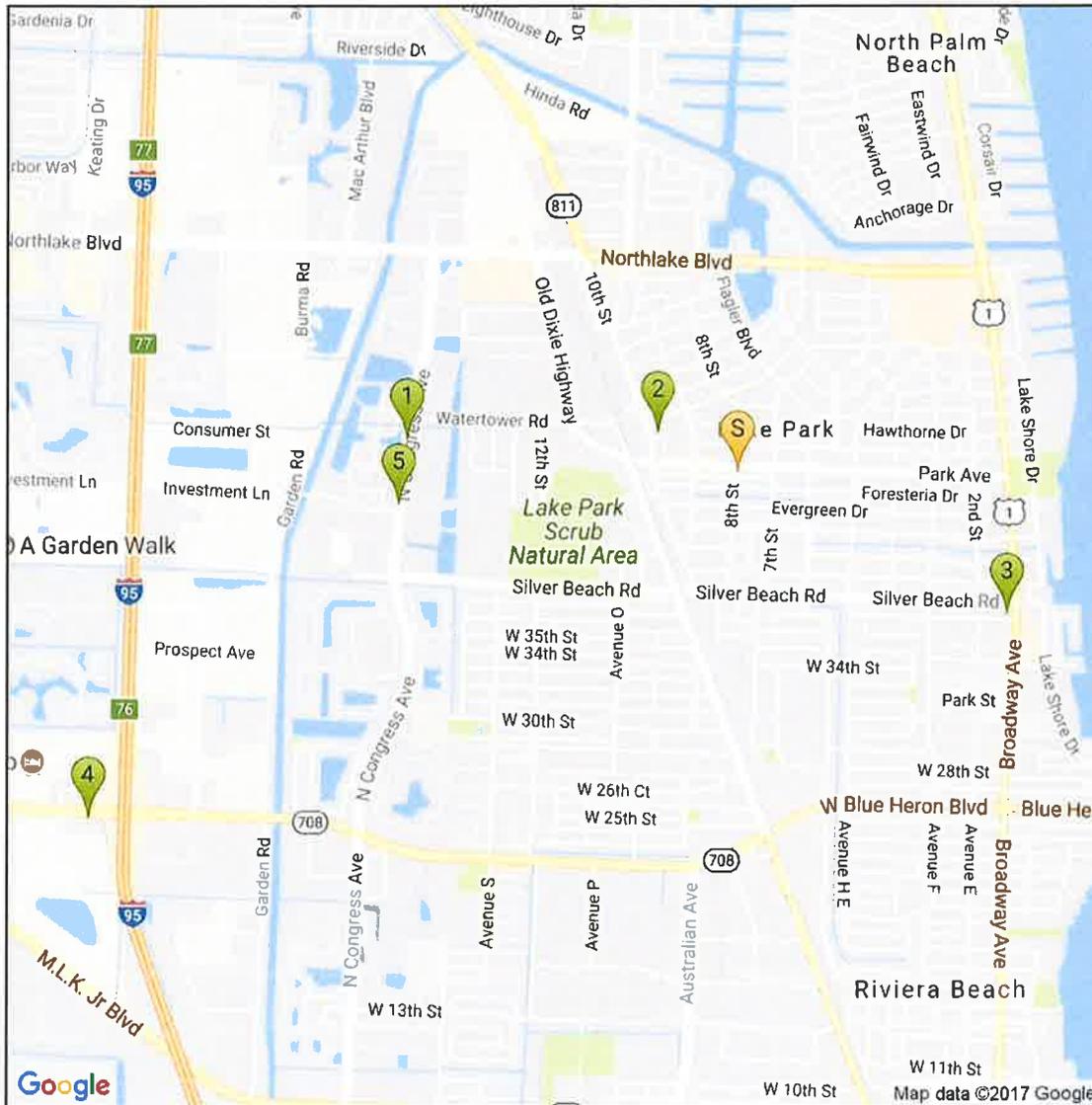
Price/Acre:            \$500,429

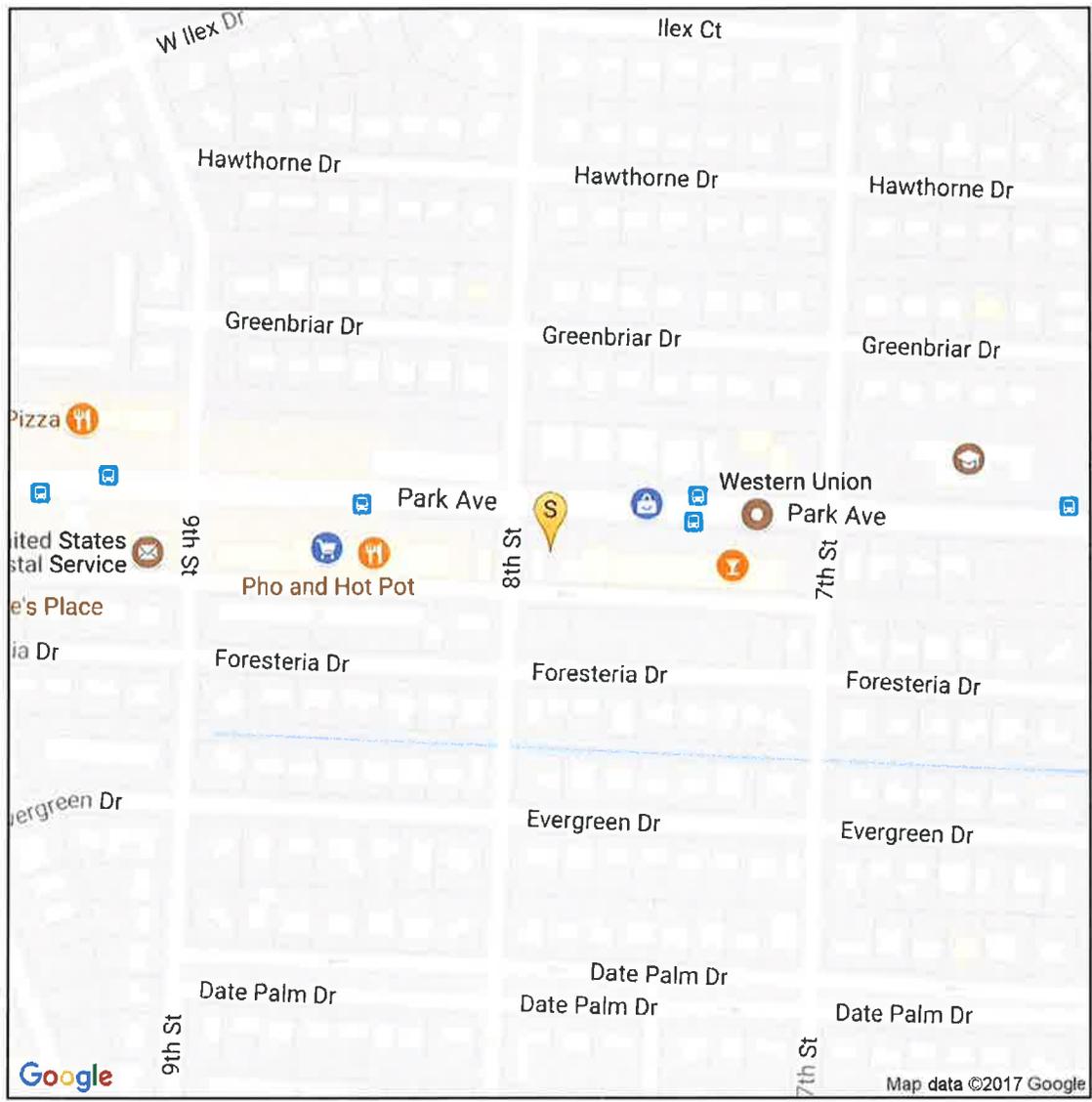
Financing:            Cash to seller

### Comments:

The seller is a limited partnership managed by Guy Divosta, a well-known developer in the area. As per policy, the seller's representative could not verify details of this sale. This parcel lies just east of North Congress Avenue with frontage on an access drive and is adjacent to a new Aldi's market.

## Comparable Sales Location Maps





SALES SUMMARY TABLE					
Sale No. Date	OR Bk Page	Property Address	Land Area SF Acres	Sale Price	Price/SF of Land
1 Apr-15	27501 1558	North Congress Avenue Lake Park	103,854 2.38	\$1,549,600	\$14.92
2 May-16	28317 00234	XX 10th Street Lake Park	42,606 0.98	\$399,000	\$9.36
3 Jun-16	28498 1111	3701 Broadway Riviera Beach	28,202 0.65	\$325,000	\$11.52
4 Sep-16	28555 1373	XX Blue Heron Boulevard Riviera Beach	40,000 0.92	\$550,000	\$13.75
5 Dec-16	28773 1719	210 N. Congress Avenue Lake Park	203,233 4.67	\$2,335,000	\$11.49
Subj. Aug-17	N/A	754 Park Avenue Lake Park	48.4 0.001	N/A	N/A

## **Sales Summary and Discussion**

In this analysis, we considered differences between the sales and the subject in terms of property rights sold, conditions of sale, financing, market conditions (trend or time adjustment), location, building and lot size, and quality and condition of the improvements.

The appraisers based the comparisons on a standardized unit of measure, the sale price per square foot of land. The sale price per square foot of land correlates well among the comparable sales and is commonly used by buyers in this type of analysis.

## Property Rights

The property rights transferred were believed to be those of the fee simple estate. No differences between the sales and the subject are reflected.

## Conditions of Sale

All sales were reportedly market oriented. No adjustment consideration for conditions of sale was necessary.

## Financing

We considered any indication of favorable financing. All sales were either on a cash basis or had market oriented financing, therefore, no differences were noted nor were adjustments made.

## Market Conditions

The sales occurred over the period from April 23, 2015 to December 2, 2016. The date of value is August 11, 2017. The market has shown improving market conditions over this time period therefore some upward adjustments were necessary.

## Location

The subject property is located at 754 Park Avenue in Lake Park. Sales 1, 3, 4, and 5 are in a superior location compared to the subject so downward adjustments are warranted. Sale 2 is inferior in location so a slight upward adjustment is necessary.

## Site Conditions

Properties of all different shapes can typically be developed. Some properties, however, allow for a more efficient development of the site providing for the maximum development intensity. Neither the subject nor the comparables appear to be impacted by their shape in such a manner as to limit their development. Another factor considered here is the existence of any physically detrimental site conditions such as contamination or muck. Neither the subject nor any of the comparables were known to suffer from any

## ANDERSON CARR

---

detrimental site conditions. Sale 3 was improved with an existing structure at the time of the sale and will require demolition; therefore, a slight upward adjustment is warranted.

### Zoning/Land Use

The subject property has a zoning designation of PADD- Park Avenue-Downtown by Lake Park with an underlying future land use of DT - Downtown by Lake Park.

Though they may vary by municipality, all of the comparables have similar commercial oriented designations that allow for similar uses as the subject. No adjustment is warranted.

# ANDERSON CARR

QUANTITATIVE SALES ADJUSTMENT CHART - PRICE/LAND SF

Sale Date	Property Address	Land SF	Price/ Land SF	Financing/ Adj. Price/ Land SF	Conditions of Sale/ Adj. Price/ Land SF	Market Conditions/ Adj. Price/ Land SF	Land Size	Site Conditions	Zoning/ Land Use	Final Combined Adjustment	Overall Indication
1 Apr-15	North Congress Avenue Lake Park	103,854	\$14.92	0% \$14.92	0% \$14.92	10% \$16.41	10%	0%	0%	0%	\$16.41
2 May-16	XX 10th Street Lake Park	42,606	\$9.36	0% \$9.36	0% \$9.36	5% \$9.83	5%	0%	0%	10%	\$10.82
3 Jun-16	3701 Broadway Riviera Beach	28,202	\$11.52	0% \$11.52	0% \$11.52	5% \$12.10	5%	5%	0%	0%	\$12.10
4 Sep-16	XX Blue Heron Boulevard Riviera Beach	40,000	\$13.75	0% \$13.75	0% \$13.75	5% \$14.44	5%	0%	0%	-10%	\$12.99
5 Dec-16	210 N. Congress Avenue Lake Park	203,233	\$11.49	0% \$11.49	0% \$11.49	5% \$12.06	10%	0%	0%	5%	\$12.67
Subj. Aug-17	754 Park Avenue Lake Park	48.4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A



**Conclusion**

Considering all of these differences, we developed the preceding qualitative and quantitative comparison chart listing the sales as they compare to the subject property, based on a price per square foot of land. Not all categories considered are depicted. Those omitted reflect no differences between the sales and the subject property.

The unadjusted range of value indicated by the sales is roughly \$9.36 to \$14.92 per square foot of land area. The preceding qualitative and quantitative comparison chart shows the value range for the subject property after adjustment and excluding the extremes based on a price per square foot of land area to be more than \$10.82 and less than \$16.41. Considering all of the salient factors discussed previously and prevailing market conditions, the appraisers feel a conclusion in the middle portion of the indicated range is most appropriate. Given the preceding data and discussions, it is concluded that the market reflects a value per square foot of land area for the subject property of \$13.00 as of August 11, 2017. Total value is calculated as follows:

48.4 Square Feet @ \$13.00 per Square Foot =	\$629.20
Rounded To:	
<b>MARKET VALUE VIA SALES COMPARISON APPROACH:</b>	<b>\$630.00</b>

## QUALIFICATIONS OF APPRAISER ROBERT B. BANTING, MAI, SRA

### PROFESSIONAL DESIGNATIONS - YEAR RECEIVED

MAI - Member Appraisal Institute - 1984

SRA - Senior Residential Appraiser, Appraisal Institute - 1977

SRPA - Senior Real Property Appraiser, Appraisal Institute - 1980

State-Certified General Real Estate Appraiser, State of Florida, License No. RZ4 - 1991

### EDUCATION AND SPECIAL TRAINING

Licensed Real Estate Broker - #3748 - State of Florida

Graduate, University of Florida, College of Business Administration, BSBA (Major - Real Estate & Urban Land Studies) 1973

Successfully completed and passed the following Society of Real Estate Appraisers (SREA) and American Institute of Real Estate Appraisers (AIREA) courses and/or exams: Note: the SREA & AIREA merged in 1991 to form the Appraisal Institute.

SREA R2: Case Study of Single Family Residence  
SREA 201: Principles of Income Property Appraising  
SREA: Single Family Residence Demonstration Report  
SREA: Income Property Demonstration Report  
AIREA 1B: Capitalization Theory and Techniques  
SREA 101: Introduction to Appraising Real Property  
AIREA: Case Studies in Real Estate Valuation  
AIREA: Standards of Professional Practice  
AIREA: Introduction to Real Estate Investment Analysis  
AIREA 2-2: Valuation Analysis and Report Writing  
AIREA: Comprehensive Examination  
AIREA: Litigation Valuation  
AIREA: Standards of Professional Practice Part C

### ATTENDED VARIOUS APPRAISAL SEMINARS AND COURSES, INCLUDING:

The Internet and Appraising	Golf Course Valuation	Discounting Condominiums & Subdivisions
Narrative Report Writing	Appraising for Condemnation	Condemnation: Legal Rules & Appraisal Practices
Condominium Appraisal	Reviewing Appraisals	Analyzing Commercial Lease Clauses
Eminent Domain Trials	Tax Considerations in Real Estate	Testing Reasonableness/Discounted Cash Flow
Mortgage Equity Analysis	Partnerships & Syndications	Hotel and Motel Valuation
Advanced Appraisal Techniques	Federal Appraisal Requirements	Analytic Uses of Computer in the Appraisal Shop
Valuation of Leases and Leaseholds	Valuation Litigation Mock Trial	Residential Construction From The Inside Out
Rates, Ratios, and Reasonableness	Analyzing Income Producing Properties	Development of Major/Large Residential Projects
Standards of Professional Practice	Regression Analysis In Appraisal Practice	Federal Appraisal Requirements

Engaged in appraising and consulting assignments including market research, rental studies, feasibility analysis, expert witness testimony, cash flow analysis, settlement conferences, and brokerage covering all types of real estate since 1972.

President of Anderson & Carr, Inc., Realtors and Appraisers, established 1947

Past President Palm Beach County Chapter, Society of Real Estate Appraisers (SREA)

Realtor Member of Central Palm Beach County Association of Realtors

Special Master for Palm Beach County Property Appraisal Adjustment Board

Qualified as an Expert Witness providing testimony in matters of condemnation, property disputes, bankruptcy court, foreclosures, and other issues of real property valuation.

Member of Admissions Committee, Appraisal Institute - South Florida Chapter

Member of Review and Counseling Committee, Appraisal Institute - South Florida Chapter

Approved appraiser for State of Florida, Department of Transportation and Department Natural Resources.

Instructor of seminars, sponsored by the West Palm Beach Board of Realtors.

Authored articles for The Palm Beach Post and Realtor newsletter.

Real Estate Advisory Board Member, University of Florida.

### TYPES OF PROPERTY APPRAISED - PARTIAL LISTING

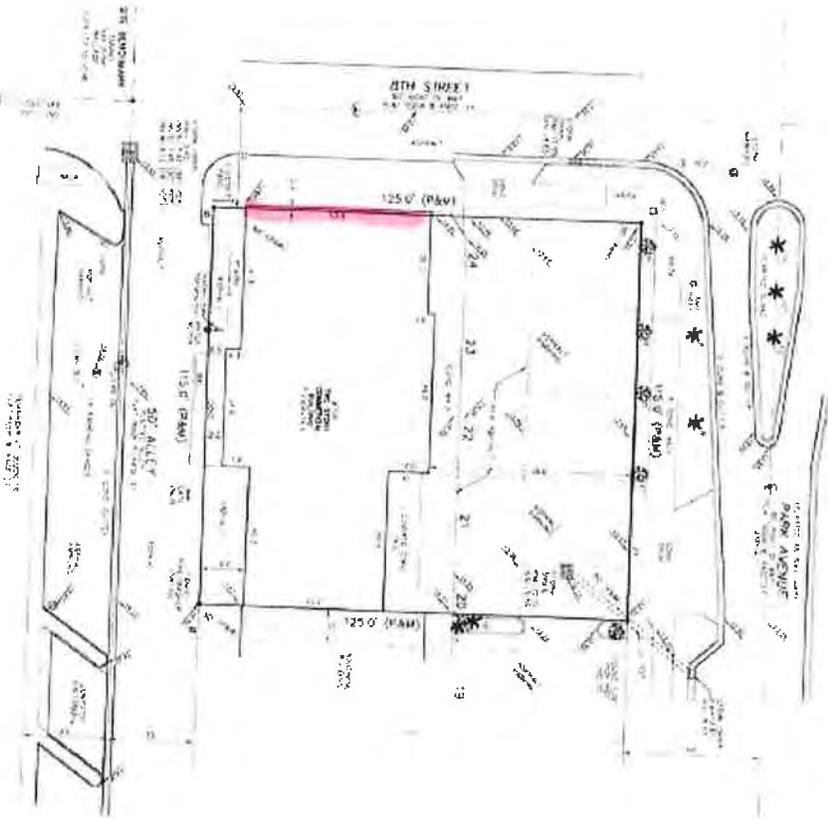
Air Rights	Medical Buildings	Apartment Buildings	Churches
Amusement Parks	Department Stores	Hotels - Motels	Marinas
Condominiums	Industrial Buildings	Office Buildings	Residences - All Types
Mobile Home Parks	Service Stations	Special Purpose Buildings	Restaurants
Auto Dealerships	Vacant Lots - Acreage	Residential Projects	Golf Courses
Shopping Centers	Leasehold Interests	Financial Institutions	Easements

"I am currently certified under the continuing education program of the Appraisal Institute."



# Boundary & Topographic Survey

for  
Adam Steinhoff



**FLOOD ZONE**  
FLOOD ZONE INFORMATION

**PROPERTY ADDRESS**  
125th Street



**SURVEYOR'S NOTES**

1. The survey was conducted on the 15th day of August, 2008, at 10:00 AM. The weather was clear and the ground was dry. The survey was conducted in accordance with the standards of the Surveying and Mapping Act, R.S.O. 1990, Chapter S.5.

2. The survey was conducted by the Surveyor and the Submitter. The Surveyor is a member of the Ontario Association of Professional Surveyors (OAPS) and the Submitter is a member of the Ontario Association of Professional Surveyors (OAPS).

3. The survey was conducted in accordance with the standards of the Surveying and Mapping Act, R.S.O. 1990, Chapter S.5.

4. The survey was conducted in accordance with the standards of the Surveying and Mapping Act, R.S.O. 1990, Chapter S.5.

**LOCAL DESCRIPTION**

1. The property is located at the intersection of 125th Street and 126th Street. The property is bounded by 125th Street to the north, 126th Street to the south, and the property line to the east and west.

2. The property is bounded by 125th Street to the north, 126th Street to the south, and the property line to the east and west.

3. The property is bounded by 125th Street to the north, 126th Street to the south, and the property line to the east and west.

**CERTIFIED TO**



Bob Ruggie, Inc.  
The "SUBMITTER"



**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR ABAONDONMENT**

**APPLICANT INFORMATION**

**Applicant/Agent**

Name: 754 Park Avenue LLC Phone: 561-491-5725  
Address: 17673 75th Place N City: Loxahatchee State: FL Zip: 33470  
Email Address: Adam Steinhoff (REQUIRED)  
asteinhoff@dedicatedit.com

1. Please provide a description of the Real Property, if any, owned by the Applicant, which would be affected by the abandonment request:

Lot 20, less the east 10 feet thereof, and lots 21, 22, 23 and 24,  
Block 10 Lake Park (Formerly Kelsey City), Florida, According to the  
Plat thereof on file in the office of the Clerk of the Circuit Court  
and for Palm Beach County, Florida recorded in Plat Book 8, Page 27.

2. Please provide a brief explanation for the abandonment request:

The existing building on the applicant's property was built 0.9' into  
the City's right of way.

3. Please provide a general description of the street, alleyway or easement, other non-fee interest of the Town in real estate, which is to be abandoned and its location (a legal description and a plat, survey, or engineering drawing of the area involved):

0.9' x 53.8' of right of way located on the east side of 8th Street,  
south of Park Avenue. See attached survey with location highlighted.

4. Please provide a listing of the names and addresses of all property owners, business owners or occupants of real property bounding and abutting the street, alleyway or easement south to be abandoned, located within 250' thereof. *(Three (3) sets of labels, as well as the property address list must be requested from Palm Beach County Property Appraiser's Office, which will satisfy the Certified Mail requirement noted below).*

Please see attached list

---

---

---

5. Please provide the following additional requirement, as well as any other relevant information that may be required in order to fully present the full circumstances of the abandonment request:

Justification Statement: *(must identify the following)*

- a. The abandonment does not deprive an business or indivual of a reasonable means of ingress and egress to that business or individuals property;
- b. The abandonment does not adversely affect utility service efficiency or preclude the future provision of public or private utility services;
- c. The abandonment does not reduce adjacent property values;
- d. The abandonment does not eliminate the potential use of dedicated property for a public purpose, including but not limited to, pedestrian or vehicular access, recreation, environmental preservation or Stormwater management.

**PLEASE NOT THAT ONCE AND APPLICATION IS SUBMITTED AND DEEMED COMPLETE, A TOWN APPRAISAL OF THE PROPOSED ABANDONMENT AREA WILL NEED TO BE PERFORMED AT THE EXPENSE OF THE APPLICANT. THE COST OF THE APPRAISAL ARE DUE IN ADVANCE AND WILL BE COMMUNICATED WITH THE APPLICANT FOLLOWING SUBMITTAL (IF THE ESCROW FEES DO NOT SUFFICE). IN ADDITION THE COMMUNITY DEVELOPMENT DIRECTOR, PUBLIC WORKS DIRECTOR, TOWN ENGINEER, TOWN ATTORNEY AND OTHER STAFF ADVISORS AS APPROPRIATE, WILL REVIEW THE COMPLETED APPLICATION AND ISSUE COMMENTS. ONCE ALL COMMENTS ARE SATISFIED, A TOWN COMMISSION PUBLIC HEARING WILL BE SCHEDULED. THE APPLICATION WILL ALSO BE REQUIRED TO POST SIGNS (AT THE SITE) SETTING FORTH NOTICE OF THE PROPOSED ABANDONMENT, AND OF THE DATE OF THE HEARINGS TO BE HELD THERON BY THE TOWN COMMISSION.**

**FOLLOWING TOWN COMMISSION APPROVAL, IT WILL BE THE APPLICANTS RESPONSIBILITY TO FILE A CERTIFIED COPY OF THE ABANDONMENT ORDINANCE IN THE OFFICAIL RECORDS OF THE CLERK OF CURCUIT COURT FOR PALM BEACH COUNTY, AND TO FURNISH TWO COPIES OF THE RECORDED DOCUMENT TO THE COMMUNITY DEVELOPMENT DEPARTMENT, ON FOR THE PROJECT RECORDS AND ONE FOR THE TOWN CLERK'S RECORDS.**

**LIST OF REQUIRED DOCUMENTS**

- Complete application
- Legal description and Location Map
- Justification Statement
- Mailing labels and property address list for certified mail
- Written statements from all public utility companies serving the Town of Lake Park, including water, sewer, electric and cable television utilities, stating where or not the proposed abandonment would adversely affect that utility
- Signed cost recovery form
- Authorized agent form, if applicable

**FEES**

Application Fee: \$1,500.00  
Escrow Deposit: \$1,000.00\*

*\*Unused portion of escrow is refundable*



**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, Adam Steinhoff, have read and understand the regulations above regarding cost recovery.

Property Owner Signature

7/14/2017

Date

John St

The MilCor Group, Inc.  
6526 S. Kanner Highway, #236  
Stuart, FL 34997  
772-223-8850

Harbor Community Bank  
83-877/870

3394

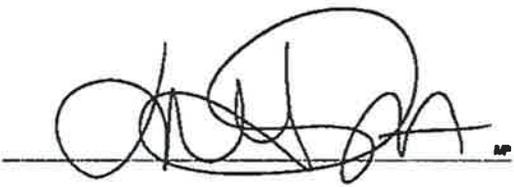
7/14/2017

PAY TO THE ORDER OF Town of Lake Park

\$ \*\*1,500.00

One Thousand Five Hundred and 00/100..... DOLLARS

Town of Lake Park



ROW Abandonment App Fee

⑈003394⑈ ⑆067006775⑆ 036455250⑆⑈

Details on Back  
Secure Check

The MilCor Group, Inc.

3394

Town of Lake Park  
50000 · Cost of Goods Sold

ROW Abandonment App Fee

7/14/2017

1,500.00

gth st

The MilCor Group, Inc.  
6526 S. Kanner Highway, #236  
Stuart, FL 34997  
772-223-8850

Harbor Community Bank  
63-677/670

3396

7/14/2017

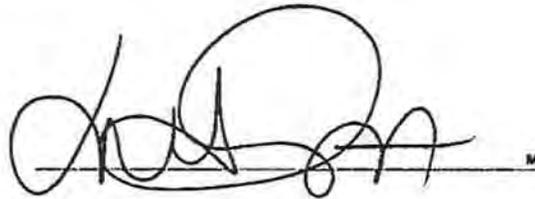
PAY TO THE  
ORDER OF Town of Lake Park

\$ \*\*1,000.00

One Thousand and 00/100 DOLLARS

Town of Lake Park

ROW Abandonment ESCROW



⑈003396⑈ ⑆067006775⑆ 036455250⑆⑈

Details on Back,   CheckLock™ Secure Check

The MilCor Group, Inc.

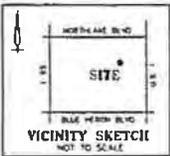
3396

Town of Lake Park  
50000 · Cost of Goods Sold

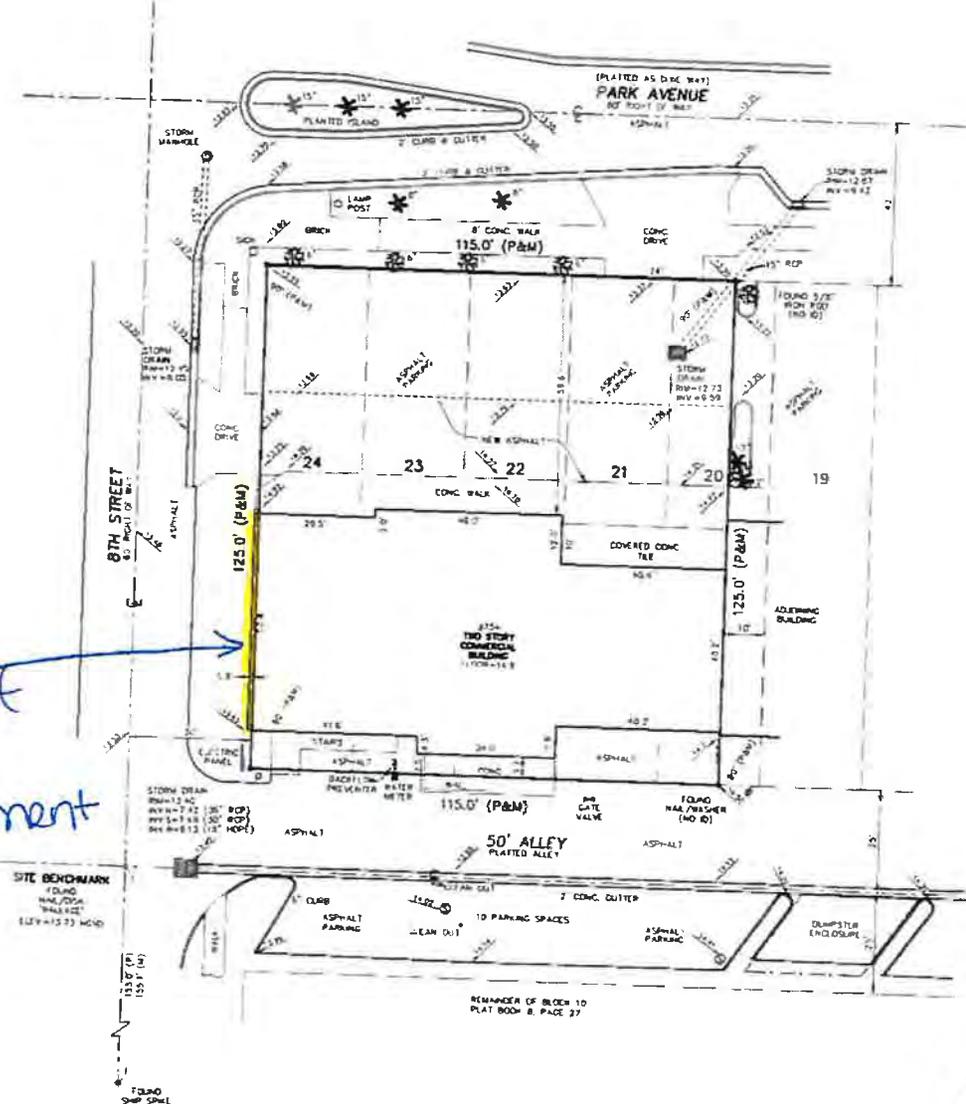
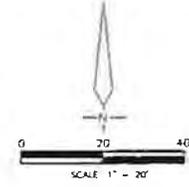
ROW Abandonment ESCROW

7/14/2017

1,000.00



# Specific Purpose As-Built Survey for Adam Steinhoff



*8th Street  
Row  
Abandonment  
Request*

### SURVEYOR'S NOTES

- BASIS FOR ELEVATIONS WAS FROM A PREVIOUS SURVEY PROVIDED BY CLIENT
- LEGAL DESCRIPTION PROVIDED BY CLIENT
- SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD
- SURVEY IS NOT PAID WITHOUT A BOUND SEAL
- BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT
- ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD USING FEET
- ADVERSE OR DELIBERATE TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
- SURVEY PREPARED FOR PROPERTY RENOVATION
- ⊙ - SANITARY MANHOLE
  - ⊙ - FOUND 3/2" IRON PIPE (NO ID) UNLESS NOTED OTHERWISE
  - ⊙ - WOOD UTILITY POLE
  - U.E. - UTILITY EASEMENT
  - - SPOT ELEVATION
  - \* - PALM TREE
  - ⊙ - OAK TREE

### LEGAL DESCRIPTION

LOT 20, LESS THE EAST 10 FEET THEREOF AND LOTS 21, 22, 23 AND 24 BLOCK 10, LAKE PARK (FORMERLY WELSH CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 8, PAGE 27

### CERTIFIED TO

75A PARK AVE LLC  
FILE RESOURCES GUARANTY COMPANY  
COPEN MORRIS WOLMER RAY TELEPHAN COHEN LAR FAW  
WILLIAM C WARRS AND ABRAHAM WARRS, HUSBAND & WIFE,  
THEIR SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

ADDED DUMPSTER ENCLOSURE AND PARKING 7/8/2017

### CERTIFICATION

I, ROBERT A. BUGGEE, SURVEYOR, HAVE MADE THIS SURVEY AND THAT IT COMPLIES WITH THE NECESSARY TECHNICAL STANDARDS OF PRACTICE 20-117 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

*Robert A. Buggée*  
ROBERT A. BUGGEE, FLORIDA LICENSED SURVEYOR #1302  
233 E. GATEWAY BLVD. BOYNTON BEACH, FLORIDA  
DATE OF FIELD SURVEY: 8/13/17

PREPARED BY  
**Bob Buggée, Inc.**  
the "SURVEYOR"  
P.O. BOX 2683  
BOYNTON BEACH, FLORIDA 33426  
SURVEY & MAPPING BUSINESS #1090  
561-732-7677

**FLOOD ZONE**  
FLOOD ZONE "C"  
PANEL NO. 190211-0005 B  
DATED SEPT. 7, 1991

**PROPERTY ADDRESS**  
75A PARK AVENUE  
LAKE PARK, FL 33403

PARK AVE BBQ & GRILLE OF LAKE PARK  
4425 MILITARY TRL STE 208  
JUPITER FL 33458 4817

GILBERT & MARIE R ST CYR  
818 FORESTERIA DR  
WEST PALM BEACH FL 33403 3104

YANG&E LLC  
PO BOX 4602  
BOYNTON BEACH FL 33424 4602

JOANNA K ARLENE TR  
808 GREENBRIAR DR  
WEST PALM BEACH FL 33403 2411

ISADORA J MCINTOSH  
2101 AVENUE F APT 317  
RIVIERA BEACH FL 33404 5537

RANDY L & VERONICA L GADSON  
515 8TH ST  
LAKE PARK FL 33403 3101

RICHARD R HARR  
736 GREENBRIAR DR  
LAKE PARK FL 33403 2521

PILGRIM NEW HOPE CHURCH INC  
717 PARK AVE  
LAKE PARK FL 33403 2503

PAMELA DUCHARME  
731 PARK AVE APT A2  
WEST PALM BEACH FL 33403 2532

JUAN BENITES  
14642 69TH DR N  
PALM BEACH GARDENS FL 33418 1906

CLOETTE L BOB  
806 FORESTERIA DR  
LAKE PARK FL 33403 3104

LAKE PARK CRA  
535 PARK AVE  
LAKE PARK FL 33403 2603

RYAN R DOWDY  
811 FORESTERIA DR  
LAKE PARK FL 33403 3103

SAMUEL CHARLES  
726 FORESTERIA DR  
LAKE PARK FL 33403 3218

JOHN S CRYTZER  
744 FORESTERIA DR  
LAKE PARK FL 33403 3218

700 PARK AVENUE HOLDINGS LLC  
3566 COSMOS ST  
PALM BEACH GARDENS FL 33410 5641

ORVILLE A & DONNETT ARMSTRONG  
744 GREENBRIAR DR  
LAKE PARK FL 33403 2521

RAGGETT ENTERPRISES INC  
707 PARK AVE  
WEST PALM BEACH FL 33403 2503

DEMETRIA L SPANN  
731 PARK AVE # A3  
LAKE PARK FL 33403 2532

LUDBOLT PROPERTIES LLC  
4521 PGA BLVD STE 425  
PALM BEACH GARDENS FL 33418 3997

ISAIAH STEWART III  
225 HAWTHORNE DR  
LAKE PARK FL 33403 2729

ROBERT GLICKSMAN & HERBERT LEB  
470 NE 167TH ST  
MIAMI FL 33162 3908

ALMAN R & MARGARET SPENCE&  
PO BOX 530403  
LAKE PARK FL 33403 8906

ANEL & RONISE SERAPHIN  
732 FORESTERIA DR  
LAKE PARK FL 33403 3218

BRUNO DERILUS  
754 FORESTERIA DR  
LAKE PARK FL 33403 3218

JOSE M & CHRISTINE ALABAU  
728 GREENBRIAR DR  
LAKE PARK FL 33403 2521

PHILOME AUGUSTIN  
754 GREENBRIAR DR  
LAKE PARK FL 33403 2521

STEPHEN & MARIA BARNES  
2530 SUN COVE LN  
PALM BEACH GARDENS FL 33410 5246

LINDA C GRANT  
731 PARK AVE # A-4  
LAKE PARK FL 33403 2532

GISELE BERRY & MARIE FRANCOIS  
761 PARK AVE # B3  
WEST PALM BEACH FL 33403 2533

**GREGORY S NIPPER**  
**1416 SE 33RD ST**  
**CAPE CORAL FL 33904 4222**

**ALFRED & MARIE FRANCOIS**  
**424 E ILEX DR**  
**LAKE PARK FL 33403 2606**

**BERNIECE M AIKIN**  
**791 PARK AVE APT C2**  
**WEST PALM BEACH FL 33403 2500**

**THOMAS J BURTON JR**  
**791 PARK AVE APT C3**  
**LAKE PARK FL 33403 2500**

**ALFRED & MARIE D FRANCOIS**  
**424 ILEX DR**  
**WEST PALM BEACH FL 33403 2606**

**ONE PARK PLACE LLC**  
**11911 US HIGHWAY 1 STE 206**  
**NORTH PALM BEACH FL 33408 2862**

Office Locations:

10975 SE  
Federal Hwy  
Hobe Sound  
Florida  
33455

9035 Americana  
Road #13  
Vero Beach  
Florida  
32966

Phone  
772-223-8850  
Fax  
772-223-8851

Email  
marketing@  
themilcorgroup.  
com

Web  
www.  
themilcorgroup.  
com

July 14, 2017  
Via: Hand Delivery

MC Project/Phase Number: U0105

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

**Subject: 754 Park Avenue  
Right of Way Abandonment Application – 8<sup>th</sup> Street**

Dear Ms. Di Tommaso,

On behalf of our client, 754 Park Avenue LLC, please accept this application for Abandonment of Right-of-Way for the 754 Park Avenue project. The following materials are enclosed for initial review:

1. Completed Application for Abandonment with executed cost recovery form;
2. Check for Application Fee of \$1,500;
3. Check for Escrow Deposit of \$1,000;
4. Survey showing location of abandonment;
5. Justification Statement (below);
6. Mailing labels and property address list for certified mail;
7. Copies of notifications to utility providers requesting confirmation that the proposed abandonment would not adversely affect that utility; and

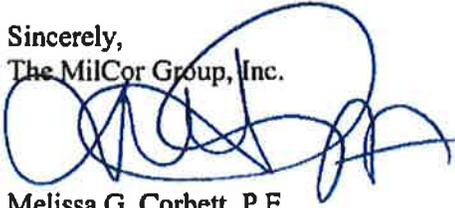
Please note that a sketch and legal description is currently being prepared, and shall be forwarded upon completion. Additionally, we shall forward the letters from the utility providers as we receive them as the notifications were just sent.

**Justification Statement:**

- a. The abandonment does not deprive any business or individual of a reasonable means of ingress and egress to that business or individuals property;  
*The request is for 0.9 feet (10.8 inches) of 8<sup>th</sup> Street right of way, immediately adjacent to our client's parcel for the sole purpose of addressing the fact that the building which was constructed in 2003 encroaches into the Town's right of way. This request does not impact any ingresses or egresses.*
- b. The abandonment does not adversely affect utility service efficiency or preclude the future provision of public or private utility services;  
*No utilities would be constructed so close to a building / property line. However, to confirm, letters have been sent to all utility providers for confirmation.*
- c. The abandonment does not reduce adjacent property values;  
*This is an existing condition that we are cleaning it. It will have no bearing on surrounding property values.*
- d. The abandonment does not eliminate the potential use of dedicated property for a public purpose, including but not limited to, pedestrian or vehicular access, recreation, environmental preservation or Stormwater management.  
*Not only will the request for abandonment not eliminate the potential use of dedicated property for a public purpose, our client, through the site plan approval process, is proposing to enhance the pedestrian access and recreation use of the Town's right of way by means of constructed an outdoor covered patio area for dining, an assessable route to the plaza in which his building is located, and extending the sidewalk / pedestrian access along 8<sup>th</sup> Street.*

We look forward to your review and appreciate your time and guidance. Please do not hesitate to call if you have any questions or need additional information.

Sincerely,  
The MilCor Group, Inc.

A handwritten signature in blue ink, appearing to read 'Melissa G. Corbett', written over the printed name.

Melissa G. Corbett, P.E.  
President

Enclosures: as listed above

Cc: Aaron Underhill  
Adam Steinhoff



2035 Vista Parkway, West Palm Beach, FL 33411  
 Phone No. 866.909.2220 www.wginc.com  
 Cert No. 6091 - LB No. 7055

**DESCRIPTION & SKETCH**

PREPARED FOR:  
**ADAM STEINHOFF**

LEGAL DESCRIPTION:

A STRIP OF LAND LYING ON A PORTION 8TH STREET, LAKE PARK (FORMERLY KNOWN AS KELSEY CITY), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 10, AS SHOWN ON SAID PLAT; THENCE NORTH 02°00'00" EAST ALONG THE WEST LINE OF LOT 24, FOR 9.58 FEET TO A POINT ON THE SOUTH WALL OF AN EXISTING COMMERCIAL BUILDING AND TO THE POINT OF BEGINNING; THE FOLLOWING THREE COURSES BEING ALONG THE SOUTH, WEST AND NORTH WALLS OF SAID BUILDING; THENCE NORTH 88°00'00" WEST, FOR 0.90 FEET; THENCE NORTH 02°00'00" EAST, FOR 53.80 FEET; THENCE SOUTH 88°00'00" EAST, FOR 0.90 FEET TO THE WEST LINE OF LOT 24; THENCE SOUTH 02°00'00" WEST ALONG SAID WEST LINE, FOR 53.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAIN 48 SQUARE FEET, MORE OR LESS.

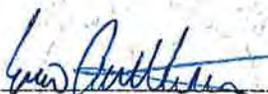
(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

SURVEYOR'S NOTES:

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. BEARINGS ARE ASSUMED NORTH AND BASED ON THE CENTERLINE OF 8TH STREET, BEARING NORTH 02°00'00" EAST AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.

FOR THE FIRM  
 WANTMAN GROUP, INC.

BY:  DATE: 11/6/17

ERIC R. MATTHEWS,  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6717

DATE: REVISION: BY:

			OFFICE	MRG.	DATE	11/06/17	JOB	03172951.00
			CHECKED	ERM	SHEET	1 OF 2	DWG	Lot 20-24 Lgl

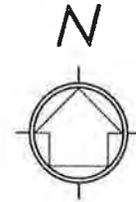
C:\0\_Mike\_Work\Lot 20-24 Lgl.dwg Sh 1 Nov 06, 2017:



2035 Vista Parkway, West Palm Beach, FL 33411  
 Phone No. 866.909.2220 www.wginc.com  
 Cert No. 6091 - LB No. 7055

**LEGEND:**

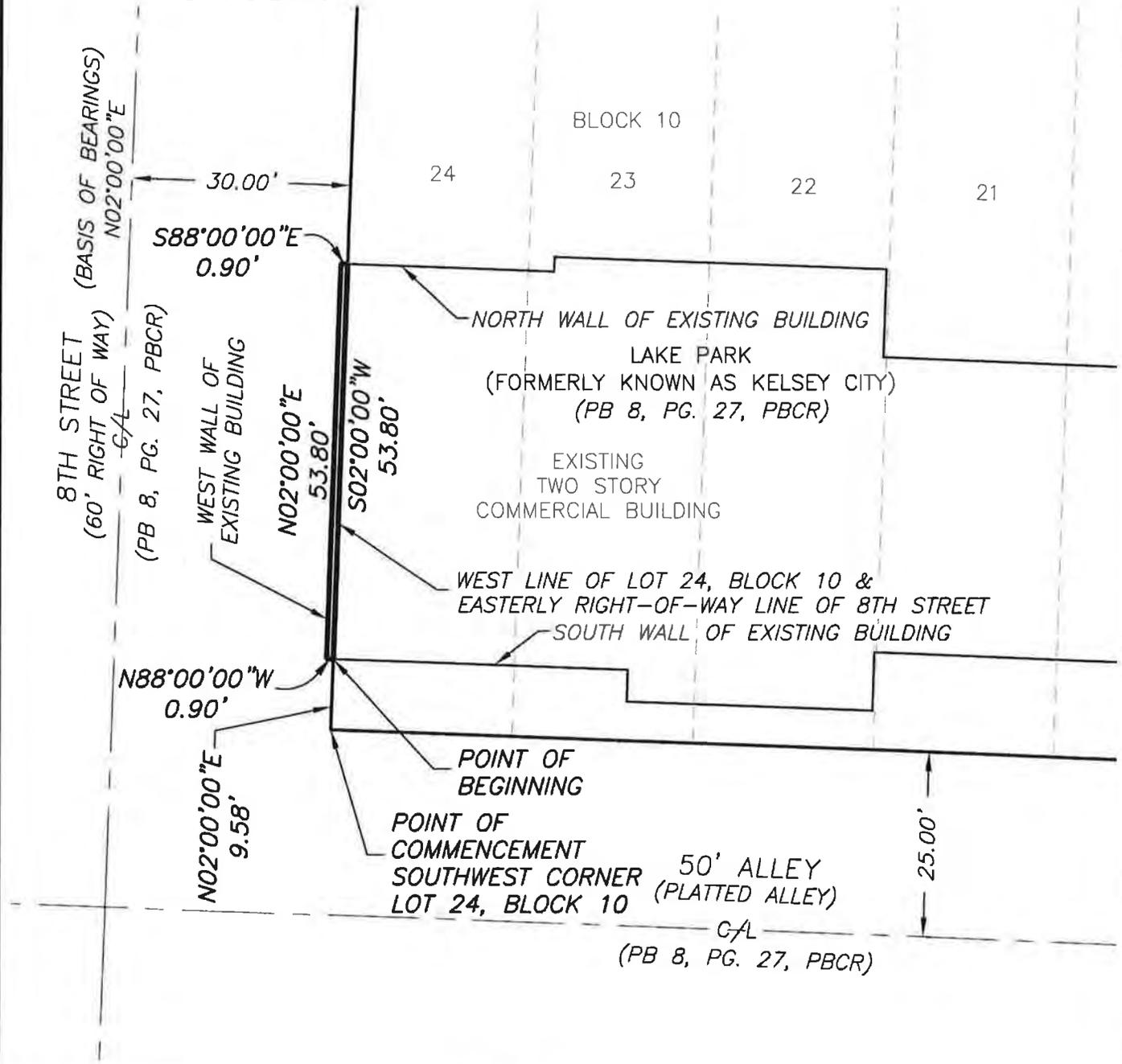
- C/L = Center line
- PBCR = Palm Beach County Records
- PB = Plat Book
- PG. = Page
- R/W = Right-of-Way



SCALE: 1" = 20'  
 (Intended Display Scale)

**DESCRIPTION & SKETCH**

PREPARED FOR:  
**ADAM STEINHOFF**



DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_ BY: \_\_\_\_\_

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

			OFFICE	MRG	DATE	11/06/17	JOB	03172951.00
			CHECKED	ERM	SHEET	2 OF 2	DWG	Lot 20-24 Lgl

C:\C\_Mike\_Work\Lot\_20-24\_Lgl.dwg Sh 2 Nov 06, 2017

## Nadia DiTommaso

---

**From:** Kim Little <kiml@themilcorgroup.com>  
**Sent:** Friday, November 03, 2017 12:53 PM  
**To:** Nadia DiTommaso  
**Cc:** Kim Little  
**Subject:** 854 Park Ave - FPU  
**Attachments:** RE\_ Natural gas in Lake Park - no conflict with ROW.pdf

Hi Nadia,  
Finally got confirmation from FPU about the gas service. Nothing in the abandonment area.

Thank you,

Kim Little  
The MilCor Group, Inc.

Office: 772-223-8850  
Fax: 772-223-8851

**Office Locations:**

10975 S.E. Federal Highway  
Hobe Sound, Florida 33455

9035 Americana Road #13  
Vero Beach, Florida 32966



7/14/2017

Fw: 754 Park Avenue Lake Park Florida Comcast Utility Contact

Reply all | Delete Junk | ...

# Fw: 754 Park Avenue Lake Park Florida Comcast Utility Contact

AT Alex Trovato  
Fri 7/14/2017 11:21 AM

To JEANNINE\_MCENROE@cable.comcast.com, vince\_frischia@cable.comcast.com

Reply all |

*Milcor confirmed*

U0105 - Lake Park Project

U0105-BASE-1.pdf  
277 KB

U0105-BASE-6.pdf  
371 KB

U0105-BASE-4.jpg  
439 KB

Show all 3 attachments (1 MB) Download all

Jeannine/Vince,

I have a project in Lake Park Florida, map attached, this is an existing building that would need service when completed. Also we will be requesting an abandonment of right of way as shown on sheet 4 of the attachments, do you have any utilities in this area? Can you please let us know if you can serve the building upon completion and any cost associated with the property service? Or please direct this to the person in this area that I should be in contact with?

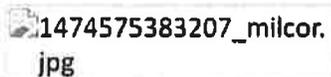
Thanks

Alex Trovato  
CAD Designer  
The MilCor Group, Inc.  
Office: 772-223-8850  
Fax: 772-223-8851

Office Locations:

10975 S.E. Federal Highway  
Hobe Sound, Florida 33455

9035 Americana Road #13  
Vero Beach, Florida 32966



7/14/2017

Re: 754 Park Avenue Lake Park Florida ATT Utility Contact

Reply all | Delete Junk | ...

X

Re: 754 Park Avenue Lake Park Florida ATT Utility Contact

AT

Alex Trovato

Fri 7/14/2017 11:13 AM

To: VIRGA, JAMES P <jv3965@att.com>

Reply all |

*Mileon confirmed*

U0105 - Lake Park Project

U0105-BASE-4.pdf  
439 KB

Show all 1 attachments (439 KB) Download

Also we are requesting a ROW abandonment in the area shown on the attached, do you have anything in this area?

**From:** Alex Trovato  
**Sent:** Friday, July 14, 2017 10:56 AM  
**To:** VIRGA, JAMES P  
**Subject:** 754 Park Avenue Lake Park Florida ATT Utility Contact

Jamie,

I have a project in Lake Park Florida, map attached, this is an existing building that would need service when completed. Can you please let us know if you can serve the building upon completion and any cost associated with the property service.

Thanks

Alex Trovato  
CAD Designer  
The MilCor Group, Inc.  
Office: 772-223-8850  
Fax: 772-223-8851

Office Locations:

10975 S.E. Federal Highway  
Hobe Sound, Florida 33455

9035 Americana Road #13  
Vero Beach, Florida 32966

Reply all | Delete Junk | ...



# 754 Park Avenue Lake Park Florida FPL Utility Contact

AT

**Alex Trovato**

Fri 7/14/2017 11:06 AM

To: shari.j.Allore@fpl.com

Reply all |

U0105 - Lake Park Project

*Milcor confirmed*

You forwarded this message on 7/14/2017 11:21 AM

U0105-BASE-1.pdf  
277 KB

U0105-BASE-6.pdf  
321 KB

U0105-BASE-4.pdf  
439 KB

Show all 3 attachments (1 MB) Download all

Shari,

I have a project in Lake Park Florida, map attached, this is an existing building that would need service when completed. Also we will be requesting an abandonment of right of way as shown on sheet 4 of the attachments, do you have any utilities in this area? Can you please let us know if you can serve the building upon completion and any cost associated with the property service? Or please direct this to the person in this area that I should be in contact with?

Thanks

Alex Trovato  
CAD Designer  
The MilCor Group, Inc.  
Office: 772-223-8850  
Fax: 772-223-8851

Office Locations:

10975 S.E. Federal Highway  
Hobe Sound, Florida 33455

9035 Americana Road #13  
Vero Beach, Florida 32966

1474575383207\_milcor.jpg

7/14/2017

754 Park Avenue Lake Park Florida Seacoast Utility Contact

Reply all | Delete | Junk | ...

X

# 754 Park Avenue Lake Park Florida Seacoast Utility Contact

AT

Alex Trovato

Fri 7/14/2017 11:18 AM

To jcallaghan@sua.com

*Milcon confirmed*

Reply all |

U0105 - Lake Park Project

U0105-BASE-1.pdf  
277 KB

U0105-BASE-6.pdf  
321 KB

U0105-BASE-4.pdf  
439 KB

Show all 3 attachments (1 MB) Download all

James,

We will be requesting an abandonment of right of way as shown on sheet 4 of the attachments, do you have any utilities in this area that will be affected?

Thanks

Alex Trovato  
CAD Designer  
The MilCor Group, Inc.  
Office: 772-223-8850  
Fax: 772-223-8851

Office Locations:

10975 S.E. Federal Highway  
Hobe Sound, Florida 33455

9035 Americana Road #13  
Vero Beach, Florida 32966

1474575383207\_milcor.jpg

## NOTICE OF PUBLIC HEARINGS Town of Lake Park

Please take notice and be advised that the Planning & Zoning Board of the Town of Lake Park will hold quasi-judicial public hearings on **Monday, November 6, 2017, at 7:00 p.m., or as soon thereafter as can be heard** to hear the following applications that will also be heard by the Town Commission of the Town of Lake Park on the dates indicated below in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida. Records related to these items may be inspected at the Community Development Department located at Town Hall. The application scheduled for these meetings is as follows:

A Site Plan Application submitted by The Milcor Group Inc. on behalf of the owner 754 Park Ave LLC for the redevelopment of the 754 Park Avenue building for the development of a 4,225 square foot business office; 1,575 square foot conditional use restaurant; 1,600 square foot conditional use brewery and 270 seat rooftop open-air tasting area, with waivers. The site is located on the southeast corner of Park Avenue and 8<sup>th</sup> Street in the Town. The Parcel Control Number is 36-43-42-20-01-010-0201. Following the Planning & Zoning Board meeting hereinabove mentioned, the Town Commission will consider this application at their meeting of **Wednesday, November 15, 2017 at 6:30 p.m., or as soon thereafter as can be heard.** A separate Right-of-Way Abandonment application by the same applicant will also be considered by the Town Commission at the **November 15, 2017** meeting as an Ordinance on first reading and at the **December 6, 2017** meeting, at 6:30pm, or as soon thereafter as can be heard, as an Ordinance on second reading for adoption. The abandonment request is for a 0.9 foot by 53.8 foot section of western building wall that was previously built in the public right-of-way, a street abandonment is NOT being considered.

A Site Plan Application submitted by CPH Corp. on behalf of the owner AutoZone Stores LLC, for the development of a 7,372 square foot retail store (AutoZone) that is proposed to be located on a 1.04 acre vacant site along the east side of North Congress Avenue between Park Avenue West and Watertower Road within the Congress Business Park Planned Unit Development. The Parcel Control Number is 36-43-42-19-26-001-0020 (parcel A2B). Following the Planning & Zoning Board meeting hereinabove mentioned, the Town Commission will consider this application at their meeting of **Wednesday, December 6, 2017 at 6:30 p.m., or as soon thereafter as can be heard.**

A Special Exception Use application submitted by the Gunster Law Firm on behalf of the owner SC Lake Park Associates LLLP for the approval of a 3,000 square foot dental office in the existing Plaza at Lake Park Planned Unit Development located on the southwest corner of Old Dixie Highway and Northlake Boulevard with Parcel Control Number 36-43-42-20-40-001-0000. Following the Planning & Zoning Board meeting hereinabove mentioned, the Town Commission will consider this application at their meeting of **Wednesday, November 15, 2017 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 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 – Friday, October 27, 2017



Community  
Development  
Department

## Notification of Public Meetings

October 27, 2017

Dear Property Owner:

You are receiving this notice of public meetings because you are either the legal owner of record for property that is located within 300 feet of the subject property discussed in this correspondence, or the business owner/occupant within 300 feet of the subject property. The public meetings listed herein are being held to hear the following development applications described below.

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

### AGENDA ITEM

A **Site Plan Application** submitted by The Milcor Group Inc. on behalf of the owner 754 Park Ave LLC for the redevelopment of the 754 Park Avenue building for the development of a 4,225 square foot business office; 1,575 square foot restaurant; 1,600 square foot conditional use brewery and 270 seat rooftop open-air tasting area and outdoor dining, with waiver requests. The site is located on the southeast corner of Park Avenue and 8<sup>th</sup> Street in the Town. The Parcel Control Number is 36-43-42-20-01-010-0201. A separate **Right-of-Way Abandonment** application by the same applicant will also be considered by the Town Commission at two separate meetings for the abandonment of a 0.9 foot by 53.8 foot section of western building wall that was previously built in the public right-of-way, a street abandonment is NOT being considered.

### PUBLIC HEARINGS

MEETING: PLANNING AND ZONING BOARD  
LOCATION: 535 PARK AVENUE, COMMISSION CHAMBERS  
LAKE PARK, FL 33403  
DATE: MONDAY, NOVEMBER 6, 2017 (SITE PLAN ITEM ONLY)  
TIME: 7:00 P.M.

MEETING: TOWN COMMISSION (QUASI-JUDICIAL)  
LOCATION: 535 PARK AVENUE, COMMISSION CHAMBERS  
LAKE PARK, FL 33403  
DATE: WEDNESDAY, NOVEMBER 15, 2017 (SITE PLAN AND ABANDONMENT ITEMS)  
TIME: 6:30 P.M.

MEETING: TOWN COMMISSION (QUASI-JUDICIAL)  
LOCATION: 535 PARK AVENUE, COMMISSION CHAMBERS  
LAKE PARK, FL 33403  
DATE: WEDNESDAY, DECEMBER 6, 2017 (ABANDONMENT ITEM ONLY)  
TIME: 6:30 P.M.

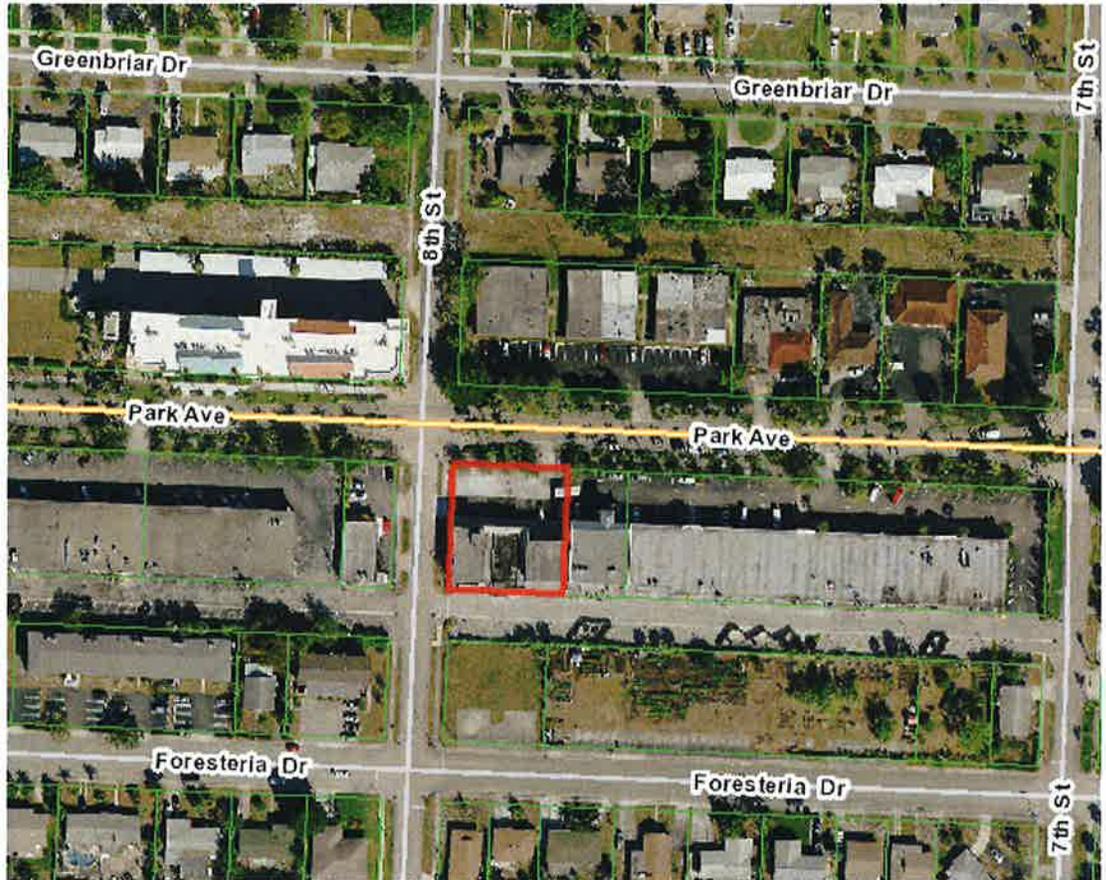
Should you wish to review any of the documents associated with the applications, or if you have further questions about the applications please visit the Community Development Department at 535 Park Avenue, Lake Park, FL 33403 or contact Nadia Di Tommaso at 561-881-3319 or [nditommaso@lakeparkflorida.gov](mailto:nditommaso@lakeparkflorida.gov).

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

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

Sent via certified mail

## LOCATION MAP



Community  
Development  
Department

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

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

# TAB 7



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 15, 2017

Agenda Item No. *Tab 7*

**Agenda Title:** A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A CONDITIONAL USE AND SITE PLAN FOR THE BUILDING AT 754 PARK AVENUE TO INCLUDE A 4,225 SQUARE FOOT MICROBREWERY WITH AN ACCESSORY 2,625 SQUARE FOOT ROOF-TOP OPEN AIR PATIO AND TASTING ROOM, A 1,575 SQUARE FOOT RESTAURANT, AND A 4,225 SQUARE FOOT BUSINESS OFFICE; PROVIDING FOR THE APPROVAL OF CERTAIN WAIVERS TO THE LAND DEVELOPMENT REGULATIONS OF THE PARK AVENUE DOWNTOWN DISTRICT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN AND THE CONDITIONAL USE; AND PROVIDING FOR AN EFFECTIVE DATE.

- SPECIAL PRESENTATION/REPORTS
- BOARD APPOINTMENT
- ORDINANCE ON 1<sup>st</sup> READING
- NEW BUSINESS – Quasi-Judicial Resolution**
- OTHER: \_\_\_\_\_

- CONSENT AGENDA
- OLD BUSINESS

Approved by Town Manager

*[Signature]*

Date:

*11/9/17*

*Nadia Di Fommase / Community Development Director*

Name/Title

<p><b>Originating Department:</b></p> <p style="text-align: center;"><b>Community Development</b></p>	<p>Costs: \$ <b>Certified Mail/Notices/Legal Review</b></p> <p>Funding Source: <b>Applicant Escrow Account</b></p> <p>Acct. # <b>5083</b></p> <p><input type="checkbox"/> Finance <i>[Signature]</i></p>	<p><b>Attachments:</b></p> <ul style="list-style-type: none"> <li>→ Staff Report and associated documents</li> <li>→ Resolution <i>13</i> 11-17</li> <li>→ Applicant application and associated documents</li> <li>→ Copy of Town Noise Ordinance and Alcohol Ordinance</li> <li>→ Legal Ad and Certified Letter</li> <li>→ <b>PLANS</b> - in the <i>Dropbox</i></li> </ul>
<p><b>Advertised:</b></p> <p>Date: <b>10-27-2017</b></p> <p>Paper: <b>Palm Beach Post</b></p> <p><input type="checkbox"/> Not Required</p>	<p>All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.</p>	<p>Yes I have notified everyone <u>  <i>ND</i>  </u></p> <p>or</p> <p>Not applicable in this case</p> <p><b>Please initial one.</b></p>

**Summary Explanation/Background:**

**Please also refer to the enclosed Staff Report.**

I would like to start off by indicating that while all development projects are extremely important to the Town and provide economic stimulus, this site plan application for 754 Park Avenue located on the southeast corner of 8<sup>th</sup> Street and Park Avenue is of particular importance because it is being proposed in our downtown area with the intent to provide a regeneration to a building that has sat vacant for over a decade. The Town Manager has played an integral role in securing this site plan application for the Town, understanding the site constraints, but weighing these against the vision for the downtown and the economic stimulus needed for this area. Consequently, the Milcor Group, Inc. acting as the agent for the project, has submitted a site plan application on behalf of 754 Park Avenue LLC to redevelop the site with a 1,575 square foot restaurant with outdoor seating (a use permitted by right); a 4,225 square foot business office (permitted by right); and a 4,225 square foot brewery under the ‘microbrewery’ classification with a 2,625 square foot rooftop open air patio and tasting room (for which a conditional use approval is being considered as part of this application). The proposal estimates a total of approximately 270 seats at maximum for both the rooftop patio area and outdoor restaurant seating, combined which were factored into the parking calculations. In addition, integral to this application are three Park Avenue Downtown District (known as the PADD) waivers which are part of this site plan review process and enabled by the PADD zoning district within which the site is located. The future land use designation is also “Downtown”.

For this proposal, it will be important to review some of the site’s history. More particularly, the subject site (754 Park Avenue) was originally built in 1969. In its later

years, Park Avenue BBQ and Grille (previous owner) redeveloped the property in 2001 with the intent to incorporate the Park Avenue BBQ restaurant at this location. The building was never completed and sat vacant for over a decade. Just recently, 754 Park Avenue LLC, under the leadership of Mr. Adam Steinhoff and Aaron Underhill who currently operate Dedicated IT (an IT company), purchased the property after lengthy negotiations between the previous owner, the Town Manager and other stakeholders. The Town has been interested in revitalizing the downtown for years and attracting owners that share in the Town's vision to promote the arts, cultural and entertainment district which is currently a theme with the Kelsey Theatre, Brewhouse Gallery and other tenants. The Town was fortunate to meet the Dedicated IT group who expressed an interest in the 754 Park Avenue building, wanting to incorporate their corporate IT office that would bring in 50+ jobs with employees earning \$75K+ per year, a brewery (or microbrewery by definition) with tasting room, and a unique restaurant. Consequently, the Town Manager immediately entered into negotiations with the (then) property owner and Dedicated IT to purchase the property with the end goal to redevelop it into a vibrant, active, mix of uses that would synergize with the existing Park Avenue successes and allow the downtown area to grow even more. The property has sold to the Dedicated IT group and the new ownership is 754 Park Avenue LLC. Through the sale process, the Town's commitment was to work with the new owner to develop modernized use classifications for brewery-type uses in the PADD, as well as a revised (and flexible) downtown parking plan that would enable the use of public parking spaces. In addition, revisions to the PADD so as to allow for outdoor cafes/courtyards on public property were also entertained by Town staff in an effort to promote the vision. These changes were discussed previously by the Planning and Zoning Board and recently adopted by the Town Commission, and used as part of this site plan application as detailed in the package. The last piece of history also

required the new owner to pursue an abandonment application for a 0.9 foot x 53.8 foot portion of public right-of-way, ultimately representing the (already built) western building wall. Since the previous owner never completed the redevelopment of the site with development permits that expired without inspections ever being called into the Town, it appears the western wall slightly encroaches into the public right-of-way and requires an abandonment (an abandonment that will not eliminate any enjoyment to public space, sidewalk or roadway of any kind since the wall has been in existence for over a decade). In addition to the separate abandonment request which will be considered by the Town Commission, this site plan application also includes three waivers that are enabled by the PADD (as mentioned), but need to be addressed as part of this site plan application and justified accordingly: these include → front setback (building is already built); side corner setback (building is already built); and alleyway screening (existing alleyway), which I will further describe in a moment.

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

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

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

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

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

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

**Traffic:** The Department has received an email from the Palm Beach County’s Traffic Division (Quazi Bari) dated 10/26/17 indicating that they are in the final review stages and will be issuing an approval letter soon confirming that there is adequate capacity on the roadways to serve the Site. It appears their department is extremely backed-up as well and while the Applicant can explain more, staff’s understanding is that the approval letter is forthcoming however, this can always be added as a condition of approval if needed as added assurance.

**Setbacks and Screening:**

All proposed setbacks are compliant with code requirements of the PADD Zoning District except for two waiver requests as follows (highlighted in yellow below):

TABLE 78-70-3  
PROPERTY DEVELOPMENT REGULATIONS

Dimension	Required <b>AND PROPOSED</b>
Lot Size	5,000 square feet (minimum) (0.33 acres - 14,375 sf)
Lot Width	50 feet (minimum) (115 feet)
Lot Depth	100 feet (minimum) (125 feet)
Building Height (Maximum)	Lesser of four stories or 45 feet (38’3” at max point)
Building Height (Minimum)	Two stories (2+ rooftop proposed)

Building Height (Interior)	8 feet (12+ feet per elevations)
Building Coverage	100 percent (met)
Front Setback	None (0) (59.62') – waiver requested – see staff responses below and enclosed justification from Applicant.
Side Setback (Interior)	None (0')
Side Setback (Corner)	5 feet (0') – waiver requested – see staff responses below and enclosed justification from Applicant.
Rear Setback	Zero (0) feet (5.28 feet)

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

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

The three waivers were analyzed pursuant to the 12 waiver criteria identified in the PADD Code and detailed in the staff report. For all the criteria, the primary reason why these waivers are being requested is due to the building having been built several years ago without ever being completed. The building's footprints are in existence and the alleyway screening is contrary to the alleyway improvements constructed over the years, along with the adjacent community garden area that is publicly owned and will serve as a future public parking area. Pedestrian connections promoting the neighborhood and community-serving urban setting is envisioned. The Town is also

entertaining a PADD Code overhaul in 2018 that will serve to better structure the Code language with the existing vision, uses and structural configurations of the Park Avenue Downtown District. Consequently, the Applicant has met all the required criteria to justify the granting of the waiver requests to the front and side corner setbacks and alleyway screening.

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

**Paving/Grading/**

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

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

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

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

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

condition of approval for the Commission to consider).

**Fire:** PBC Fire will be reviewing the plans in greater detail as part of the building permit review process, but they provided approval at this stage plans as it relates to their utility requirements.

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

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

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

- d. *Conformance with all requirements of any other governmental agencies; and*
- e. *Conformance with occupational licenses from the town and county.*

Finally, I will discuss **PARKING**.

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

however, the Town realizes that there is an immediate need for additional downtown parking and the Town Manager has already initiated certain grant related applications and other initiatives to incorporate additional parking in the near future so that the downtown area can continue to accommodate future growth and redevelopment. **Actually, on 11/06/2017, the Town Manager confirmed that the additional surface parking for the community garden (which will add an additional 125 or 133 spaces depending on the chosen design option) can be accomplished this fiscal year with the one cent sales tax revenues. In addition, a conversation with the Kelsey Theatre owner and operator, AJ Brockman on 11/06/2017 also confirmed that even when they have their special events that draw 2,000+ patrons to the area, they have never received complaints about parking since individuals park in all the public parking areas which are all within proximity of the downtown uses.**

*(for reference – parking calculation table below)*

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

STAFF RECOMMENDS **APPROVAL** OF THE SITE PLAN APPLICATION subject to the standard conditions of approval, including some specific conditions of approval. Of course, the site and its uses will be subject to the Town’s Noise Ordinance, Alcohol Ordinance and Outdoor Cafes/Courtyards Ordinance. The special conditions in the Resolution include the following:

- (8) The Owner shall contract with a security company which shall be present during the operating hours of the roof-top open air patio of the Brewery onsite.
- (9) The Town's Public Works Department sanitation requirements shall be met, particularly in the Downtown area where shared alleyway dumpster usage is available.
- (11) This approval of the Site Plan is subject to the abandonment of a 0.9 foot by 53.8 foot right-of-way.
- (12) The Owner shall cause the Site to be 100% irrigated. The Owner shall submit the detailed irrigation plans for the Community Development Department review and approval prior to the issuance of a building permit.
- (13) Prior to the submission of the final Site Plan, the Applicant shall incorporate additional exterior window moldings or trim to enhance the aesthetics of the windows around the building.

**These conditions were added by the Planning & Zoning Board:**

- (15) The two westernmost pods of the community garden area parking design as identified in the Master Public Parking Plan 78-70-4, must be constructed and usable by the Town either with a temporary grassed surface or as a permanently improved parking lot area, prior to the issuance of the Certificate of Occupancy for the rooftop patio bar. If improved as a temporary grassed area, this temporary condition requires Town Commission approval and shall not extend longer than a 6-month period initially without completing the permanent parking lot conversion, with the option of having the Town Commission revisit and approve one 6-month extension. *(emphasis added by Staff for the Town Commission's consideration)*→ If improved as a temporary grassed area first, the Property Owner must secure the necessary valet parking during the interim period when the grassed area is being converted into a permanent parking lot.
- (16) Amplified music shall not be permitted after midnight on any day of the week for the rooftop patio bar operation.

**The Planning and Zoning Board considered this application at their November 6, 2017 meeting and unanimously approved it at a vote of 5-0 with staff's conditions and two added conditions incorporated as conditions #15 (for the public parking lot) and #16 (for the amplified music).**

The Planning & Zoning Board discussed the process for the abandonment to ensure the Town Commission would be considering the abandonment as part of the site plan application. In addition, the parking was discussed heavily by all members who were pleased to hear that the Town is planning on improving the community garden parcel with additional public parking spaces since the members believed it will be needed especially upon the opening of the rooftop area. The members wanted to make sure this would occur this fiscal year. The members were comfortable with only a few sections of parking being constructed first, but of course understood that this determination will need to be made by the Town based on construction costs of not completing the entire area in one phase, however did discuss retaining a portion of the community garden long-term as an amenity to the community.

**Recommended Motion:** I move to **APPROVE** Resolution 43-11-17 with the conditions proposed by staff.



**TOWN LAKE OF PARK  
TOWN COMMISSION  
MEETING DATE: NOVEMBER 15, 2017, 6:30 P.M.**

**STAFF REPORT**

**SUMMARY OF APPLICANT’S REQUEST:** Milcor Group, Inc. (“Agent”) on behalf of the owner/applicant, 754 Park Avenue LLC, is proposing to develop 4,225 square foot brewery (specifically a microbrewery with a 2,625 square foot accessory roof-top open air patio and tasting room (conditional use), 1,575 square foot restaurant with outdoor seating, and 4,225 square foot business office at 754 Park Avenue. The proposal estimates a total of approximately 270 seats at maximum for both the rooftop patio area and outdoor restaurant seating, combined.

The Site has a “Downtown” future land use designation and is in the Park Avenue Downtown District (PADD) zoning district. The PADD allows Business Offices and Restaurants by right; Microbreweries by conditional use approval of the Town Commission.

The **Planning and Zoning Board** considered this application at their November 6, 2017 meeting and unanimously approved it at a vote of 5-0 with staff’s conditions and two added conditions incorporated as conditions #15 (for the public parking lot) and #16 (for the amplified music). The Planning & Zoning Board discussed the process for the abandonment to ensure the Town Commission would be considering the abandonment as part of the site plan application. In addition, the parking was discussed heavily by all members who were pleased to hear that the Town is planning on improving the community garden parcel with additional public parking spaces since the members believed it will be needed especially upon the opening of the rooftop area. The members wanted to make sure this would occur this fiscal year. The members were comfortable with only a few sections of parking being constructed first, but of course understood that this determination will need to be made by the Town based on construction costs of not completing the entire area in one phase, however did discuss retaining a portion of the community garden long-term as an amenity to the community.

**Staff Recommendation:** APPROVAL with conditions.

**BACKGROUND:**

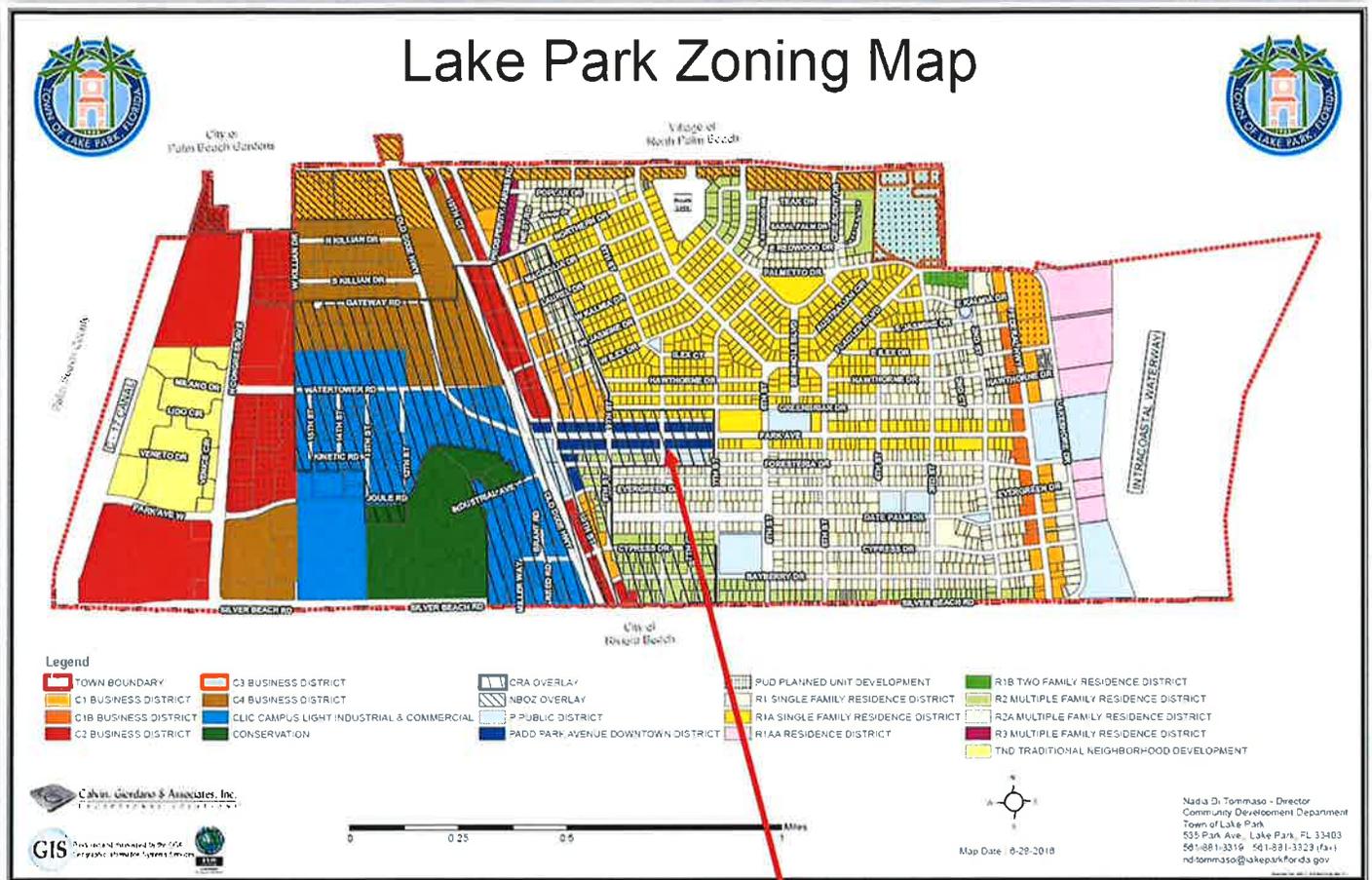
Agent:	Milcor Group, Inc.
Owner(s)/Applicant:	754 Park Avenue, LLC
Address/Location:	754 Park Avenue, Lake Park, FL 33403
Net Acreage:	0.33 acres
Legal Description:	KELSEY CITY LT 20 (LESS E 10 FT) & LTS 21 TO 24 INC BLK 10
Existing Zoning:	PADD – Park Avenue Downtown District
Future Land Use:	Downtown

**FIGURE 1: AERIAL VIEW OF SITE**



The Site

**FIGURE 2: LAKE PARK ZONING MAP**

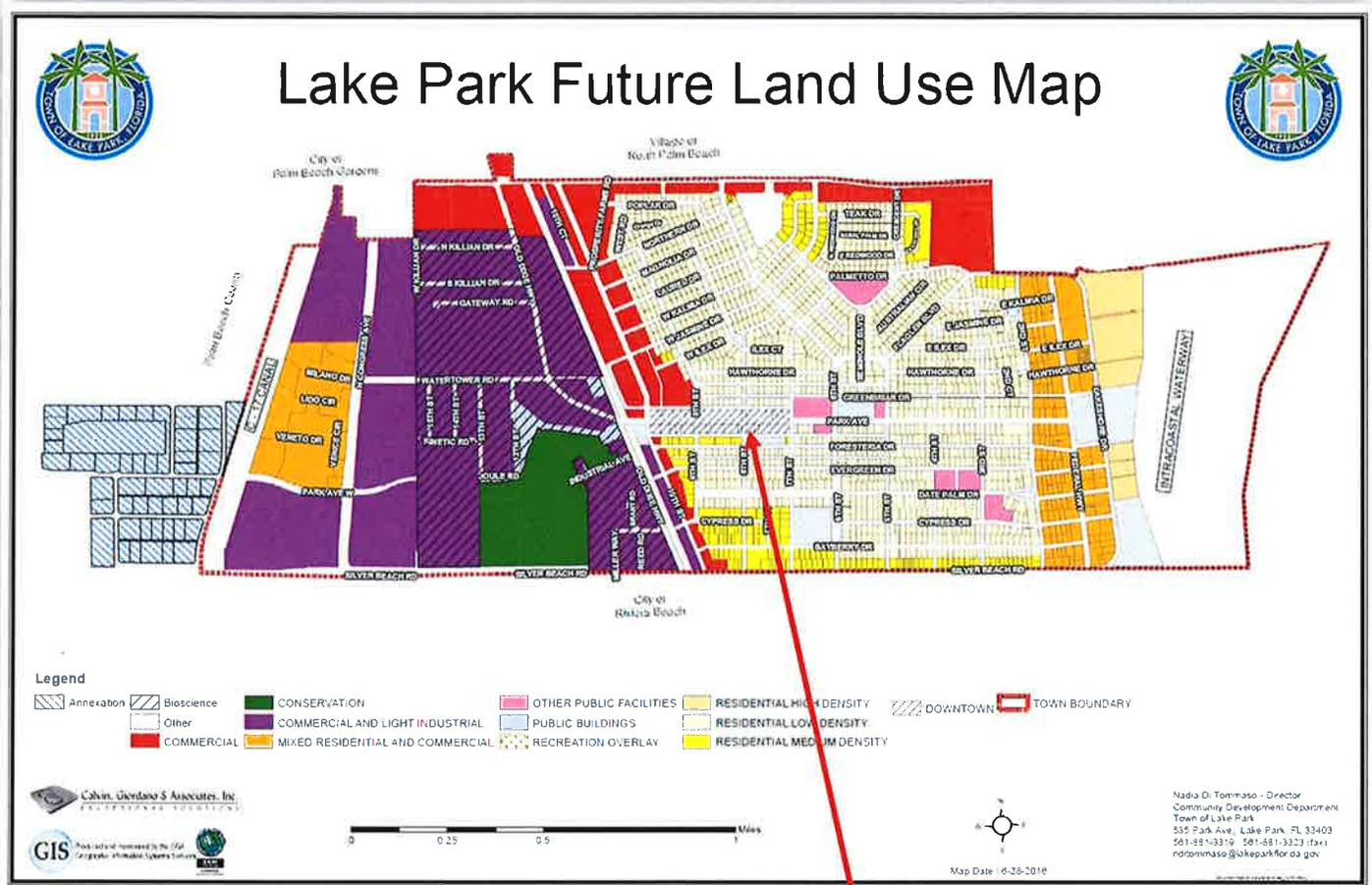


The Site

**Adjacent Zoning**

- North: Park Avenue Downtown District (PADD)
- South: Public
- East: Park Avenue Downtown District (PADD)
- West: Park Avenue Downtown District (PADD)

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



The Site

**Adjacent Existing Land Use**

- North: Downtown
- South: Public Buildings
- East: Downtown
- West: Downtown

## **PART I: APPLICATION FOR A SITE PLAN** **(with associated waivers and condition use)**

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

### **HISTORY OF THE SITE**

The subject site (754 Park Avenue) was originally built in 1969. In its later years, Park Avenue BBQ and Grille (previous owner) redeveloped the property in 2001 with the intent to incorporate the Park Avenue BBQ restaurant at this location. The building was never completed and sat vacant for over a decade. Just recently, 754 Park Avenue LLC, under the leadership of Mr. Adam Steinhoff and Aaron Underhill who currently operate Dedicated IT (an IT company), purchased the property after lengthy negotiations between the previous owner, the Town Manager and other stakeholders. The Town has been interested in revitalizing the downtown for years and attracting owners that share in the Town's visions to promote the arts, cultural and entertainment district which is currently a theme with the Kelsey Theatre, Brewhouse Gallery and other tenants. The Town was fortunate to meet the Dedicated IT group who expressed an interest in the 754 Park Avenue building, wanting to incorporate their corporate IT office that would bring in 50+ jobs with employees earning \$75K+ per year, a brewery (or microbrewery by definition) with tasting room, and a unique restaurant. Consequently, the Town Manager immediately entered into negotiations with the (then) property owner and Dedicated IT to purchase the property with the end goal to redevelop it into a vibrant, active, mix of uses that would synergize with the existing Park Avenue successes and allow the downtown area to grow even more. The property has sold to the Dedicated IT group and the new ownership is 754 Park Avenue LLC (the applicant of this site plan application). Through the sale process, the Town's commitment was to work with the new owner to develop modernized use classifications for brewery-type uses in the PADD, as well as a revised (and flexible) downtown parking plan that would enable the use of public parking spaces. In addition, revisions to the PADD so as to allow for outdoor cafes/courtyards on public property were also entertained by Town staff in an effort to promote the vision. These changes were discussed previously by the Planning and Zoning Board and recently adopted by the Town Commission, and used as part of this site plan application as detailed herein. The last piece of history also required the new owner to pursue an abandonment application for a 0.9 foot x 53.8 foot portion of public right-of-way, ultimately representing the (already built) western building wall. Since the previous owner never completed the redevelopment of the site with development permits that expired without inspections ever being called into the Town, it appears the western wall slightly encroaches into the public right-of-way and requires an abandonment (an abandonment that will not eliminate any enjoyment to public space, sidewalk or roadway of any kind since the wall has been in existence for over a decade). In addition to the separate

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

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

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

**TABLE 78-70-1  
PERMITTED AND CONDITIONAL USES  
PARK AVENUE DOWNTOWN DISTRICT**

NOTES

X = Not Permitted.

P = Permitted, may be subject to additional standards.

C = Conditional Use, Town commission Approval Required.

AA = Administrative Approval Required.

< = Less Than

> = More Than

USE CATEGORY	<1,500 Square Feet	1,500-2,500 Square Feet	>2,500 Square Feet	Additional Standards
Microbrewery	C	C	C	15
Brewery	C	C	C	
Brewpub	P	P	P	

(15) ***IN PART (...)***

*Microbrewery.*

In addition to the development standards relevant to restaurant or retail use types in Table 78-70-1, as applicable, for an establishment to meet the definition of a microbrewery, it 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 a restaurant, tasting room or retail sales and service:
  - a. No more than 75 percent of the total gross floor space of the establishment shall be used for the brewery function 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) shall be oriented toward the street, excluding alleys, and, if located in a shopping center, to the common space where the public can access the use;
  - c. Pedestrian connections shall be provided between the public sidewalks and the primary entrance(s) to any accessory use(s).
- (3) All mechanical equipment visible from the street (excluding alleys), an adjacent residential use or residential zoning district shall be screened using architectural features consistent with the principal structure;
- (4) Access and loading bays are discouraged from facing toward any street, excluding alleys;
- (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, other supplies and finished products into and out of the building;
- (6) Service trucks for the purpose of loading and unloading materials and equipment shall be restricted to 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 shall be allowed, including the use of portable storage units, cargo containers and tractor trailers, except as follows: spent or used grain, which is a natural byproduct of the brewing process, may be stored outdoors for a period of time not to exceed 24 hours. The temporary storage area of spent or used grain shall be:
  - a. Designated on the approved site plan;
  - 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 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.

**78-70 (l) Waivers.** The provisions of this section shall apply to any application to waive signage, landscaping, height, property development regulations, district regulation, and certain other identified standards contained in this section. The intent of this section is to allow the town commission to be the sole decision maker regarding uses and structures within the Park Avenue Downtown District with the exception of the authority delegated herein to the town's community development director pursuant to subsection 78-70(p)(10) to grant, deny, or grant with conditions of approval, administrative sign waivers provided that a majority or more of the waiver criteria set forth in that subsection are satisfied.

## **SITE PLAN PROJECT DETAILS:**

**Building Site:**

The subject property is comprised of one 0.33 acre parcel located at 754 Park Avenue, which is located on the southeast corner of Park Avenue and 8<sup>th</sup> Street.

**Site Access:**

The site access is proposed off of 8<sup>th</sup> Street (two-way) and Park Avenue (two-way).

**Traffic:**

The Department has received an email from the Palm Beach County's Traffic Division (Quazi Bari) dated 10/26/17 indicating that they are in the final review stages and will be issuing an approval letter soon confirming that there is adequate capacity on the roadways to serve the Site. It appears their department is extremely backed-up as well and while the Applicant can explain more, staff's understanding is that the approval letter is forthcoming however, this can always be added as a condition of approval if needed as added assurance.

*(intentionally left blank)*

**Setbacks and Screening:**

All proposed setbacks are compliant with code requirements of the PADD Zoning District except for the two waiver requests detailed below.

TABLE 78-70-3  
PROPERTY DEVELOPMENT REGULATIONS

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

**SCREENING -**  
**Town Code**  
**Section 78-**  
**70(n)(5):**

(5) *Alley screening walls.* All new construction or substantial renovation of existing buildings and structures shall construct or reconstruct a solid masonry or concrete wall eight feet in height. The wall shall be located along the opposite side of that portion of the alley that is coterminus with the rear property line of the parcel being improved. Chainlink and wooden fences are prohibited. Alley screening walls shall be constructed in a manner consistent with requirements adopted by the town. Construction and maintenance responsibilities for the required wall shall be determined by article IV of this chapter regarding walls and fences. **- waiver requested - see staff responses below and enclosed justification from Applicant.**

**78-70(n)(5)**  
**(screening) / 78-**  
**70-3 (front and**  
**side corner**  
**setback)**

*WAIVER CRITERIA - 78-70(l)(7):*

- a. The application is consistent with the comprehensive plan; **MET.**
- b. The application is consistent with the intent of this section; **MET.**
- c. The application furthers the town's goal to establish a neighborhood and community-serving urban center; **MET.**
- d. The application furthers the town's goal to create a pedestrian-friendly environment; **MET.**
- e. The application furthers the architectural and site design elements of this section; **MET.**
- f. The application demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved or proposed, and which are not applicable to other lands, structures, or buildings in the Park Avenue Downtown District; **MET.**
- g. The application demonstrates that the special conditions and circumstances do not result from the actions of the applicant; **MET.**
- h. The application demonstrates that granting the waiver requested will not confer upon the applicant any special privilege that is denied by this section to other lands, buildings, or structures in the Park Avenue Downtown District; **MET.**
- i. The application demonstrates that literal application of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties within the Park Avenue Downtown District; **MET.**
- j. The application demonstrates that the waiver requested is the minimum waiver that will make possible the reasonable use of the land, building, or structure; **MET.**
- k. The application demonstrates the request for waiver is not based solely upon economic reasons; and **MET.**
- l. The application demonstrates the request for waiver will be in harmony with the general intent and purpose of this section, and that such waiver or waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. **MET.**

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

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

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

*(intentionally left blank)*

**Parking:**

Pursuant to the recently revised parking requirements of Table 78-70-4, the parking requirements have been met through several avenues → a cross and joint parking agreement has been secured with the neighboring properties to the east (700 and 748 Park Avenue). In addition, the Town recently revised its PADD parking Code to incorporate some flexibilities and rely upon the public parking spaces to accommodate the lack of onsite parking. Consequently, a master downtown public parking plan was incorporated in Table 78-70-4 of the Town Code. In conjunction with these efforts, an inventory of existing properties and existing parking spaces along with what the actual Code requirements for parking are for the various parcels was performed. This Site (754 Park Avenue) under general code calculations would require 118 parking spaces, inclusive of ADA spaces and is proposing 7 spaces onsite, inclusive of the ADA spaces. The 700/748 Park Avenue properties (part of the cross and joint access agreement) are already built and under current code reflect a shortage of approximately 27 spaces. With the cross and joint parking agreement, the 700, 748, and 754 properties would have a combined (existing and proposed) 65 spaces to serve all three properties. The shortage throughout the entire block using the code required number of spaces is 139. The PADD currently has 148 public parking spaces available to the public frequenting the downtown area and the newly adopted PADD regulations indicate that: *Off-street parking may be satisfied by using public parking spaces identified in the Downtown Public Parking Master Plan.* With this being said however, the Town realizes that there is an immediate need for additional downtown parking and the Town Manager has already initiated certain grant related applications and other initiatives to incorporate additional parking in the near future so that the downtown area can continue to accommodate future growth and redevelopment. (a copy of the recently approved Ordinance is enclosed). Actually, on 11/06/17, the Town Manager confirmed that the additional surface parking for the community garden (which will add an additional 125 or 133 spaces depending on the chosen design option) can be accomplished this fiscal year with the one cent sales tax revenues. In addition, a conversation with the Kelsey Theatre owner and operator, AJ Brockman on 11/06/17 also confirmed that even when they have their special events that draw 2,000+ patrons to the area, they have never received complaints about parking since individuals park in all the public parking areas which are all within proximity of the downtown uses.

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

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

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

**Zoning:** The proposed use of “Business Office” and “Restaurant” are permitted by right in the PADD zoning district. The “Microbrewery” with open-air patio and tasting room is a conditional use (also recently approved by the enclosed Ordinance). The proposed Microbrewery meets all of the following Town Code criteria for conditional uses pursuant to Code Section 78-70(j) with the additional requests and descriptions associated with the application:

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

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

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

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

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

## PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan Application with associated waivers and conditional use, **subject to the following conditions:**

1. The Applicant shall develop the Site consistent with the following Plans:
  - a. Site Plan, Demolition and Erosion Plan, Paving/Grading/Drainage Plan, Signage and Pavement Marking Plan, Utility Plan and Utility Details Plan, Landscape Plan, Irrigation Plans, Lighting Plans, and Elevations including color renderings, respectively referenced as Sheets 2 through 8, L1, I-1, E1 through E3, 1.6a and 1.7a received and dated by the Department of Community Development on 10/27/17 and signed and sealed on 10/26/17.
  - b. Survey prepared by Bob Buggee, Inc. signed and sealed dated 6/13/17 and received by the Department of Community Development on 10/26/17.
2. 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 Park Avenue, 8<sup>th</sup> Street, 7<sup>th</sup> Street, or the alleyways, or any other 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.
3. 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 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.
4. The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the Site.
5. Prior to issuance of the Certificate of Occupancy, the Owner 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.
6. Prior to the issuance of any building permits, the Owner 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.
7. 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.
8. The Owner shall contract with a security company which shall be present during the operating hours of the roof-top open air patio of the Brewery onsite.
9. The Town's Public Works Department sanitation requirements shall be met, particularly in the Downtown area where shared alleyway dumpster usage is available.

10. 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. Failure to do so shall render the Development Order void.
11. This approval of the Site Plan is subject to the abandonment of a 0.9 foot by 53.8 foot right-of-way.
12. The Owner shall cause the Site to be 100% irrigated. The Owner shall submit the detailed irrigation plans for the Community Development Department review and approval prior to the issuance of a building permit.
13. Prior to the submission of the final Site Plan, the Applicant shall incorporate additional exterior window moldings or trim to enhance the aesthetics of the windows around the building.
14. Cost Recovery. All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and preparing the Development Order shall be billed to the Owner. The Owner shall pay these fees and costs to the Town within 10 days of receipt of an invoice from the Town. The failure of the Owner to pay the Town for any of the professional fees or costs within the 10 days will result in the suspension of any further review of any building or other plans which may be associated with the approval of the site plan and conditional use, and may result in the revocation of the approved Development Order. A certificate of occupancy will not be issued if invoices are outstanding.
15. The two westernmost pods of the community garden area parking design as identified in the Master Public Parking Plan 78-70-4, must be constructed and usable by the Town either with a temporary grassed surface or as a permanently improved parking lot area, prior to the issuance of the Certificate of Occupancy for the rooftop patio bar. If improved as a temporary grassed area, this temporary condition requires Town Commission approval and shall not extend longer than a 6-month period initially without completing the permanent parking lot conversion, with the option of having the Town Commission revisit and approve one 6-month extension. If improved as a temporary grassed area first, the Property Owner must secure the necessary valet parking during the interim period when the grassed area is being converted into a permanent parking lot.
16. Amplified music shall not be permitted after midnight on any day of the week for the rooftop patio bar operation.

(for reference)

Adopted

**ORDINANCE NO. 12-2017**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING VARIOUS PROVISIONS OF THE PARK AVENUE DOWNTOWN DISTRICT (PADD); PROVIDING FOR THE AMENDMENT OF TABLE 78-70-1 TO ADD THE USES OF MICROBREWERY, BREWERY AND BREWPUB; PROVIDING FOR AN AMENDMENT TO THE ADDITIONAL STANDARDS FOR TABLE 78-70-1 PERTAINING TO MICROBREWERIES; PROVIDING FOR THE AMENDMENT OF SECTION 78-70(o) IDENTIFYING THAT THE PARKING REQUIREMENTS OF THE TOWN'S GENERAL PARKING CODE DO NOT APPLY IN THE PADD; PROVIDING FOR THE AMENDMENT TO THE OFF-STREET PARKING REQUIREMENTS IN TABLE 78-70-4; PROVIDING FOR THE CREATION OF SECTION 78-70(u); PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; 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 within Chapter 78 consists of several Chapters and identifies the Town's various zoning districts and the land development regulations to be applied within these districts; and

**WHEREAS**, one of these districts is the Park Avenue Downtown District (PADD); and

**WHEREAS**, the Community Development staff has recommended that the Town Commission amend Town Code, Chapter 78, Article III, Section 78-70, to provide for the amendment of Table 78-70-1 to add the uses of microbrewery, brewery and brewpub along with amendments to Section 78-70(o) and Table 78-70-4 related to the PADD parking requirements and for the creation of Section 78-70(u) related to outdoor cafes and courtyards in the PADD.

**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, Section 78-70 of the Town Code is hereby amended to read as follows

*(intentionally left blank)*

**TABLE 78-70-1  
PERMITTED AND CONDITIONAL USES  
PARK AVENUE DOWNTOWN DISTRICT**

**NOTES**

X = Not Permitted.

P = Permitted, may be subject to additional standards.

C = Conditional Use, Town commission Approval Required.

AA = Administrative Approval Required.

< = Less Than

> = More Than

USE CATEGORY	<1,500 Square Feet	1,500-2,500 Square Feet	>2,500 Square Feet	Additional Standards
<b>I. RESIDENTIAL</b>				
Apartment/Dwelling Unit (including Home Occupation per Section 78-151)	C	C	C	1
<b>II. BUSINESS AND PROFESSIONAL OFFICES</b>				
Business Office	P	P	P	
Employment Office, excluding Day Labor, Labor Pools, etc.	P	AA	AA	2
Laboratories, Medical/Dental	P	P	P	2
Medical/Dental Office, excluding Outpatient Clinics	P	P	P	
Professional Office	P	P	P	
Veterinary Office and Animal Grooming, excluding Animal Boarding	P	AA	AA	3
<b>III. PERSONAL SERVICES</b>				
Appliance and Electronic Repair, Small	P	P	P	
Art Studio	P	P	P	
Bakery	P	AA	AA	4
Barbershop	P	P	P	
Beauty Salon	P	P	P	
Broker, Stock Market	P	P	P	
Dance Studio	P	P	P	5

Drama Studio, Instructional	P	P	P	
Dry Cleaning and Laundry, Drop-off and Pickup Only	P	P	P	6
Financial Institutions, including Banks, Savings and Loan, Thrifts, and Credit Unions	P	P	P	7
Gymnasium, Spa, and Health Club	P	AA	AA	
Interior Design Studio, including Sales	P	P	P	
Massage, Therapeutic	P	P	P	8
Music Studio	P	P	P	
Parking Lot, Public or Private	P	P	P	9
Photography Studio	P	P	P	
Printing, Blueprinting, and Related Services	P	P	P	
Shoe Repair	P	P	P	
Tailor/Dressmaker	P	P	P	
Travel Agency	P	P	P	10
<b>IV. RETAIL AND COMMERCIAL</b>				
Antique Shop	P	P	P	
Apparel Store, Women's, Men's and Children's	P	P	P	
Art Gallery, including Artist's Studio	P	P	P	
Arts and Crafts Shop	P	P	P	
Automobile, Motorcycle, Truck, Recreational Vehicle, Mobile Home, and Boat Body and Paint Shop	X	X	X	
Automobile, Motorcycle, Truck, Recreational Vehicle, Mobile Home, and Boat Repair Shop	X	X	X	
Automobile, Motorcycle, Truck, Recreational Vehicle, Mobile Home, and Boat Sales and Rental	X	X	X	
Automobile Gasoline Service Station	X	X	X	
Bars and Lounges	X	X	X	
Beauty Supply Shop	P	P	P	

Bicycle Sales and Rental	P	P	P	11
Book Store, including New and Used Books	P	P	P	
Business, Computer, and Electronic Machinery Sales and Service	P	P	P	
Consignment Shop	P	AA	AA	
Convenience Store	X	X	X	
Department Store, including Apparel, Housewares, Dry Goods, Notions, Jewelry, Home Furnishings, etc.	P	AA	AA	
Discount Sales Store	X	X	X	
Drapery and Slipcover Shop, excluding workroom which exceeds 40% of total floor area	P	P	P	
Fabric, Sewing, and Knitting Supply Store	P	P	P	
Florists, excluding Nurseries	P	P	AA	12
Fruit and Vegetable Market	P	AA	AA	13
Gift Shop, including Greeting Cards, Glassware, China, etc.	P	P	P	
Grocery Store, General	X	X	X	
Grocery Store, Specialty	X	AA	C	14
Hardware, Paint, and Garden Supply Store	P	P	P	
Hobby Shop	P	P	P	
Jewelry Shop	P	P	P	
Laundry, Self-Service	X	X	X	
Leather Goods and Luggage Shop	P	P	P	
Mail, Shipping and Packing Stores (Private)	P	P	P	
<b>Microbrewery</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>15</b>
<b>Microbrewery</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>15</b>
<b>Brewery</b>	<b>C</b>	<b>C</b>	<b>C</b>	
<b>Brewpub</b>	<b>P</b>	<b>P</b>	<b>P</b>	
Music Store, including CDS, Tapes, and Records	P	P	P	

Musical Instruments, including Music Lessons	P	P	P	
Newsstand	P	P	P	16
Novelty Shop	P	P	P	
Office Supply Store	P	P	P	
Pawnshop	X	X	X	
Pet Shop and Animal Grooming, excluding Animal Boarding	P	AA	AA	17
Pharmacy/Drugstore	P	AA	C	
Photography Supplies and Film Developing, including Studio	P	P	P	
Restaurant, Fast-Food	X	X	X	
Restaurant, General	P	AA	C	18
Restaurant, Specialty	P	AA	C	19
Restaurant, Takeout	X	X	X	
Retail, General	P	P	P	
Sporting Goods Store, New and Used	P	P	P	
Storage, Indoor/Outdoor, as a principal use	X	X	X	
Thrift/Used Merchandise/Junk Store	X	X	X	
Tobacco Shop	P	P	P	
Toy Store	P	P	P	
Video Store	P	P	P	
Warehouse and Warehouse Sales	X	X	X	
Wholesale and Wholesale Sales	X	X	X	
<b>V. RECREATION</b>				
Adult Entertainment	X	X	X	
Arcades, Video/Computer	X	X	X	
Entertainment, Indoor	P	AA	C	
Temporary Uses, Public and Private	AA	AA	AA	20
Theater, Indoor	P	AA	C	
<b>VI. CIVIC USES</b>				
Churches	X	X	X	

Government Offices	P	AA	C	21
Schools, Elementary and Secondary, Public and Private	X	X	X	
Schools, Post-Secondary	C	C		

**Additional standards (for Table 78-70-1)**

- (1) Residential dwelling units. Residential dwelling units shall not be located on the ground floor of any building or structure.
- (2) Ground floor uses. Medical and dental laboratories, and employment offices on the ground floor of any building or structure are prohibited.
- (3) Veterinary office. Overnight boarding of animals, except for bona fide emergencies, is prohibited.
- (4) Bakery. A bakery shall be limited to retail sales only, and shall sell only products sale on premises. Sale of sandwiches, salads, soups, and beverages is permitted as an accessory use.
- (5) Dance studios. Studios shall provide instruction only, commercial dancehalls or ballrooms are prohibited.
- (6) Dry cleaning. Dry cleaning on premises is prohibited.
- (7) Financial institutions. Drive-in or drive-through facilities are prohibited, however, pedestrian walk-up facilities and automatic teller machines (ATMs) are permitted.
- (8) Massage therapists. Massage therapists shall be licensed pursuant to F.S. ch. 480.
- (9) Parking lot, public or private. Commercial parking lots shall comply with the standards listed below:
  - a. Vehicular access to commercial parking lots shall be approved by the town engineer.
  - b. Landscaping shall be provided pursuant to subsection (q) of this section.
  - c. Parking lot and security lighting shall be directed downward and away from adjacent residential zoning districts.
  - d. A commercial parking lot of less than 50 spaces shall be reviewed pursuant to the administrative approval.
  - e. Commercial parking lots in excess of 50 spaces shall be approved by the town commission as a conditional use.
- (10) Travel agencies. Travel agencies on the ground floor of any building or structure are prohibited.

(11) Bicycle sales and rental. Bicycle sales and rental shops may provide outdoor display of merchandise, subject to the following:

- a. The outdoor display is limited to not more than 50 percent of the width of the storefront;
- b. The outdoor display shall not impede pedestrian traffic; and
- c. At least five feet of clear area shall exist between the outdoor display and the edge of pavement or sidewalk.

(12) Florists. Florists may establish greenhouses as an accessory use, provided such use shall not occupy more than 20 percent of the gross floor area of the shop.

(13) Fruit and vegetable markets. Fruit and vegetable markets may provide outdoor display of merchandise, subject to the following:

- a. The outdoor display is limited to not more than 50 percent of the width of the storefront;
- b. The outdoor display shall not impede pedestrian traffic; and
- c. At least five feet of clear area shall exist between the outdoor display and the edge of pavement or sidewalk.

(14) Grocery stores, specialty. Specialty grocery stores shall comply with the standards listed below:

- a. Specialty grocery stores shall be at least 2,000 square feet and shall not exceed 10,000 square feet.
- b. At least 50 percent of the sales area, including shelves, must be foods of a specialty or ethnic nature.
- c. Specialty grocery stores shall stock a wide variety of specialty fresh merchandise, including poultry, beef, vegetables, fruits, breads, dairy products, and similar items of a specialty or ethnic nature.
- d. Specialty grocery stores may offer a limited variety of convenience and household goods.
- e. Specialty grocery stores may offer florist, bakery, pharmaceutical, and delicatessen goods and services.
- f. Sale of gasoline is prohibited.
- g. Specialty items that can be offered include baked goods prepared on the premise, candies, cheeses, confections, gourmet foods, fruits and vegetables, ice creams and frozen desserts, and delicatessen items.
- h. Specialty grocery stores must sell all goods on the premises.
- i. Accessory sale of food and prepared goods for takeout is permitted.
- j. Consumption of food on the premises is allowed.

~~(15) Microbreweries. Microbreweries are permitted only as an accessory use to and shall not occupy more than 30 percent of the gross floor area of a general restaurant.~~

(15) *Microbreweries Microbrewery, brewery and brewpub.*

Microbreweries are permitted only as an accessory use to and shall not occupy more than 30 percent of the gross floor area of a general restaurant

Local, independent breweries and the increased demand for small production facilities and mixed-use concepts emerged as a competitive market segment within the beer industry. The purpose of this section is to recognize the emergence of this specialized market segment and establish appropriate standards allowing for the typical range of activities, while mitigating any associated, undesirable impacts.

*Applicability and Establishment of Additional Standard (15)*

This section shall apply to brewery, microbrewery and brewpub uses. Breweries are generally divided into four distinct market segments: brewpub, microbrewery, regional (small) brewery and large brewery.

This section does not apply to temporary or special events authorizing similar uses and regulated by other sections of the Town Code.

Brewery, including regional (small) and large, microbrewery and brew pub uses shall be allowed as provided in Table 78-70-1 with additional standards identified herein. All other development standards must be met pursuant to the standards of the Park Avenue Downtown District and the Town Code as applicable.

*Brewpub.*

In addition to the development standards relevant to other restaurant use types in Table 78-70-1, for an establishment to meet the definition of a brewpub, it 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 for the brewery function 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 shall be allowed in specialty containers holding no more than a U.S. gallon (3,785 ml/128 US fluid ounces). These containers are commonly referred to as growlers;
- (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 include the participation of at least three such 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 the street (excluding alleys), an adjacent residential use or residential zoning district shall be screened using architectural features 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, other supplies and finished products into and out of the building;
- (8) Service trucks for the purpose of loading and unloading materials and equipment shall be restricted to 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 shall be allowed. This prohibition includes the use of portable storage units, cargo containers and tractor trailers.

Microbrewery.

In addition to the development standards relevant to restaurant or retail use types in Table 78-70-1, as applicable, for an establishment to meet the definition of a microbrewery, it 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 a restaurant, tasting room or retail sales and service:
  - a. No more than 75 percent of the total gross floor space of the establishment shall be used for the brewery function 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) shall be oriented toward the street, excluding alleys, and, if located in a shopping center, to the common space where the public can access the use;
  - c. Pedestrian connections shall be provided between the public sidewalks and the primary entrance(s) to any accessory use(s).
- (3) All mechanical equipment visible from the street (excluding alleys), an adjacent residential use or residential zoning district shall be screened using architectural features consistent with the principal structure;

- (4) Access and loading bays are discouraged from facing toward any street, excluding alleys;
- (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, other supplies and finished products into and out of the building;
- (6) Service trucks for the purpose of loading and unloading materials and equipment shall be restricted to 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 shall be allowed, including the use of portable storage units, cargo containers and tractor trailers, except as follows: spent or used grain, which is a natural byproduct of the brewing process, may be stored outdoors for a period of time not to exceed 24 hours. The temporary storage area of spent or used grain shall be:
  - a. Designated on the approved site plan;
  - 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 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.

*Brewery - Regional (small) and large brewery.*

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 opened certain hours at least 5 days per week shall be incorporated in the operation in order to render the use as an "attraction". This use acts as a main supplier of beer within a surrounding 'fixed' geographical area as identified in the business plan.

(16) Newsstands. Up to ten percent of the gross floor area of a newsstand may be used for sale of convenience items, including sodas, candies, packaged foods, etc.

(17) Pet shops. Overnight boarding of cats and dogs in a pet shop is prohibited.

(18) Restaurant, general. A general restaurant shall comply with the standards listed below:

- a. Patrons shall be seated at counters or tables.
- b. Patrons shall be served by waiters/waitresses.

- c. A wide variety of cooked to order food shall be available from the menu.
- d. Food generally is not precooked or prepackaged.
- e. Alcoholic beverages may be served, in accordance with a "4COP/SRX" or equivalent license issued by the state department of revenue.
- f. Takeout service may be available, but is accessory and subordinate to the serving of meals within the restaurant.
- g. Drive-in/drive-through service is prohibited.
- h. Outdoor seating of patrons is allowed, subject to the following:
  - 1. The outdoor seating is limited to not more than 100 percent of the frontage of the restaurant;
  - 2. The outdoor seating shall not impede pedestrian traffic; and
  - 3. At least five feet of clear area shall exist between the outdoor seating and the edge of pavement or sidewalk.

(19) Restaurant, specialty. A specialty restaurant shall comply with the standards listed below:

- a. Patrons shall be seated at counters or tables.
- b. Patrons shall be served by waiters/waitresses.
- c. The menu is generally limited to specialty or ethnic foods, and is cooked to order.
- d. Food generally is not precooked or prepackaged.
- e. Alcoholic beverages may be served, in accordance with a "4COP/SRX" or equivalent license issued by the state department of revenue.
- f. Takeout service may be available, but is accessory and subordinate to the serving of meals within the restaurant.
- g. Drive-in/drive-through service is prohibited.
- h. Outdoor seating of patrons is allowed, subject to the following:
  - 1. The outdoor seating is limited to not more than 100 of the frontage of the restaurant;
  - 2. The outdoor seating shall not impede pedestrian traffic; and
  - 3. At least five feet of clear area shall exist between the outdoor seating and the edge of pavement or sidewalk.

(20) Temporary uses. Temporary uses of public or private property, for such events as street fairs, holiday sales, holiday celebrations, arts and craft shows, amusements, etc., may be approved by the town manager or designee subject to the standards listed below:

- a. Adequate sanitary bathroom, solid waste disposal, and related facilities will be available.
- b. Adequate crowd and traffic control will be available.
- c. Adequate parking will be available.
- d. All tents and temporary structures, electricity, plumbing, etc., are approved by the community development director and county fire department.
- e. Hours of operation will not cause a nuisance to adjoining residential property owners.

(21) Government offices. Administrative government offices, other than town offices, on the ground floor of any building or structure are prohibited. Pedestrian-oriented governmental activities, such as retail post offices, are permitted on the ground floor. Municipal public safety functions, such as fire stations and police offices are permitted on the ground floor.

(22) Schools, post-secondary. Post-secondary schools shall comply with the standards listed below:

- a. Academic and technical course offerings are allowed.
- b. All classes and training shall be conducted indoors.
- c. Training which involves the use of vehicles, heavy equipment, etc., is prohibited.
- d. All school activities and uses, including classrooms, offices, labs, etc., shall not be located on the ground floor.

**Section 3. Chapter 78, Article III, Section 78-70(o) is hereby amended as follows:**

Sec. 78-70(o) Off-street parking and loading

(o) *Off-street parking and loading.* Parking and loading requirements for the Park Avenue Downtown District are provided herein. The general parking requirements in the Town Code that apply to all zoning districts, do not apply to the Park Avenue Downtown District.

(1) *Loading requirements.* Loading requirements for all uses within the Park Avenue Downtown District are established by Table 78-70-4.

(2) *Loading spaces.* Loading spaces shall not be located along Park Avenue or other public rights-of-way, excluding alleys. The town manager may approve a loading space located completely or partially in the public portion of an alley, provided such location will not adversely affect vehicular circulation.

(3) *Valet parking.* The town manager may authorize the use of valet parking for any use within the Park Avenue Downtown District. Valet parking services shall not utilize public parking spaces. Valet parking shall not utilize reduce more than 50 percent of the on-site parking requirements of a use providing such service. A request to establish valet parking shall contain the following information:

- a. The location of the valet parking booth or area;
- b. The location and number of private parking spaces to be utilized for valet parking;
- c. Evidence that the business owns the parking spaces proposed for valet use or a copy of any agreement, lease, etc. which provides the business with the right to use spaces owned by another individual or entity for valet parking;
- d. The impact of the valet parking service on users who do not patronize the service;
- e. The hours of operation;

- f. Location and text of any signage associated with the valet parking spaces; and
- g. Buffering or screening that is necessary to mitigate any visual or noise-related impacts on any adjacent residential properties.

(4) *Parking dimensions.* The minimum dimensions for parking spaces, travel aisles, etc., shall conform to requirements as indicated on Tables 78-70-6 and 78-70-1.

(5) *Through traffic/street closure.* The town may consider requests by adjacent commercial property owners to eliminate ~~through traffic along those~~ portions of Seventh, Eighth, and Ninth Streets located within the Park Avenue Downtown District. Elimination of ~~through traffic certain portions~~ may be used as a means to provide additional on-street parking however, two-way traffic shall remain in place at all times and adjacent residential properties should be considered in the review along with additional landscaping to beautify the parking areas. ~~Street closures~~ Eliminations shall be approved based upon such factors as the following:

- a. Provision of emergency services would not be adversely affected;
- b. Overall traffic circulation would not be adversely affected;
- c. Additional on-street parking will be provided at no cost to the town, unless otherwise approved by the town commission;
- d. Additional parking improvements will enhance and increase pedestrian opportunities and amenities, including landscaping, street furniture, well-delineated pedestrian walkways, lighting, overhead weather protection, etc.;
- e. Additional parking improvements to be installed shall be compatible with the Park Avenue improvements installed by the town; and
- f. All requests for street closure for parking purposes shall be approved by the town commission, following an advisory recommendation by the planning and zoning board.

(6) *Off-street parking spaces.* The number of off-street parking spaces required for a use may be accommodated on the property owner/developer's private property or through available public parking spaces pursuant to the Downtown Public Parking Master Plan identified in Table 78-70-4. Off-street parking requirements are established by Table 78-70-4. Shared and joint parking reductions may also be achieved through Cross and Joint Parking Easement Agreements approved by the Commission as part of a development proposal and pursuant to Town Code Section 78-144.

• TABLE 78-70-4  
REQUIRED OFF-STREET PARKING\*\* AND LOADING SPACES

Use Category	<u>Off-Street Parking for Residents, Customers and Employees, as applicable**</u>	Loading Spaces Required(*)
Residential	<u>1 space per housing unit</u>	None
Business and Professional Offices	<u>1 per 500 SF</u>	1 per 10,000 SF (1)
Personal Services	<u>1 per 500 SF</u>	1 per 10,000 SF
Outdoor Display	<u>None</u>	None
<u>Outdoor Restaurant Seating or other facilities operated by number of seats (example, open-air patios, etc.)</u>	<u>1 per 3 seats</u>	None
Restaurants	<u>1 per 100 SF</u>	1 per 5,000 SF
Retail and Commercial	<u>1 per 500 SF</u>	1 per 5,000 SF
<u>Brewery and similar indoor open areas</u>	<u>1 per 500 SF</u>	
Theater, Indoor	<u>1 per 3 seats</u>	1 per use, excluding movie theaters

NOTES

At least one loading space required for all uses less than minimum gross square feet.

(\*) All square footage calculations based upon gross square feet of building area.

(\*\*) Off-street parking may be satisfied by using public parking spaces identified in the Downtown Public Parking Master Plan identified herein. If the available public parking spaces do not satisfy the parking requirements for a use, the property owner or developer shall provide additional parking spaces that are required for its use on its property or provide a market rate contribution for the construction of additional public parking spaces pursuant to the Downtown Public Parking Master Plan. A reduction in the requirement can be applied if additional onsite sheltered bike racks and car share/carpooling spaces are provided and a Traffic Management Plan (TMP) is submitted which demonstrates that there will be adequate parking. A TMP is

required if a property owner or developer proposes parking which is less than that which is required by the town code. The TMP shall identify the strategies for reducing single-occupancy vehicle trips and demonstrate the effectiveness of these strategies based upon relevant data and analysis which is professionally reliable.

DOWNTOWN PUBLIC PARKING MASTER PLAN

Larger version attached separately as well for clarity



Larger version attached separately as well for clarity

TABLE 78-70-5  
RESERVED

TABLE 78-70-6  
MINIMUM PARKING LOT DIMENSIONS

Angle (A)	Stall Width (B)	Stall Depth (C)	Aisle Width (D)	Curb Length (E)	Wall to Wall Width (F)	Interlock to Interlock Width (G)	Stall Depth to Interlock (H)	Land Use (I)
45	10'0"	17'6"	12'0"1	14'0"	47'0"	44'0"	15'6"	G
	12'0"	17'6"	2'0"	17'0"	47'0"	44'0"	15'6"	H
60	10'0"	19'0"	14'0"	11'6"	53'0"	50'0"	17'6"	G
	12'0"	19'0"	14'0"	14'0"	53'0"	50'0"	17'6"	H
70	10'0"	19'6"	17'0"	10'6"	56'0"	54'0"	18'6"	G
	12'6"	19'6"	17'0"	12'6"	56'0"	54'0"	18'6"	H
75	10'0"	19'6"	21'0"	10'6"	60'0"	58'0"	18'6"	G
	12'0"	19'6"	21'0"	12'6"	60'0"	58'0"	18'6"	H
80	10'0"	19'6"	22'0"	10'0"	61'0"	60'0"	19'0"	G
	12'0"	19'6"	22'0"	12'0"	61'0"	60'0"	19'0"	H
90	10'0"	18'6"	24'0"	10'0"	61'0"	61'0"	18'6"	G
	12'6"	18'6"	24'0"	12'0"	61'0"	61'0"	18'6"	H

NOTES

G = General. Applies to parking spaces designated to serve all commercial uses and residential uses. Nine (9) foot wide spaces may be considered based on applicant justification.

H = Handicapped.

**Section 4. Article III of Chapter 78 is hereby amended to create new Section 78-70(u) as follows:**

(u) Use and work in the public right-of-way. A permit is required for any work undertaken within the public right-of-way. Before the Town Engineer shall approve a permit for such work, plans and specifications of the proposed improvements shall be submitted and examined to determine that they meet engineering standards and all the requirements set forth herein.

(1) 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 on public property 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 cafe and courtyards are only allowed when in compliance with this Section.

a. Permit and Fees: It shall be unlawful for any person to establish a sidewalk café or courtyard at any site unless a valid permit to operate a sidewalk café or courtyard has been obtained for that site, from the Town pursuant to this Section. The permit shall not be issued until all the requirements of this Section have been met. Permits shall not be transferable.

(i) Each permit shall be effective for one year, from October 1<sup>st</sup> until September 30<sup>th</sup>. Any new permit application received after October 1<sup>st</sup> until April 1<sup>st</sup> will pay the full cost of the permit fee and the permit shall expire September 30<sup>th</sup> of the following year. Any new permit application received after April 1<sup>st</sup> will pay one-half of the cost of the permit fee and the permit shall expire September 30<sup>th</sup> of the same year.

(ii) The sidewalk café or courtyard application fee is one hundred fifty dollars (\$150.00). The permit fee is \$4.75 per square foot of approved sidewalk café or courtyard space.

(iii) Renewals of a sidewalk café or courtyard permit and payment of fees must be submitted and approved on or before October 1<sup>st</sup> of each year.

(iv) Late Renewal Fee: If a renewal payment is not submitted by October 1<sup>st</sup>, it shall be considered late and subject to a late fee of ten-percent (10%), plus an additional five-percent (5%) late fee if payment is not received by the first of each month thereafter until paid, provided that the total late fee shall not exceed twenty-percent (20%). If a renewal payment is not submitted by October 1<sup>st</sup>, the Town has the right to immediately cancel the Sidewalk café or courtyard Permit upon written notice to the permit holder.

(2) Required Information: In addition to the required permit application and permit fee, the following must be provided at the time the application is submitted or renewed:

a. A copy of a valid business tax receipt; and description of use.

b. A sketch plan of the area between the store front and vehicular travel surface or public space, drawn to a minimum scale of 1"= 10' which shows:

(i) The sidewalk café or courtyard area including square footage and dimensions;

(ii) The store front and all openings (doors, windows) and identification on how public sidewalk circulation is being maintained;

- (iii) The location of curb, sidewalk, and any utility poles, fire hydrants, landscaping, or other items within the right-of-way and private property, between the curb and the store front including dimensions;
- (iv) The location of any of the above items which are within six feet (6') of the ends of the proposed use area; and the location of parking spaces (or use of the street or public space) adjacent to the proposed use area;
- (v) Clear delineation of the boundary between private property and the right-of-way including dimensions.
- (vi) Delineation of "clear pedestrian pathways" and "No Table Zones" as required by Section (F)(5);
- (vii) Proposed location of chairs with tables, and other private features such as but not limited to hostess stands, umbrellas, etc.;
- (viii) Proposed location of sidewalk café or courtyard barriers as required by Subsection (F)(7);
- (ix) Photographs and/or manufacturer brochures depicting the chairs, tables, umbrellas, menu boards and logos, and other temporary private features including, but not limited to, lighting, planters, ropes, stanchions and other equipment to be used in the proposed sidewalk café or courtyard area;
- (x) If the Permittee intends to use property in front of an adjacent business, the permittee must submit a notarized statement from the adjacent business owner(s) indicating the adjacent business owner has allowed the use of the sidewalk in the front of their business(s), on a form acceptable to the Town.
- (xi) Proof of Insurance with the Town and CRA as Certificate holders and limits approved by the Town's Risk Management Department and a Hold Harmless Agreement.

(3) Regulations Governing the Use, Design, and Maintenance of a Sidewalk Cafe and Courtyard:

(i) A sidewalk café or courtyard shall only be established in conjunction with a legally established restaurant or business, where the food product is prepared, processed, or assembled on the premises (for example: deli, ice cream store, sandwich shop, craft drinks, etc.) where the food or drink preparation is the main or sole purpose of the business. A business that prepares, processes or assembles food on the premises, where such food or drink preparation or assemblage is not the main or sole purpose of the business shall not be allowed to establish a sidewalk café or courtyard.

(ii) A sidewalk café or courtyard may only be established in front of the business or along a side street adjacent to the business, or in front of public open space plazas adjacent to the business, and such businesses immediately adjacent to the business with which the sidewalk cafe and courtyard is associated. The sidewalk café or courtyard shall not be established adjacent to a travel lane or on-street parking, unless there is no ability to establish a sidewalk cafe and courtyard adjacent to the storefront, in which case a sidewalk café or courtyard may be located adjacent to a traffic lane or street parking as long as a five foot clear pedestrian path is provided and the tables and associated chairs provide a minimum setback of 2' from the vehicular travel lane

and associated curbing. This 2' setback does not apply when the tables are immediately adjacent to on-street parking.

(iii) Alcoholic beverages may be consumed at a sidewalk café or courtyard.

(iv) The use of tables and chairs at a sidewalk café or courtyard shall be only for the customers of the business with which the sidewalk café or courtyard is associated. Tables, chairs, umbrellas, barriers and other objects associated with a sidewalk café or courtyard shall be of quality design, materials and workmanship both to ensure the safety and convenience of users and to enhance the visual and aesthetic quality of the urban environment.

(v) Sidewalk café or courtyard operators shall maintain a clear pedestrian path of a minimum of five feet (5') at all times. The five foot (5') clear pedestrian path shall be parallel to the street and/or alley. In the event a five foot (5') clear pedestrian path adjacent to the curb is interrupted by street furniture, trees, tree rates or similar impediments, then the sidewalk café or courtyard operator may provide for a five foot (5') clear pedestrian path commencing from the edge of the impediment closest to the building façade for a distance of five feet (5') towards the building. In areas of higher pedestrian traffic or activity or if conditions are such that additional clearance is required to assure safe pedestrian travel, additional clear space shall be required. A clear pedestrian path greater than five feet (5') may be required on sidewalks with an adjacent traffic lane.

(vi) A "No Table Zone" is hereby established. No sidewalk café or courtyard tables or chairs shall be located within the "No Table Zone". The "No Table Zone" is that area located at the intersections of Park Avenue with any side street, within twenty feet (20') of the extended curb line of the intersection. The twenty feet (20') will be measured perpendicular to the street from the extended curb.

(vii) The sidewalk café or courtyard area is to be segregated from the pedestrian pathway by means of barriers such as planter, railings or other similar moveable fixtures or other clearly visible demarcation. No part of the barrier shall be located within the required 5' clear pedestrian pathway as defined in Subsection (v) above.

(viii) In addition to approved business signs, the sidewalk café or courtyard may have one of the following signs:

(a) A wall mounted menu board sign that does not exceed three square feet (3 sq. ft.).

(b) A free-standing easel or art object that does not exceed five feet (5') in height that holds a menu board with a sign face not to exceed six square feet (2 ft. x 3 ft.).

The free-standing easel or art object must be placed immediately in front of the business in the permitted sidewalk café or courtyard area. These signs shall not require further Site Plan Review and approval and are an exemption to requirements within the Town's Sign Code. Portable signs shall be prohibited except as allowed in the Town Code.

(iv) Food may be carried to tables by patrons or served by a table water/waitress. The use of food preparation stations, trash receptacles and cash registers are prohibited within the sidewalk café or courtyard area.

(v) The use of carpeting, artificial turf, or other services of any kind must be approved as a part of the sidewalk café or courtyard application.

(vi) All services provided to patrons of a sidewalk café or courtyard and all patron activity (i.e. sitting, dining, etc.) shall occur within the designated sidewalk café or

courtyard area, and shall not impinge on the required 5' clear distance for pedestrian passage at any time.

(vii) Hours of operation for food sales shall be the same as the associated business hours of operation. Alcohol sales require a State license and shall adhere to the Town Code requirements for alcohol sales.

(viii) The area covered by the permit, including the sidewalk, curb and gutter immediately adjacent to it, shall be maintained in a clean, neat, attractive and orderly manner at all times and the area shall be cleared of all debris and stains on a periodic basis during the day and again at the close of each business day, ensuring a tidy appearance. All items must be properly secured when the business is not in operation. The permittee shall also be responsible to pressure clean the sidewalk surface on which the sidewalk café or courtyard is located at least once a week or more frequently, if needed, and pick up all litter and debris including litter and debris in the landscaped areas adjacent to the sidewalk café or courtyard area under permit.

(xiv) No tables, chairs, or any other part of sidewalk cafe and courtyards shall be attached, chained, or in any manner affixed to any tree, post, sign or other fixtures, curb or sidewalk within or near the permitted area.

#### **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 adoption.



DOWNTOWN LAKE PARK PARKING SPACES SUMMARY

SPACES	LOCATION	STREET	STREET
83	EVERGREEN DR-FORESTERIA DR	10TH ST	10TH ST
10	101 TO 523	10TH ST	10TH ST
16	PARK AVE-GREENBRIAR DR-ALLEYWAY	10TH ST	9TH ST
15	PARK AVE	10TH ST	9TH ST
15	PARK AVE	8TH ST	8TH ST
38	PARK AVE-GREENBRIAR DR-ALLEYWAY	9TH ST	8TH ST
32	PARK AVE-FORESTERIA DR-ALLEYWAY	8TH ST	7TH ST
15	FORESTERIA DR-PARK AVE-ALLEYWAY	10TH ST	9TH ST
32	FORESTERIA DR-PARK AVE-ALLEYWAY	9TH ST	8TH ST
125	PROPOSED PARKING AT FORESTERIA DR	8TH ST	7TH ST

File Name: Z:\2015\152748 Town Of Lake Park\152748.17 Lake Park 2016 ESU Update\CADD Files\Drawings\152748.17-Parking\_Study.dwg (Plotted by: Hernando Sandoval on Thursday, June 29, 2017 9:43:22 AM)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

DESIGNED DATE  
 CHECKED DATE  
 DATE  
 ISSUED FOR DATE  
 REVIEW DATE


**Calvin, Giordano & Associates, Inc.**  
 EXCEPTIONAL SOLUTIONS  
 360 Village Boulevard • Suite 340 • West Palm Beach, FL 33409  
 Phone: 561-888-0751 • Fax: 561-888-0300  
 Certificate of Authorization 514

**TOWN OF LAKE PARK**  
**LAKE PARK, FLORIDA**

**LAKE PARK**  
**DOWNTOWN PARKING STUDY**

PATRIK A. FIGUEROA P.E.  
 STATE OF FLORIDA PROFESSIONAL ENGINEER  
 LICENSE NO. 54195  
 DATE: 06-21-2017

SCALE: 1" = 200'  
 SHEET: 1  
 PROJECT No: 152748.04  
 PURPOSE OF THIS SET: REVIEW  
 DATE: 06-21-2017

**811**  
 PRELIMINARY

File Name: Z:\2015\152748 Town Of Lake Park 2016 ESU Update\CADD Files\Drawings\152748.17-Parking Study.dwg - Plotted by: Hernando Sosa on Thursday, June 29, 2017 9:42:59 AM



NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

DESIGNED DATE  
 CHECKED DATE  
 DATE  
 ISSUED FOR DATE  
 REVIEW DATE  
 02/12/2016

**Calvin, Giordano & Associates, Inc.**  
 EXCEPTIONAL SOLUTIONS  
 3407 Village Boulevard • Suite 340 • Palm Beach, FL 33409  
 Phone: 561.686.6161 • Fax: 561.686.6362  
 Certificate of Authorization 514

**TOWN OF LAKE PARK**  
**LAKE PARK, FLORIDA**

**LAKE PARK**  
**DOWNTOWN PARKING STUDY**

PATRICK A FIGUEROA P.E.  
 STATE OF FLORIDA PROFESSIONAL ENGINEER  
 LICENSE NO. 94795  
 DATE: 06-27-2017

SCALE: 1" = 100'  
 SHEET: 1  
 PROJECT No: 152748.01  
 PURPOSE OF THIS SET: REVIEW  
**1**

**RESOLUTION NO. 93-11-17**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A CONDITIONAL USE AND SITE PLAN FOR THE BUILDING AT 754 PARK AVENUE TO INCLUDE A 4,225 SQUARE FOOT MICROBREWERY WITH AN ACCESSORY 2,625 SQUARE FOOT ROOF-TOP OPEN AIR PATIO AND TASTING ROOM, A 1,575 SQUARE FOOT RESTAURANT, AND A 4,225 SQUARE FOOT BUSINESS OFFICE; PROVIDING FOR THE APPROVAL OF CERTAIN WAIVERS TO THE LAND DEVELOPMENT REGULATIONS OF THE PARK AVENUE DOWNTOWN DISTRICT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SITE PLAN AND THE CONDITIONAL USE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on behalf of 754 Park Avenue, LLC (the Owner), the MilCor Group, Inc. acting as the Owner's authorized agent (the Applicant) has submitted applications for a site plan and a 4,225 square foot microbrewery conditional use with an accessory 2,625 square foot roof-top open air patio and tasting room, 1,575 square foot restaurant with outdoor seating, and 4,225 square foot business office, with an estimated 270 seats for the rooftop open air patio and outdoor dining area for the restaurant, combined (the Application), at 754 Park Avenue (the Site); and

**WHEREAS**, the Site proposed for development has a future land use designation of "Downtown"; and

**WHEREAS**, the zoning of the Site is Park Avenue Downtown District (PADD); and

**WHEREAS**, the Town's Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission its approval with certain conditions; and

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

**WHEREAS**, at these hearings, the Town Commission considered the evidence presented by the Town Staff, the Owner, Applicant, and other interested parties and members of the public, regarding the Application.

**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 the Site authorizing a conditional use of a 4,225 square foot microbrewery with an accessory 2,625 square foot rooftop open-air patio and tasting room, a 1,575 square foot restaurant with outdoor

seating, and a 4,225 square foot business office, with 270 seats combined for the rooftop area and outdoor dining area, subject to the following conditions:

- (1) The Applicant shall develop the Site consistent with the following Plans:
  - a. Site Plan, Demolition and Erosion Plan, Paving/Grading/Drainage Plan, Signage and Pavement Marking Plan, Utility Plan and Utility Details Plan, Landscape Plan, Irrigation Plans, Lighting Plans, and Elevations including color renderings, respectively referenced as Sheets 2 through 8, L1, I-1, E1 through E3, 1.6a and 1.7a received and dated by the Department of Community Development on 10/27/17 and signed and sealed on 10/26/17.
  - b. Survey prepared by Bob Buggee, Inc. signed and sealed dated 6/13/17 and received by the Department of Community Development on 10/26/17.
- (2) 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 Park Avenue, 8<sup>th</sup> Street, 7<sup>th</sup> Street, or the alleyways, or any other 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.
- (3) 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 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.
- (4) The Owner shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction on the Site.
- (5) Prior to issuance of the Certificate of Occupancy, the Owner 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.
- (6) Prior to the issuance of any building permits, the Owner 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.
- (7) 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.
- (8) The Owner shall contract with a security company which shall be present during the operating hours of the roof-top open air patio of the Brewery onsite.

- (9) The Town's Public Works Department sanitation requirements shall be met, particularly in the Downtown area where shared alleyway dumpster usage is available.
- (10) 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. Failure to do so shall render the Development Order void.
- (11) This approval of the Site Plan is subject to the abandonment of a a 0.9 foot by 53.8 foot right-of-way.
- (12) The Owner shall cause the Site to be 100% irrigated. The Owner shall submit the detailed irrigation plans for the Community Development Department review and approval prior to the issuance of a building permit.
- (13) Prior to the submission of the final Site Plan, the Applicant shall incorporate additional exterior window moldings or trim to enhance the aesthetics of the windows around the building.
- (14) **Cost Recovery.** All professional consulting fees and costs, including legal fees incurred by the Town in reviewing the Application and preparing the Development Order shall be billed to the Owner. The Owner shall pay these fees and costs to the Town within 10 days of receipt of an invoice from the Town. The failure of the Owner to pay the Town for any of the professional fees or costs within the 10 days will result in the suspension of any further review of any building or other plans which may be associated with the approval of the site plan and conditional use, and may result in the revocation of the approved Development Order. A certificate of occupancy will not be issued if invoices are outstanding.
- (15) The two westernmost pods of the community garden area parking design as identified in the Master Public Parking Plan 78-70-4, must be constructed and usable by the Town either with a temporary grassed surface or as a permanently improved parking lot area, prior to the issuance of the Certificate of Occupancy for the rooftop patio bar. If improved as a temporary grassed area, this temporary condition requires Town Commission approval and shall not extend longer than a 6-month period initially without completing the permanent parking lot conversion, with the option of having the Town Commission revisit and approve one 6-month extension. If improved as a temporary grassed area first, the Property Owner must secure the necessary valet parking during the interim period when the grassed area is being converted into a permanent parking lot.
- (16) Amplified music shall not be permitted after midnight on any day of the week for the rooftop patio bar operation.

**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:** 754 Park Avenue

**Project Address:** 754 Park Avenue, Lake Park, FL 33403

**Property Owner:** Park Avenue BBQ & Grille of Lake Park, Inc.

**APPLICANT INFORMATION:**

Applicant Name: 754 Park Avenue LLC Attn: Adam Steinhoff

Applicant Address: 17673 75th Place North, Loxahatchee, FL 33470

Phone: 561-324-6322 Fax: \_\_\_\_\_ E-Mail: asteinhoff@dedicatedit.com

**SITE INFORMATION:**

General Location: Park Avenue in downtown Lake Park

Address: 754 Park Avenue

Zoning District: PADD Future Land Use: 2100 Acreage: 0.33

Property Control Number (PCN): 36-43-42-20-01-010-0201

**ADJACENT PROPERTY:**

DIRECTION	ZONING	BUSINESS NAME	USE
North	PADD	Condominiums	0400
East	PADD	Lily's Tables/Palm Chic Boutique	1200
South	P	Art Park Studios & Gallery	800
West	PADD	Vacant	1100



**CONSENT FORM**

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

Before me, the undersigned authority, personally appeared \_\_\_\_\_, 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 Application approval in the Town of Lake Park, Florida; The MilCor Group, Inc.
- 3. That he/she is appointed Melissa G. Corbett, P.E. to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: Park Ave BBQ & Grille of Lake Park

[Signature]  
Property Owner Signature

CJ Jamcy - CFO  
By: Name/Title

4425 Military Trail  
Street Address

Jupiter, FL 33458  
City, State, Zip Code

561-258-2928  
Telephone Number

N/A  
Fax Number

cj@pabbqgrille.com  
E-Mail Address

Sworn and Subscribed before me on this 21st day of JUNE, 2017,

Christina Soltes

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MAY 9, 2019



**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, CJ Terrey, have read and understand the regulations above regarding cost recovery.

CJ Terrey  
Property Owner Signature

6/21/17  
Date

## **754 Park Avenue Project Summary/Justification Statement**

### **The Nature of this Request:**

This application is for Site Plan approval for the 0.33 acre parcel located at 754 Park Avenue which is in the heart of downtown Lake Park. The proposed site plan includes improvements paving, parking, lighting and landscape which will bring the site into compliance with the Town's land development regulations. The three existing vacant buildings will be refurbished and a second floor will be added to the center building in order to house three new businesses:

1. Brewery consisting of:
  - 1,600 sf brewery/warehouse – 1<sup>st</sup> floor of east building
  - 2,625 sf brewery tasting room – 1<sup>st</sup> floor of middle building
  - 2,625 sf roof-top open air patio bar – roof of middle building
2. 1,575 sf fine dining restaurant – 1st floor of west building
3. 4,225 sf business office – 2nd floor of middle building and 2<sup>nd</sup> floor of west building

### **The Impact of the Proposed Change to the Surrounding Area:**

It is the Applicant's desire to be involved in the revitalization of the downtown area. Certainly this project will be a large component in the success of the revitalization effort. It is anticipated that at least 108 new Florida jobs will be created, in addition to a welcome variety of establishments for residents to enjoy.

### **Compliance with The Town of Lake Park's Zoning Requirements:**

The willingness of the Town of Lake Park to work with the Applicant in order to achieve a successful outcome is of utmost importance to this proposed project. The Community Development Director has devised an expedited timeline for review and approval of the site plan and building permits. Additionally, the Director will implement the internal review necessary for the ordinance approving revisions to the permitted use table and parking requirements. Please let it be noted that these efforts are greatly appreciated by the Applicant.

In addition to the expedited review, the Applicant will need:

#### Shared-parking agreement:

The Town has indicated that the Applicant must provide the necessary ADA parking stalls on-site and the balance can be achieved through the shared-parking agreement. It is anticipated that 200 parking stalls shall be required, which results in the need for 6 ADA parking stalls. The existing parking lot shall be reconfigured to maintain the current two-way traffic flow with a

#### Office Locations:

10975 SE  
Federal Hwy  
Hobe Sound  
Florida  
33455

9035 Americana  
Road #13  
Vero Beach  
Florida  
32966

Phone  
772-223-8850  
Fax  
772-223-8851

Email  
marketing@  
themilcorgroup.  
com

Web  
www.  
themilcorgroup.  
com

connection to 8<sup>th</sup> Street that aligns with the connection to the west, yet adds more green space for landscape.

**Parking basis:**

Lake Park Project Parking Calculations		
Uses	Parking Requirements	Spaces Required
Business Offices (Dedicated IT)	4 spaces/1000 sf + 1 space/employee 4225 SF & 50 employees	67
Restaurant	12 spaces/1000 sf 1575 SF	19
Warehouse (Brewery Tanks)	1 space/2000 sf + 1 space/employee 1600 SF & 3 employees	4
Lounge (tasting and roof top bar)	1 space/2 occupants at max capacity 220 max. capacity	110
	<b>Total Spaces Required</b>	<b>200</b>

Patio Dining Area in 8<sup>th</sup> Street Right of Way:

The restaurant wishes to allow patrons to dine outdoors. Therefore, the proposal is to construct an awning along the west side of the western building, extending over the existing grassed area. In exchange for allowing the use of this area, the Applicant proposes to add F-curb along 8<sup>th</sup> Street for pedestrian safety, extend the sidewalk to the alley behind the subject property, and construction a 15' wide by 50' long paver dining area. It is understood that although seating would be placed in this dining area, a minimum of 4' wide pedestrian access shall be provided through the dining area.

August 10, 2017  
Via: Hand Delivery

MC Project/Phase Number: U0105

Scott Schultz, Planner  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

**Subject: 754 Park Avenue -Waiver Request 1 - Alley**

Dear Mr. Schultz,

On behalf of our client, 754 Park Avenue LLC, please accept this as a waiver request addressing the following item:

1. An alley screening wall was not identified in plans pursuant to Section 78-70(n)(5).

*(5) Alley screening walls. All new construction or substantial renovation of existing buildings and structures shall construct or reconstruct a solid masonry or concrete wall eight feet in height. The wall shall be located along the opposite side of that portion of the alley that is coterminus with the rear property line of the parcel being improved. Chainlink and wooden fences are prohibited. Alley screening walls shall be constructed in a manner consistent with requirements adopted by the town. Construction and maintenance responsibilities for the required wall shall be determined by article IV of this chapter regarding walls and fences.*

Justification criteria:

An application for waiver approval shall comply with a preponderance of the criteria listed below:

- a. The application is consistent with the comprehensive plan;  
**The design team could not locate the Town's Comprehensive Plan on line to review for consistency.**
- b. The application is consistent with the intent of this section;  
**The applicant has worked closely with staff for modifications to the Park Avenue Downtown District code, the site plan, landscape plan and architectural plans to demonstrate consistency with the intent of the code. This waiver is only being requested so that the subject parcel's landscape / screening is not inconsistent with the surrounding area.**
- c. The application furthers the town's goal to establish a neighborhood and community-serving urban center;  
**The applicant has worked closely with staff for modifications to the Park Avenue Downtown District code and on the site plan to ensure that the goal to establish a neighborhood and community-serving urban center is met by bringing a vacant / eye-sore building up to current standards from an architectural, accessibility and pedestrian-friendly standpoint.**

Office Locations:

10975 SE  
Federal Hwy  
Hobe Sound  
Florida  
33455

9035 Americana  
Road #13  
Vero Beach  
Florida  
32966

Phone  
772-223-8850  
Fax  
772-223-8851

Email  
marketing@  
themilcorgroup.  
com

Web  
www.  
themilcorgroup.  
com

- d. The application furthers the town's goal to create a pedestrian-friendly environment;  
**The plan includes covered outdoor seating, covered areas, assessable connections from the site to the right of way. A bike rack, bench, and trash receptacles are all proposed to enhance the pedestrian environment.**
- e. The application furthers the architectural and site design elements of this section;  
**The applicant's architect is currently working on design elements for the building. The site elements include enhancing landscape areas / reducing paved areas, bringing the site up to assessable standards and adding pedestrian-friendly features.**
- f. The application demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved or proposed, and which are not applicable to other lands, structures, or buildings in the Park Avenue Downtown District;  
**Screening is currently a hedge, light posts and a green chain link fence. This landscape and fencing runs the entire length of the alley from 7<sup>th</sup> Street to 8<sup>th</sup> Street. A revision to our site would be inconsistent with all other adjacent properties.**
- g. The application demonstrates that the special conditions and circumstances do not result from the actions of the applicant;  
**The applicant bought the vacant building as-is and is attempting to greatly enhance the Park Avenue Downtown District by bringing three new businesses to the area and creating in excess of 100 new jobs.**
- h. The application demonstrates that granting the waiver requested will not confer upon the applicant any special privilege that is denied by this section to other lands, buildings, or structures in the Park Avenue Downtown District;  
**The requests are due to the fact that the building is existing; if the building did not already exist, the required materials and setbacks could easily be accommodated. With respect to the alleyway screening, the purpose of the request is only so the subject site is not rendered inconsistent with the surrounding properties.**
- i. The application demonstrates that literal application of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties within the Park Avenue Downtown District;  
**In order to comply with three of the provisions, demolition of the building would be required, which is not cost-feasible. Additionally, the buildings to the east and west of the subject parcel enjoy the same setbacks as proposed with this application. The subject building connects to the building to the east, and the driveway access on 8<sup>th</sup> Street connects to the driveway access west of 8<sup>th</sup> Street.**
- j. The application demonstrates that the waiver requested is the minimum waiver that will make possible the reasonable use of the land, building, or structure;  
**This waiver is only being requested so that the subject parcel's landscape / screening is not inconsistent with the surrounding area.**

k. The application demonstrates the request for waiver is not based solely upon economic reasons; and

**The request is not solely economic. The applicant is proposing to bring three new businesses to the area in a very short timeframe. It is not feasible to demolish the building and reconstruct a new one in the timeframe desired. The intent of the project is to provide economic stimulus to the downtown area for the benefit of all.**

l. The application demonstrates the request for waiver will be in harmony with the general intent and purpose of this section, and that such waiver or waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

**This project will have a significant economic impact with the rehabilitation of a blighted structure which has not offered return in terms of new property tax or economic activity. It enhances entire Park Avenue Downtown District by bringing new life to this vacant building and bringing it up to current architectural standards. Additionally, it enhances the pedestrian experience via outdoor seating, bike rack, bench, covered areas, assessable connections from the site to the right of way, and trash receptacles.**

Sincerely,  
The MilCor Group, Inc.



Melissa G. Corbett, P.E.  
President

Cc: Aaron Underhill  
Adam Steinhoff

August 10, 2017  
Via: Hand Delivery

MC Project/Phase Number: U0105

Scott Schultz, Planner  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

**Subject: 754 Park Avenue -Waiver Request 2 – Front Setback**

Dear Mr. Schultz,

On behalf of our client, 754 Park Avenue LLC, please accept this as a waiver request addressing the following item:

1. Table 78-70-3 identifies the following as it relates to the front setback: *At least 50 percent of the building line of all new construction and all substantial repair, renovation, rehabilitation, or restoration of existing buildings shall provide a front setback of zero feet. Recesses in the required zero setback building line for architectural features such as doors, courtyards, store front entrances etc., may be allowed when part of an overall design consistent with the requirements of this section.*

Justification criteria:

An application for waiver approval shall comply with a preponderance of the criteria listed below:

- a. The application is consistent with the comprehensive plan;  
**The design team could not locate the Town's Comprehensive Plan on line to review for consistency.**
- b. The application is consistent with the intent of this section;  
**The applicant has worked closely with staff for modifications to the Park Avenue Downtown District code, the site plan, landscape plan and architectural plans to demonstrate consistency with the intent of the code. This request is due to the fact that the building is existing.**
- c. The application furthers the town's goal to establish a neighborhood and community-serving urban center;  
**The applicant has worked closely with staff for modifications to the Park Avenue Downtown District code and on the site plan to ensure that the goal to establish a neighborhood and community-serving urban center is met by bringing a vacant / eye-sore building up to current standards from an architectural, accessibility and pedestrian-friendly standpoint.**
- d. The application furthers the town's goal to create a pedestrian-friendly environment;  
**The plan includes covered outdoor seating, covered areas, assessable connections from the site to the right of way. A bike rack, bench, and trash receptacles are all proposed to enhance the pedestrian environment.**

Office Locations:

10975 SE  
Federal Hwy  
Hobe Sound  
Florida  
33455

9035 Americana  
Road #13  
Vero Beach  
Florida  
32966

Phone  
772-223-8850  
Fax  
772-223-8851

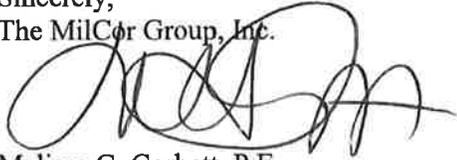
Email  
marketing@  
themilcorgroup.  
com

Web  
www.  
themilcorgroup.  
com

- e. The application furthers the architectural and site design elements of this section;  
**The applicant's architect is currently working on design elements for the building. The site elements include enhancing landscape areas / reducing paved areas, bringing the site up to assessable standards and adding pedestrian-friendly features.**
- f. The application demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved or proposed, and which are not applicable to other lands, structures, or buildings in the Park Avenue Downtown District;  
**Front setback of zero feet: The building is existing.**
- g. The application demonstrates that the special conditions and circumstances do not result from the actions of the applicant;  
**The applicant bought the vacant building as-is and is attempting to greatly enhance the Park Avenue Downtown District by bringing three new businesses to the area and creating in excess of 100 new jobs.**
- h. The application demonstrates that granting the waiver requested will not confer upon the applicant any special privilege that is denied by this section to other lands, buildings, or structures in the Park Avenue Downtown District;  
**The requests are due to the fact that the building is existing; if the building did not already exist, the required materials and setbacks could easily be accommodated. With respect to the alleyway screening, the purpose of the request is only so the subject site is not rendered inconsistent with the surrounding properties.**
- i. The application demonstrates that literal application of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties within the Park Avenue Downtown District;  
**In order to comply with three of the provisions, demolition of the building would be required, which is not cost-feasible. Additionally, the buildings to the east and west of the subject parcel enjoy the same setbacks as proposed with this application. The subject building connects to the building to the east, and the driveway access on 8<sup>th</sup> Street connects to the driveway access west of 8<sup>th</sup> Street.**
- j. The application demonstrates that the waiver requested is the minimum waiver that will make possible the reasonable use of the land, building, or structure;  
**This request is due to the fact that the building is existing.**
- k. The application demonstrates the request for waiver is not based solely upon economic reasons; and  
**The request is not solely economic. The applicant is proposing to bring three new businesses to the area in a very short timeframe. It is not feasible to demolish the building and reconstruct a new one in the timeframe desired. The intent of the project is to provide economic stimulus to the downtown area for the benefit of all.**
- l. The application demonstrates the request for waiver will be in harmony with the general intent and purpose of this section, and that such waiver or waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

**This project will have a significant economic impact with the rehabilitation of a blighted structure which has not offered return in terms of new property tax or economic activity. It enhances entire Park Avenue Downtown District by bringing new life to this vacant building and bringing it up to current architectural standards. Additionally, it enhances the pedestrian experience via outdoor seating, bike rack, bench, covered areas, assessable connections from the site to the right of way, and trash receptacles.**

Sincerely,  
The MilCor Group, Inc.

A handwritten signature in black ink, appearing to read 'Melissa G. Corbett', written over a light gray background.

Melissa G. Corbett, P.E.  
President

Cc: Aaron Underhill  
Adam Steinhoff

Office Locations:

10975 SE  
Federal Hwy  
Hobe Sound  
Florida  
33455

9035 Americana  
Road #13  
Vero Beach  
Florida  
32966

Phone  
772-223-8850  
Fax  
772-223-8851

Email  
marketing@  
themilcorgroup.  
com

Web  
www.  
themilcorgroup.  
com

August 10, 2017  
Via: Hand Delivery

MC Project/Phase Number: U0105

Scott Schultz, Planner  
Town of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

**Subject: 754 Park Avenue -Waiver Request 3 – Side Setback**

Dear Mr. Schultz,

On behalf of our client, 754 Park Avenue LLC, please accept this as a waiver request addressing the following item:

1. Side setback, corner of five feet.

Justification criteria:

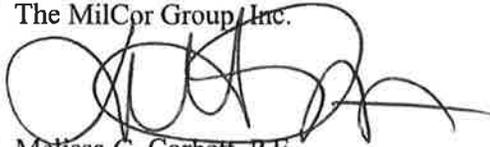
An application for waiver approval shall comply with a preponderance of the criteria listed below:

- a. The application is consistent with the comprehensive plan;  
**The design team could not locate the Town's Comprehensive Plan on line to review for consistency.**
- b. The application is consistent with the intent of this section;  
**The applicant has worked closely with staff for modifications to the Park Avenue Downtown District code, the site plan, landscape plan and architectural plans to demonstrate consistency with the intent of the code. This request is due to the fact that the building is existing.**
- c. The application furthers the town's goal to establish a neighborhood and community-serving urban center;  
**The applicant has worked closely with staff for modifications to the Park Avenue Downtown District code and on the site plan to ensure that the goal to establish a neighborhood and community-serving urban center is met by bringing a vacant / eye-sore building up to current standards from an architectural, accessibility and pedestrian-friendly standpoint.**
- d. The application furthers the town's goal to create a pedestrian-friendly environment;  
**The plan includes covered outdoor seating, covered areas, assessable connections from the site to the right of way. A bike rack, bench, and trash receptacles are all proposed to enhance the pedestrian environment.**

- e. The application furthers the architectural and site design elements of this section;  
**The applicant's architect is currently working on design elements for the building. The site elements include enhancing landscape areas / reducing paved areas, bringing the site up to assessable standards and adding pedestrian-friendly features.**
- f. The application demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved or proposed, and which are not applicable to other lands, structures, or buildings in the Park Avenue Downtown District;  
**Side setback corner of five feet: The building is existing.**
- g. The application demonstrates that the special conditions and circumstances do not result from the actions of the applicant;  
**The applicant bought the vacant building as-is and is attempting to greatly enhance the Park Avenue Downtown District by bringing three new businesses to the area and creating in excess of 100 new jobs.**
- h. The application demonstrates that granting the waiver requested will not confer upon the applicant any special privilege that is denied by this section to other lands, buildings, or structures in the Park Avenue Downtown District;  
**This request is due to the fact that the building is existing; if the building did not already exist, the required materials and setbacks could easily be accommodated.**
- i. The application demonstrates that literal application of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties within the Park Avenue Downtown District;  
**In order to comply with the provisions, demolition of the building would be required, which is not cost-feasible. Additionally, the buildings to the east and west of the subject parcel enjoy the same setbacks as proposed with this application. The subject building connects to the building to the east, and the driveway access on 8<sup>th</sup> Street connects to the driveway access west of 8<sup>th</sup> Street.**
- j. The application demonstrates that the waiver requested is the minimum waiver that will make possible the reasonable use of the land, building, or structure;  
**This request is due to the fact that the building is existing.**
- k. The application demonstrates the request for waiver is not based solely upon economic reasons; and  
**The request is not solely economic. The applicant is proposing to bring three new businesses to the area in a very short timeframe. It is not feasible to demolish the building and reconstruct a new one in the timeframe desired. The intent of the project is to provide economic stimulus to the downtown area for the benefit of all.**
- l. The application demonstrates the request for waiver will be in harmony with the general intent and purpose of this section, and that such waiver or waivers will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.

**This project will have a significant economic impact with the rehabilitation of a blighted structure which has not offered return in terms of new property tax or economic activity. It enhances entire Park Avenue Downtown District by bringing new life to this vacant building and bringing it up to current architectural standards. Additionally, it enhances the pedestrian experience via outdoor seating, bike rack, bench, covered areas, assessable connections from the site to the right of way, and trash receptacles.**

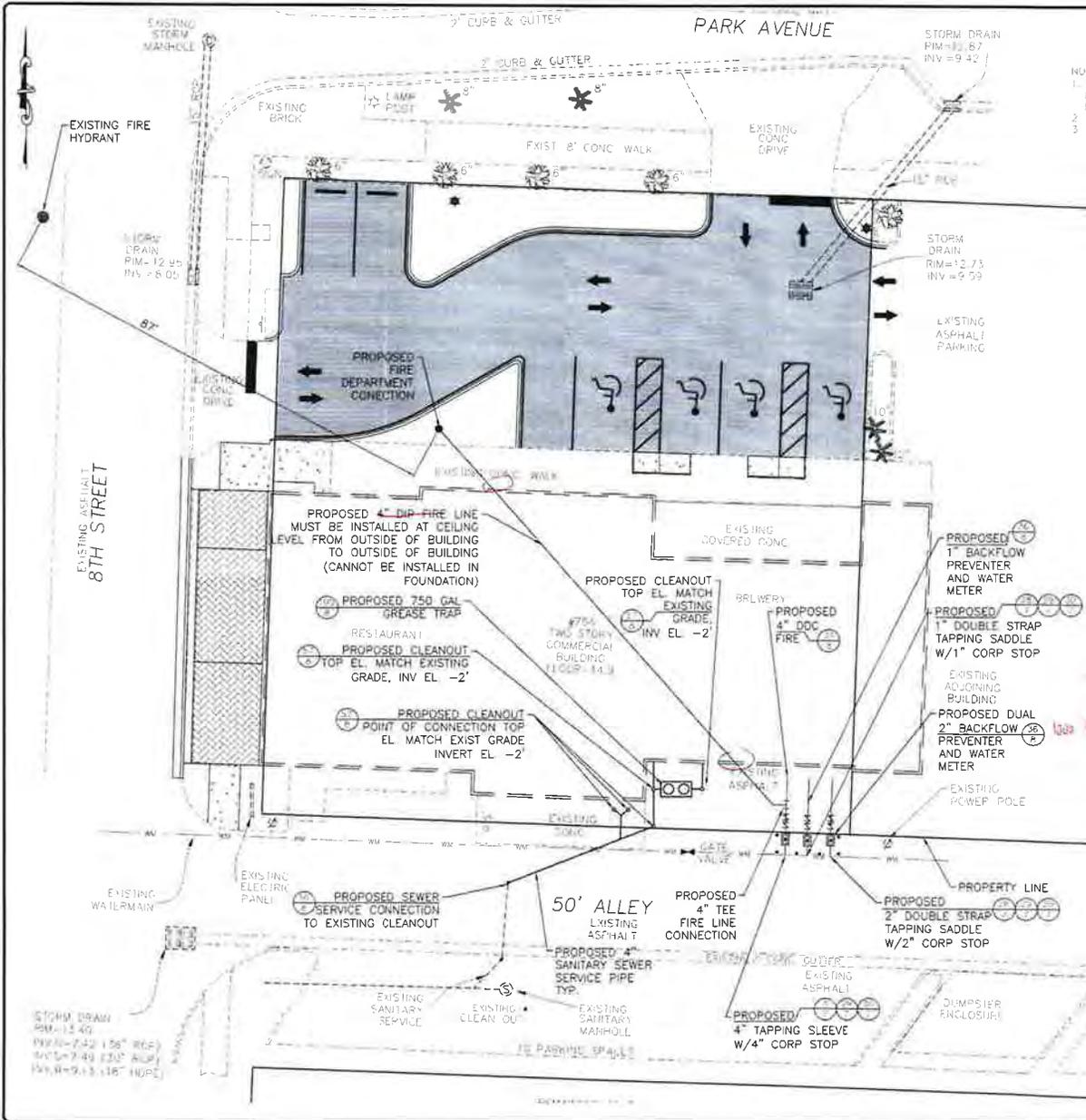
Sincerely,  
The MilCor Group, Inc.



Melissa G. Corbett, P.E.  
President

Cc: Aaron Underhill  
Adam Steinhoff

J:\001 - Under\010105 - Lake Park\Design\010105-BASE.dwg PLOTTED BY: aash ON: Tue Oct 03 2017



- NOTES
1. ALL ABOVE GROUND APPURTENANCES SHALL HAVE 1" CONCRETE ENLFD DIP PIPE BOLLARDS PLACED FOR PROTECTION PER SEACAST DETAIL 31, SHEET " - SEE PLAN FOR LOCATIONS
  2. CONTRACTOR TO TELEVIEW EXISTING SEWER LATERAL AND REPAIR IF FOUND DEFECTIVE
  3. ALL EXCAVATION WILL INCLUDE PAVEMENT RESTORATION PER SEACAST DETAIL 5, SHEET 1

Fire Appraiser

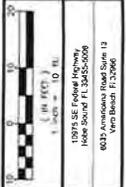
Fire

1000 GPM FIRE FLOW REQUIRED



NO.	DATE	DESCRIPTION	BY	CHKD
1	10/03/17	Issue for Review	AS	AS
2	10/03/17	Revised	AS	AS
3	10/03/17	Final	AS	AS

811



The MICOR Group, Inc.  
 CIVIL ENGINEERS  
 1000 SE Federal Highway  
 Suite 3000 Ft. Lauderdale, FL 33309  
 603 Commercial Road, Suite 113  
 Fort Lauderdale, FL 33304

UTILITY PLAN  
 754 PARK AVENUE  
 IMPROVEMENTS

Sheet No.  
**6**

**Nadia DiTommaso**

---

*Traffic*

**From:** Quazi Bari <quazibari@yahoo.com>  
**Sent:** Thursday, October 26, 2017 2:32 PM  
**To:** Kim Little; Nadia DiTommaso  
**Cc:** DSimeus@pbcgov.org  
**Subject:** Re: 170613 754 Park Avenue Redevelopment - Revised 9-19-17.pdf

Hello Nadia:

This is just FYI that the above project is under review and we are actively working towards an approval.  
Thanks.

Quazi Bari, PE  
PBC Traffic Division

Sent from my iPhone

On Oct 26, 2017, at 1:44 PM, Kim Little <[kiml@themilcorgroup.com](mailto:kiml@themilcorgroup.com)> wrote:



## Chapter 6 - ALCOHOLIC BEVERAGES<sup>[1]</sup>

Footnotes:

--- (1) ---

**State Law reference**— Beverages law, F.S. ch. 561 et seq.

Sec. 6-1. - Legislative intent for open container ordinance.

It is the finding of fact of the town commission, that the uncontrolled consumption of alcoholic beverages in unlicensed establishments and around the exterior of commercial establishments, in parking lots and in public places and public ways, contributes to various criminal mischief and other criminal and/or nuisance-like behaviors, including but not limited to, lewd and lascivious behavior, verbal harassment, intoxicated and disorderly conduct, destruction of property, assaults and batteries, vandalism, excessive noise and litter, and other noxious and offensive activities. The uncontrolled consumption of alcoholic beverages, in and around such places, has led to an increase in the number of violent crimes and complaints from the public, including residents and visitors alike. Individuals consuming alcoholic beverages in unlicensed or un-permitted public places and areas, deter the public's use and enjoyment of public amenities and places. The most effective proven means to deter the violent, disorderly, destructive or offensive conduct associated with the open consumption of alcoholic beverages around the exterior of commercial establishments, in parking lots and in other public places and ways is to adopt "open container" regulations to prohibit the possession and consumption of alcohol in such areas.

(Ord. No. 17-2007, § 2, 8-1-2007)

**Editor's note**— Section 2 of Ord. No. 17-2007, adopted Aug. 1, 2007, amended § 6-1 in its entirety to read as herein set out. Former § 6-1 pertained to definitions and derived from the 1978 Code; Ord. No. 17-2002, adopted July 24, 2002; Ord. No. 18-2002, adopted Sept. 4, 2002; and Ord. No. 14-2004, adopted Aug. 4, 2004.

Sec. 6-2. - Definitions.

*Definitions.* In this section, the following terms and phrases shall have the meanings set forth in this subsection, unless the context clearly indicates otherwise:

*Alcoholic beverage* means any beverage containing one-half of one percent or more of alcohol by volume, as determined in accordance with F.S. § 561.01(4)(b). There shall be a presumption of the presence of alcohol in a beverage if a town law enforcement or code enforcement officer, who by taste, smell or the drinking of such alcoholic beverage, has knowledge as to the presence of alcohol in the subject beverage.

*Beverage law* means F.S. chs. 561, 562, 563, 564, 565, 567, 568.

*Commercial establishment parking lot* means any private or public area appurtenant to commercial and multifamily apartment establishments used by the public for parking for, and pedestrian access to, commercial and multifamily apartment establishments, including drives, parking areas and sidewalks and walkways appurtenant thereto.

*Container* shall mean any can, glass, bottle, carton, cup or other thing which is capable of holding or containing liquids, and which is so configured that a person can drink therefrom and which contains any

amounts of an alcoholic beverage; and shall mean any commercially marketed alcoholic beverage, including beer, wine or liquor, the container of which is open or has been opened; and shall mean any alcoholic beverage container that is marketed with a seal that must be broken to be opened and such seal is broken; or shall mean any opened but empty alcoholic beverage containers that are commercially marketed such as beer, wine, liquor, gin, vodka or other alcoholic beverages.

*Nudity* means the showing or exposing to public view the human male or female genitals, pubic area, vulva, buttocks, anus, anal cleft or cleavage, or any portion of the foregoing specified anatomical areas, or any simulation thereof; the showing or exposing to public view any portion of the human female breasts any portion thereof encompassed within an area falling below the horizontal line one would have to draw to intersect a point above the top of the areola, or any portion of the areola, or any simulation thereof. This definition shall include the entire lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breast exhibited by a dress, blouse, shirt, leotard, bathing suit or other wearing apparel, provided the areola is not exposed.

*Partial nudity* means the showing or exposing to public view of the human male or female genitals, pubic area, buttocks, or any portion thereof, with less than a full opaque covering; the showing or exposing to public view of the female breast or any portion thereof, with less than a full opaque covering; or the showing or exposing to public view, or depiction of, covered male genitals in a discernibly turgid state.

*Permitting nudity or partial nudity or acts of prohibited sexual conduct* means any person maintaining, owning, managing or operating an alcoholic beverage establishment or private club knowingly or with reason to know who suffers or permits nudity or partial nudity or acts of prohibited sexual conduct to occur on the premises of such establishment.

*Possession.* An open container shall be considered to be in possession of a person if such a container is physically held by or readily accessible to the person by being within such person's grasp or if such person is observed drinking from such open container. An open container shall not be considered to be in the possession of a person if the open container is located in a locked glove compartment, or other locked compartment, trunk, or other non-passenger area of the vehicle as intended by the manufacturer. An open container shall not be considered in the possession of a person if the open container is contained in a properly sealed box or located in the refrigerator or other cabinet of a motor home or recreational vehicle-type unit which is defined as: "primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle."

*Prohibited sexual conduct* means the engaging in of any sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation, any sexual act which is prohibited by law, any touching, caressing or fondling of breasts, buttocks or any portion thereof, or anus or genitals, or the simulation thereof.

*Public or semi-public way or place* shall mean any public park, public or private street, avenue, boulevard, roadway, highway, alley, right-of-way, parking lot or area (including public and private parking lots used for public parking and pedestrian access to commercial establishments), and any other public place of whatever nature, when any part thereof is open to the public located within the town. This term does not include private driveways serving a single-family residence or duplex.

*Sale* means any transfer of an alcoholic beverage for a consideration or any gift of an alcoholic beverage in connection with or as a part of a transfer of any property or product not an alcoholic beverage for a consideration.

*Vendor of alcoholic beverages* (referred to herein as "vendor") means any person who owns or operates a business establishment, which sells or dispenses any alcoholic beverages for consumption on or off the premises.

(Ord. No. 17-2007, § 2, 8-1-2007)

**Editor's note**— Section 2 of Ord. No. 17-2007, adopted Aug. 1, 2007, amended § 6-2 in its entirety to read as herein set out. Former § 6-2 pertained to drinking in public places and derived

from the 1978 Code; Ord. No. 17-2002, adopted July 24, 2002; Ord. No. 18-2002, adopted Sept. 4, 2002; and Ord. No. 14-2004, adopted Aug. 4, 2004.

**Cross reference**— Definitions generally, § 1-2.

Sec. 6-3. - Consumption and possession of alcoholic beverages in unlicensed establishments, public parking lots, public places and ways prohibited.

- (a) *Restrictions on the consumption of alcoholic beverages at commercial establishments.* The consumption of alcohol on the premises of unlicensed commercial establishments is hereby prohibited. No person shall consume alcoholic beverages or cause alcoholic beverages to be added to any other beverage on the premises of any commercial establishment unless the owner of the establishment is licensed to sell alcoholic beverages to be consumed on the premises. For the purposes of this section, the term "premises" shall include the parking area of the commercial establishment. No person licensed by the beverage department of the state, who is not licensed to sell alcoholic beverages to be consumed on the premises, shall knowingly furnish or provide any set-ups, glasses or other service to any person for the purpose of consuming alcoholic beverages on the premises. No owner of any commercial establishment who is not licensed by the beverage department of the state to sell alcoholic beverages to be consumed on the premises, or any operator or employee of any such establishment, shall knowingly sell, furnish or provide any set-ups, glasses or any other service to any person for the purpose of consuming alcoholic beverages on the premises.
- (b) *Consumption and possession prohibited in parking lots; exceptions.* It is unlawful for any vendor or for any agent, servant or employee of any such vendor, to permit the consumption of any alcoholic beverages in or upon any parking or other area outside of the building or room stated in the vendor's license certificate as the address thereof, when any part of such parking or area is adjacent to the building or premises in which the business license is operated, and when such parking or other area is owned, rented, leased, regulated, controlled or provided, directly or indirectly, by such licensed vendor or by any agent, servant or employee of such licensed vendor. The licensed vendor shall post and maintain a legible, painted or printed sign in at least two separate prominent places on such parking or other areas, with sufficient light directed thereon to be visible during the hours of darkness while such place of business is open, in letters of not less than three inches in height, stating:

"WARNING"

"Drinking alcoholic beverages on the exterior of this premises or in the parking lot or in the public right-of-way is strictly prohibited and subject to a \$500 fine or 60 days in jail, or both- Town of Lake Park Ordinance"

- (1) It is unlawful for any person to consume an alcoholic beverage in or upon any parking area outside of and adjacent to a vendor's licensed premises when such parking or other area is owned, rented, leased, regulated, controlled or provided, directly or indirectly, by such vendor.
- (2) If any licensed vendor mentioned herein is a corporation, then the officers of such corporation shall be regarded as the owners thereof, for the purposes of enforcement of this section.
- (c) *Possession of alcoholic beverages in and upon public places and public ways, including but not limited to, parks, streets, benches, sidewalks, parking lots, alleys, etc.* It shall be unlawful for any person to drink, consume and/or possess or carry an open container of alcoholic beverage on the premises outside of, or on any streets, alleys, sidewalks, benches, or parking areas, and on other lands open to the public and/or owned or controlled by the town which are open to the general public, provided however that the town commission may permit consumption and carrying of alcoholic beverages during special events pursuant to the special event permits issued in accordance with the special event provisions of this Code. For the purposes of this section, the Lake Park Harbor Marina and Kelsey Park shall be excluded from the definition of "park" provided that any

consumption of alcohol in Kelsey Park must be pursuant to a special event permit which authorizes the sale and consumption of alcohol in Kelsey Park.

- (d) *Possession of alcoholic beverages in parking lots prohibited; exception.* It shall be unlawful for any person to possess or consume any alcoholic beverage in or within 500 feet of a commercial establishment parking lot in the town except in those areas in which such possession is permitted pursuant to the Beverage Law, special or general act of the state legislature, the Florida Administrative Code, or town permit, ordinance, resolution or administrative approval unless such alcoholic beverage is in the original container with the seal unbroken.
- (e) *Exemptions.* This section shall not apply to:
  - (1) Any person engaged in picking up empty beverage containers for the purpose of collecting the deposit or value of the bottle or can itself, nor to any person taking part in a litter control campaign; or
  - (2) The possession of any open container by any licensed distributor or licensed vendor of alcoholic beverages, provided that such alcoholic beverage is being transported solely for commercial purposes.
  - (3) Persons consuming alcoholic beverages at a special event, for which the town has issued a special event permit which includes the authorization for the sale and consumption of alcoholic beverages, and provided that the alcoholic beverages are not contained within a glass or metal container.
- (f) *Taking open container from licensed premises prohibited; vendor's responsibilities.* It is unlawful for any vendor or his agents or employees, licensed to sell beer, wine, liquor or other alcoholic beverages within the unincorporated areas of the county, to knowingly allow any person to take from the licensed premises any opened beer, wine, liquor or other alcoholic beverage container, or to knowingly allow any person to take from the licensed premises any glass or other open or unsealed container containing an alcoholic beverage or any mixture containing an alcoholic beverage.
- (g) *Enforcement of section.* It shall be the duty and responsibility of all town law enforcement and code enforcement officers to enforce the provisions of this section.

(Ord. No. 17-2007, § 2, 8-1-2007)

**Editor's note**— Section 2 of Ord. No. 17-2007, adopted Aug. 1, 2007, amended § 6-3 in its entirety to read as herein set out. Former § 6-3 pertained to the sale near churches, schools, etc., and derived from the 1978 Code; Ord. No. 17-2002, adopted July 24, 2002; Ord. No. 18-2002, adopted Sept. 4, 2002; and Ord. No. 14-2004, adopted Aug. 4, 2004.

**State Law reference**— Possession of open container of alcoholic beverages in motor vehicle prohibited, F.S. § 316.1936.

Sec. 6-4. - Nudity, partial nudity and sexual conduct prohibited in establishments selling, distributing, or permitting the consumption of alcoholic beverages, or in private clubs.

- (a) It shall be unlawful for any person maintaining, owning, managing or operating an alcoholic beverage establishment or private club to knowingly or with reason to know to permit nudity or partial nudity or acts of prohibited sexual conduct to occur upon or within the premises of such establishment, or private club.
- (b) It shall be unlawful for any person, while on or within the premises of an establishment or private club which sells, distributes or permits the consumption of alcoholic beverages to show or expose to public view any portion of such person's anatomy, defined herein as nudity, partial nudity or to engage in acts of prohibited sexual conduct.

- (c) No person may show or expose to public view such person's genitals, pubic area, vulva, buttocks, anus, anal cleft or cleavage, or any portion of the foregoing specified anatomical areas, or any simulation thereof in any establishment or private club which sells, distributes or permits the consumption of alcoholic beverages.
- (d) No female person shall show or expose to public view any portion of the breasts, encompassed within an area falling below the horizontal line one would have to draw to intersect a point immediately above the top of the areola, or any portion of the areola, or any simulation thereof in any establishment or private club which sells, distributes or permits the consumption of alcoholic beverages.
- (e) No person maintaining, owning or operating an establishment or private club which sells, distributes or permits the consumption of alcoholic beverages shall permit any person to expose to public view such person's buttocks, anus, anal cleft or cleavage, or any portion of specified anatomical areas, or simulation thereof within such establishment, or private club.
- (f) No person maintaining, owning or operating an establishment or private club which sells, distributes or permits the consumption of alcoholic beverages shall permit any female person to expose to public view any portion of the breasts, encompassed within an area falling below the horizontal line one would have to draw to intersect a point immediately above the top of the areola, or any portion of the areola, or any simulation thereof within such establishment, or private club.
- (g) No person shall engage in and no person maintaining, owning or operating an establishment or private club which sells, distributes or permits the consumption of alcoholic beverages shall permit any sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation, any sexual act which is prohibited by law, any touching, caressing or fondling of the breasts, buttocks or any portion thereof, or anus or genitals, or the simulation thereof, within such establishment, or private club.
- (h) If the owner, operator, licensee, lessor, lessee, manager, employee or any other person employed by or participating in the operation of an establishment or private club which sells, distributes or permits the consumption of alcoholic beverages violates this section, the town manager may revoke the business tax receipt for such establishment after notice and a hearing which affords the holder of such receipt an opportunity to be heard as to why the revocation should not occur.

(Ord. No. 17-2002, § 1, 7-24-2002; Ord. No. 18-2002, § 1, 9-4-2002; Code 1978, § 4-4; Ord. No. 11-2006, § 2, 12-6-2006)

**Sec. 6-5. - Hours of sale.**

No person shall buy, sell, serve, consume or deliver, or permit the purchase, sale, service, consumption or delivery of, any alcoholic beverages for consumption on or off the premises of a licensed alcoholic beverage establishment between the hours of 2:00 a.m. and 7:00 a.m. of any day, including Sunday but excepting December 31 (New Year's Eve) which hours shall be 5:00 a.m. and 7:00 a.m., respectively.

(Ord. No. 2-2002, § II, 2-6-2002; Ord. No. 17-2002, § 1, 7-24-2002; Ord. No. 18-2002, § 1, 9-4-2002; Code 1978, § 4-5; Ord. No. 14-2004, § 5, 8-4-2004)

**State Law reference**— Authority to regulate hours of sale, F.S. §§ 562.14(1), 562.45(2)(a).

**Sec. 6-6. - Sale of alcohol near certain uses prohibited.**

- (a) No person or entity may sell alcoholic beverages for consumption either on or off the premises where the place of sale is within 500 feet of real property that is being used as an elementary school, middle school, high school, or secondary school. Provided, however, that businesses located on

Park Avenue between 7th Street and 10th Street shall be exempt from this 500-foot distance regulation.

- (b) The measurement provided in subsection (a) of this section shall be measured by drawing a straight line between the closest property lines of the place of sale and the real property being used as an elementary school, middle school, high school or secondary school.
- (c) Consumption of alcohol in Kelsey Park, the Lake Park Harbor Marina, or Lake Shore Park must be pursuant to a special event permit, or permanent concession sales located on the premises, which authorizes the sale and consumption of alcohol in Kelsey Park, the Lake Park Harbor Marina, or Lake Shore Park.

(Ord. No. 17-2007, § 2, 8-1-2007; Ord. No. 08-2009, § 2, 8-5-2009; Ord. No. 10-2016, § 2, 11-3-2016)

**Cross reference**— Zoning, ch. 78.

**State Law reference**— Authority to regulate location of business, F.S. § 562.45(2)(a); sale of malt beverage for off-premises consumption not subject to municipal zoning, F.S. § 563.021(1)(a).

## ARTICLE IV. - NOISE CONTROL<sup>[5]</sup>

### Footnotes:

--- (5) ---

**Editor's note**— Ord. No. 01-2015, §§ 2, 3, adopted May 6, 2015, repealed the former Art. IV, §§ 10-151—10-160, and enacted a new Art. IV as set out herein. The former Art. IV pertained to similar subject matter and derived from Code 1978, §§ 15-1—15-9, 15-11, 15-13; Ord. No. 18-1990, § 1, adopted October 3, 1990; Ord. No. 12-2002, § 1, adopted April 17, 2002; Ord. No. 07-2012, § 2, adopted May 2, 2012.

**State Law reference**— Motor vehicle noise, F.S. §§ 316.293, 403.415.

Sec. 10-151. - Policy.

It shall be the policy of the town to provide for the peaceful enjoyment of the properties, businesses, and residences of the town by adopting appropriate regulations to regulate noise throughout the town in order to promote the public health, safety and general welfare of the public.

(Ord. No. 01-2015, § 3, 5-6-2015)

Sec. 10-152. - Applicability.

This article shall apply to all property within the town and shall be used in conjunction with the policies for facility rentals adopted by resolution.

(Ord. No. 01-2015, § 3, 5-6-2015)

Sec. 10-153. - General prohibitions—"noise disturbance" definition and enforcement

The term *noise disturbance* shall mean any sound emanating from public or private property which is plainly audible when observed from within the boundaries of a receiving property for a period of at least ten minutes. As used in the preceding sentence, the term "plainly audible" shall mean any sound, regardless of content, that can be clearly heard on the receiving property by a person using his or her normal auditory faculties for a period of at least ten minutes. Any person who shall cause a noise disturbance shall be in violation of section 10-153, and, accordingly, that person shall be subject to a fine as provided for in a fine schedule approved by resolution. The resolution referenced in the preceding sentence shall provide a fixed fine amount for the first violation of section 10-153, and, if an additional violation of section 10-153 occurs after a time period of at least 30 minutes has elapsed from the first citation for a violation of section 10-153, an additional fine shall be imposed as provided for in the resolution. Additional fines for additional violations of section 10-153 that occur within the same 24-hour period shall be included in the resolution and imposed on the person causing the noise disturbance for every additional noise disturbance caused by that person after at least a period of 30 minutes has elapsed from the previous citation for a noise disturbance. Citations issued to privately-owned residential and non-residential properties in the town will serve as the notice of violation and notice of hearing and will be the responsibility of the property owner. These citations are subject to the enforcement proceeding in section 9-36 of the town code.

(Ord. No. 01-2015, § 3, 5-6-2015)

Sec. 10-154. - Specific prohibitions.

The definition of noise disturbance in section 10-153 shall not apply to section 10-154, as any one of the following specific acts, and the causing of them, shall be considered a per se noise disturbance, regardless of the length of time of the disturbance. Any person who causes a per se noise disturbance shall be in violation of section 10-154, and shall be subject to the same fine structure as outlined in the resolution referenced in section 10-153.

- (1) *Horns, signaling devices.* The sounding of any horn or audible signal device of any motor vehicle, boat, train, engine, machine or stationary boiler of any kind except as required by law or as a warning.
- (2) *Public streets and parks.* The operating or playing of any radio, television, phonograph, musical instrument or similar device, regardless of content, on the public rights-of-way or in public parks in a manner as to be plainly audible at a distance of 100 feet from the sound source at any time.
- (3) *Loud speakers and sound amplifiers.* The using or operating of any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument or other similar device within or adjacent to inhabited residential land such that the sound therefrom, regardless of content, is plainly audible across the property line of another inhabited property at any time. This section shall not apply to any special events, such as parades, festivals or sporting events, but shall apply to lounges, restaurants, or nightclubs.
- (4) *Street sales advertising.* The use or operation of any loudspeaker, sound amplifier or musical instrument which produces or reproduces sound which is cast or emitted upon the public streets and sidewalks for the purpose of commercial advertising or for attracting the attention of the public to any particular building, structure or place when such sound that is emitted is plainly audible from another inhabited property.
- (5) *Machinery and construction work.* The operation of any machinery, demolition equipment, construction equipment, excavating equipment, power tools, equipment of semi-mechanical devices or undertaking construction work which emits sound across the line of another inhabited residential property between the hours of 7:00 p.m. and 7:00 a.m., Monday through Saturday. All major construction work, including grading and site preparation, assembly, erection, substantial repair, alteration or demolition of a building or structure is prohibited anytime on Sunday. This shall not prohibit individuals from performing home repair or maintenance, between the hours of 9:00 a.m. and 6:00 p.m. on Sunday nor shall it prohibit the use of pumps or machinery which, because of its very nature and purpose, is required to be operated 24 hours a day.
- (6) *Lawn equipment.* The operation of lawn and garden equipment that emits sound across a property line to another inhabited residential land except between the hours of 7:00 a.m. and 7:00 p.m. daily and between the hours of 9:00 a.m. and 6:00 p.m. on Sundays.

(Ord. No. 01-2015, § 3, 5-6-2015)

Sec. 10-155. - Exemptions.

The following shall be exempt from the standards of this section:

- (1) Sound emitted from the operation of motor vehicles legally operating on any public right-of-way, which are regulated by F.S. Ch. 316, the Uniform Traffic Control Law.
- (2) Any noise generated by activities to the extent such activities are preempted by applicable state or federal laws or regulations.
- (3) Any noise generated as a result of emergency work, as a danger-warning device, or for the purpose of alerting persons to the existence of any emergency.

- (4) Any noise generated by any event which is a town-sponsored event or is an event that has been granted a special event permit by the town whether conducted on public lands or privately-owned lands. Such events must be open to the public in order to be exempted from the requirements of this article. Events that regulate admission to them, by the use of gates or other means of limiting admission, shall still be considered to be open to the public so long as the general public is invited to attend and may attend simply by paying an admission fee. Exemptions shall only apply until 9:00 p.m., unless extended by the town commission.
- (5) Any noise generated within any public right-of-way, including parades, pursuant to a special events permit.
- (6) Non-amplified crowd noises at sporting events.
- (7) Sound emitted from the operation of equipment associated with maintenance of public or private grounds when the equipment is utilized in the normal operation and operating hours of those grounds, provided the equipment is used only between the hours of 7:00 a.m. and 7:00 p.m. daily. All construction activities, including machinery and equipment such as chain saws, are not included within the exemption provided herein.

(Ord. No. 01-2015, § 3, 5-6-2015; Ord. No. 01-2016, § 2, 1-20-2016)

# **NOTICE OF PUBLIC HEARINGS**

## **Town of Lake Park**

Please take notice and be advised that the Planning & Zoning Board of the Town of Lake Park will hold quasi-judicial public hearings on **Monday, November 6, 2017, at 7:00 p.m., or as soon thereafter as can be heard** to hear the following applications that will also be heard by the Town Commission of the Town of Lake Park on the dates indicated below in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida. Records related to these items may be inspected at the Community Development Department located at Town Hall. The application scheduled for these meetings is as follows:

A Site Plan Application submitted by The Milcor Group Inc. on behalf of the owner 754 Park Ave LLC for the redevelopment of the 754 Park Avenue building for the development of a 4,225 square foot business office; 1,575 square foot conditional use restaurant; 1,600 square foot conditional use brewery and 270 seat rooftop open-air tasting area, with waivers. The site is located on the southeast corner of Park Avenue and 8<sup>th</sup> Street in the Town. The Parcel Control Number is 36-43-42-20-01-010-0201. Following the Planning & Zoning Board meeting hereinabove mentioned, the Town Commission will consider this application at their meeting of **Wednesday, November 15, 2017 at 6:30 p.m., or as soon thereafter as can be heard.** A separate Right-of-Way Abandonment application by the same applicant will also be considered by the Town Commission at the **November 15, 2017** meeting as an Ordinance on first reading and at the **December 6, 2017** meeting, at 6:30pm, or as soon thereafter as can be heard, as an Ordinance on second reading for adoption. The abandonment request is for a 0.9 foot by 53.8 foot section of western building wall that was previously built in the public right-of-way, a street abandonment is NOT being considered.

A Site Plan Application submitted by CPH Corp. on behalf of the owner AutoZone Stores LLC, for the development of a 7,372 square foot retail store (AutoZone) that is proposed to be located on a 1.04 acre vacant site along the east side of North Congress Avenue between Park Avenue West and Watertower Road within the Congress Business Park Planned Unit Development. The Parcel Control Number is 36-43-42-19-26-001-0020 (parcel A2B). Following the Planning & Zoning Board meeting hereinabove mentioned, the Town Commission will consider this application at their meeting of **Wednesday, December 6, 2017 at 6:30 p.m., or as soon thereafter as can be heard.**

A Special Exception Use application submitted by the Gunster Law Firm on behalf of the owner SC Lake Park Associates LLLP for the approval of a 3,000 square foot dental office in the existing Plaza at Lake Park Planned Unit Development located on the southwest corner of Old Dixie Highway and Northlake Boulevard with Parcel Control Number 36-43-42-20-40-001-0000. Following the Planning & Zoning Board meeting hereinabove mentioned, the Town Commission will consider this application at their meeting of **Wednesday, November 15, 2017 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 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 – Friday, October 27, 2017

*Notification of Public Meetings*

October 27, 2017

Dear Property Owner:

*You are receiving this notice of public meetings because you are either the legal owner of record for property that is located within 300 feet of the subject property discussed in this correspondence, or the business owner/occupant within 300 feet of the subject property. The public meetings listed herein are being held to hear the following development applications described below.*

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

**AGENDA ITEM**

A **Site Plan Application** submitted by The Milcor Group Inc. on behalf of the owner 754 Park Ave LLC for the redevelopment of the 754 Park Avenue building for the development of a 4,225 square foot business office; 1,575 square foot restaurant; 1,600 square foot conditional use brewery and 270 seat rooftop open-air tasting area and outdoor dining, with waiver requests. The site is located on the southeast corner of Park Avenue and 8<sup>th</sup> Street in the Town. The Parcel Control Number is 36-43-42-20-01-010-0201. A separate **Right-of-Way Abandonment** application by the same applicant will also be considered by the Town Commission at two separate meetings for the abandonment of a 0.9 foot by 53.8 foot section of western building wall that was previously built in the public right-of-way, a street abandonment is NOT being considered.

**PUBLIC HEARINGS**

- MEETING: PLANNING AND ZONING BOARD
- LOCATION: 535 PARK AVENUE, COMMISSION CHAMBERS  
LAKE PARK, FL 33403
- DATE: MONDAY, NOVEMBER 6, 2017 (SITE PLAN ITEM ONLY)
- TIME: 7:00 P.M.
  
- MEETING: TOWN COMMISSION (QUASI-JUDICIAL)
- LOCATION: 535 PARK AVENUE, COMMISSION CHAMBERS  
LAKE PARK, FL 33403
- DATE: WEDNESDAY, NOVEMBER 15, 2017 (SITE PLAN AND ABANDONMENT ITEMS)
- TIME: 6:30 P.M.
  
- MEETING: TOWN COMMISSION (QUASI-JUDICIAL)
- LOCATION: 535 PARK AVENUE, COMMISSION CHAMBERS  
LAKE PARK, FL 33403
- DATE: WEDNESDAY, DECEMBER 6, 2017 (ABANDONMENT ITEM ONLY)
- TIME: 6:30 P.M.

*Should you wish to review any of the documents associated with the applications, or if you have further questions about the applications please visit the Community Development Department at 535 Park Avenue, Lake Park, FL 33403 or contact Nadia Di Tommaso at 561-881-3319 or [nditomaso@lakeparkflorida.gov](mailto:nditomaso@lakeparkflorida.gov).*



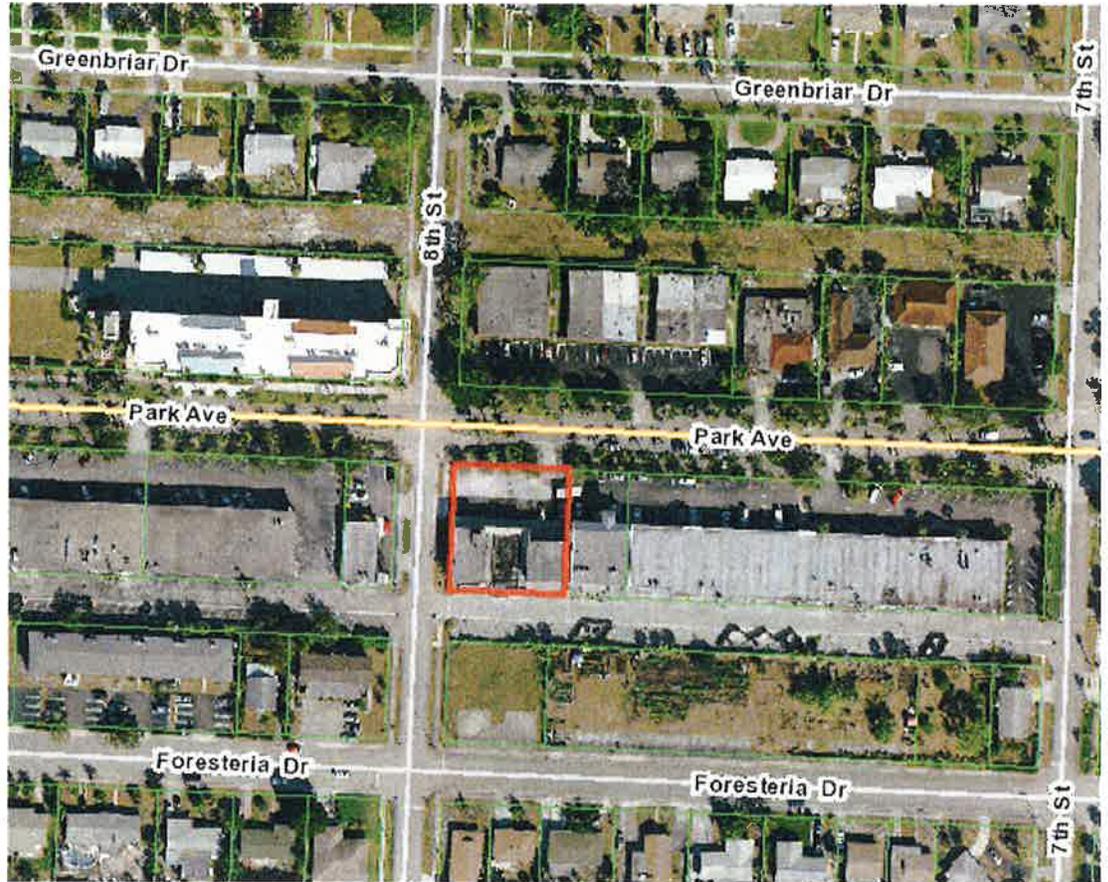
Community  
Development  
Department

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

## LOCATION MAP



Community  
Development  
Department



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

# TAB 8



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 15, 2017

Agenda Item No. *Tab 8*

**Agenda Title:** A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE FOR A 3,000 SQUARE FOOT DENTAL OFFICE TO BE LOCATED IN PARCEL A OF THE PLAZA AT LAKE PARK PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE USE; AND PROVIDING FOR AN EFFECTIVE DATE.

- SPECIAL PRESENTATION/REPORTS
- BOARD APPOINTMENT
- ORDINANCE ON 1<sup>st</sup> READING
- NEW BUSINESS – Quasi-Judicial Resolution**
- OTHER: \_\_\_\_\_

- CONSENT AGENDA
- OLD BUSINESS

Approved by Town Manager *[Signature]* Date: *11/9/17*

*Nadia Di Tommaso / Community Development Director* *[Signature]*  
Name/Title

<b>Originating Department:</b>  <p style="text-align: center;"><b>Community Development</b></p>	Costs: \$ <b>Legal Review</b> Funding Source: <b>Applicant Escrow Account</b> Acct. # <b>5023</b> <input type="checkbox"/> Finance <u><i>[Signature]</i></u>	<b>Attachments:</b> → Staff Report → Resolution <u><i>9441-17</i></u> → Applicant application and associated documents → Legal Ad and Certified Letter
<b>Advertised:</b> Date: <b>10-27-2017</b> Paper: <b>Palm Beach Post</b> <input type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone <u><i>ND</i></u> or Not applicable in this case <b>Please initial one.</b>

Summary Explanation/Background:

Please also refer to the enclosed Staff Report.

This application is very simple. Since the Plaza at Lake Park Planned Unit Development (known as a PUD – *this is the plaza where Burlington and Hobby Lobby are located*) is

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

**The PLANNING & ZONING BOARD considered this application at their November 6, 2017 meeting and unanimously approved it at a vote of 5-0. There was some discussion on the**

traffic flow and parking lot usage for which the Applicant's traffic engineer explained that a parking study was performed and that the site has an over-supply of parking even though the PUD was granted a waiver for parking when it was created. Additionally, it was indicated that while the parking study did not study traffic circulation patterns, it does appear that the bulk of the traffic congestion is central and north of the PUD where the Chick Fil-A is located. The Board then discussed the site's access points and suggested that staff speak to the owner, outside of this special exception approval process since this use does not present direct impacts, to have them consider re-grading the western access point along Northlake Boulevard. Staff will have these discussions outside of this process. It was also suggested that if parking becomes an issue down the road, that perhaps the plaza can consider dedicated tenant parking spaces.

**Recommended Motion:** I move to **APPROVE** Resolution 44-11-17 for the special exception use of a Dental Office in the Plaza at Lake Park PUD.



Town of Lake Park  
TOWN COMMISSION  
Meeting Date: November 15, 2017 – 6:30 p.m.

STAFF REPORT

**SPECIAL EXCEPTION APPLICATION FILED BY JAMES M. CROWLEY, ESQ.  
(GUNSTER LAW FIRM) FOR THE SPECIAL EXCEPTION USE OF A 3,000 SQUARE  
FOOT DENTAL OFFICE (CLINIC) LOCATED IN THE C-1 COMMERCIAL  
DISTRICT (within a PUD and the NBOZ)**

**BACKGROUND INFORMATION:**

---

**Applicant:** James M. Crowley, Esq., Gunster Law Firm  
**Owner:** SC Lake Park Associates LLLP  
**Site:** 1220/1224 Northlake Boulevard (proposed in unit #310)  
**Net Acreage:** PUD – 15.9195 acres (1224 Northlake – 6.6202 acres /  
1220 Northlake – 8.7773 acres / 1262 Northlake – 0.5220  
acres)  
**Property Control Numbers:** 36-43-42-20-40-001-0000; 36-43-42-20-40-003-0000;  
and 36-43-42-20-40-002-0000  
**Current Zoning:** C-1 Business District/Planned Unit Development  
(PUD)/Northlake Boulevard Overlay Zone (NBOZ)  
**FLUM land use category:** Commercial

**Adjacent Zoning**

**North:** Palm Beach County (Commercial - CG)  
**South:** Commercial-4 (C-4)  
**East:** Commercial-1 (C-1)  
**West:** Palm Beach Gardens (Commercial-CG/PUD)

**Adjacent Existing Land Use**

**North:** Palm Beach Gardens  
(Commercial)  
**South:** Commercial Light Industrial  
**East:** Commercial  
**West:** Palm Beach Gardens  
(Commercial)

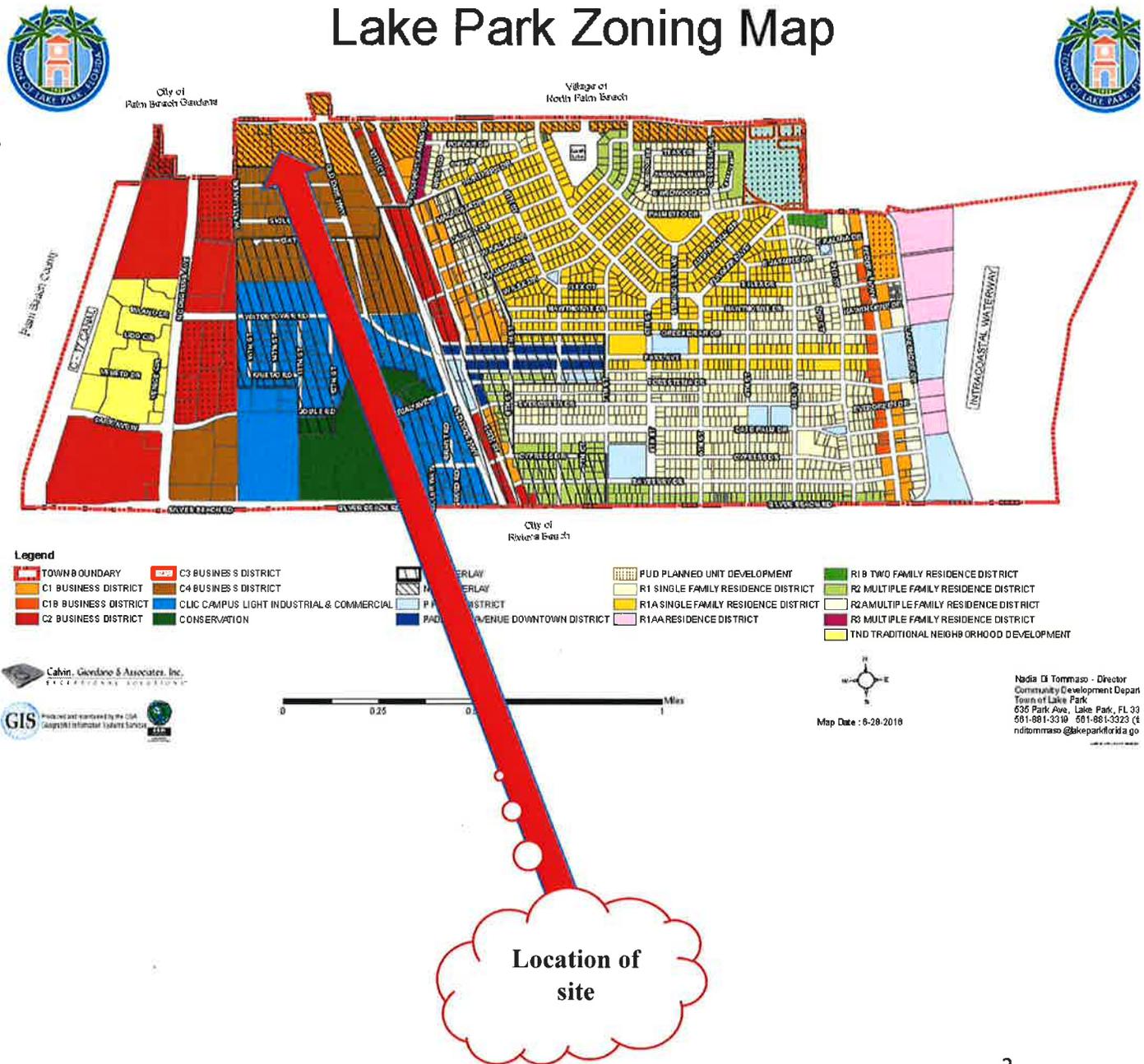
**FIGURE 1: Aerial View**





Town of Lake Park  
 TOWN COMMISSION  
 Meeting Date: November 15, 2017 – 6:30 p.m.

FIGURE 2: Town Zoning Map





Town of Lake Park  
**TOWN COMMISSION**  
 Meeting Date: November 15, 2017 – 6:30 p.m.

**FIGURE 3: Town Future Land Use Map (FLUM)**



# Lake Park Future Land Use Map



Map Date: 10/20/2017



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

Location of site



**Town of Lake Park  
TOWN COMMISSION  
Meeting Date: November 15, 2017 – 6:30 p.m.**

**SUMMARY OF THE APPLICATION:**

---

The Plaza at Lake Park was approved for rezoning from C-1 to Planned Unit Development (PUD) in 2011 with 8 waivers from the NBOZ district regulations, including waivers for parking spaces, open space, parking setbacks and landscape screening and buffering. The PUD consists of three parcels (Parcel A of the Plat is 1224 Northlake Boulevard; Parcel B of the Plat is 1220 Northlake Boulevard; and Parcel C of the Plat is 1264 Northlake Boulevard). The application is proposing a special exception use of a Dental Office (Clinic) in unit #310 of the PUD which is located within Parcel A (as identified in the application documents). The site has an underlying zoning district designation of Commercial-1 (C-1) and pursuant to Town Code Section 78-71 this zoning district allows “medical clinics” as special exception uses. While the Applicant is referring to the proposed use a “Dental Office”, the proposed use is more than a typical professional office (which would be permitted by right in the C-1 district) since the operation of a dental office (clinic) would provide dental treatment to patients in addition to consultations. Consequently, the Town Code section governing PUD’s allows other “like” uses to those listed in the zoning district to be approved as “special exception uses” by the Town Commission pursuant to Town Code Section 78-77(1)(G)(3). The proposed use of a Dental Office (Clinic) is being requested through the special exception use approval process in the Town Code. Medical or dental office or clinic is also defined separately in the Northlake Boulevard Overlay Zone (NBOZ) as the following: *“means an establishment offering patients medical services, examinations, and treatments by 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”*



**Town of Lake Park**  
**TOWN COMMISSION**  
Meeting Date: November 15, 2017 – 6:30 p.m.

**Figure 4: Street View of Property:**





**Town of Lake Park  
TOWN COMMISSION  
Meeting Date: November 15, 2017 – 6:30 p.m.**

**ANALYSIS OF SPECIAL EXCEPTION CRITERIA**

*The six criteria required for the approval of a Special Exception Use and the analysis of same are as follows:*

**Criteria 1:** *The proposed special exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.*

**Applicable Goals and Objectives:**

The proposed special exception use is consistent with Chapter 3, Objective 5 of the Future Land Use Element of the Comprehensive Plan, which states:

*“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 Comments**

The Comprehensive Plan encourages redevelopment and infill development provided it is considerate to existing uses. As referenced above, the proposed special exception use is consistent with the commercial uses in this area of the Town and is consistent with the land use designation of “commercial” in that it will provide a professional service to the community.

***FINDING: CRITERIA MET***



**Town of Lake Park  
TOWN COMMISSION  
Meeting Date: November 15, 2017 – 6:30 p.m.**

**Criteria 2:** *The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.*

**Staff Comments**

The site and the structure is existing. The proposed use is for a dental office (clinic) within an existing unit (unit #310) of the plaza. The plaza was approved as a PUD with cross and joint access between parcels. The proposed dental office (clinic) use would be parked at 5 spaces per 1,000 square feet which is the same calculation as all other retail/office/personal service establishments in the plaza. The use is not proposing to alter the building footprint or overall structure, nor is the use proposing any outdoor component and will be strictly operated indoors.

***FINDING: CRITERIA MET***



**Town of Lake Park  
TOWN COMMISSION  
Meeting Date: November 15, 2017 – 6:30 p.m.**

**Criteria 3:** *The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.*

**Staff Comments**

Function:	The use is internal similar to other uses in the plaza.
Hours of Operation:	Monday through Saturday, 8:00am-6:00pm – similar to other uses in the plaza.
Traffic:	The proposed use is expected to generate traffic similar to all other retail/office/personal service uses in the plaza.
Location\Mass\Height Setbacks:	Changes to the existing structure are not being proposed.

The proposed special exception use is compatible and complimentary to the existing and future uses and character of the surrounding properties.

***FINDING: CRITERIA MET***



**Town of Lake Park  
TOWN COMMISSION  
Meeting Date: November 15, 2017 – 6:30 p.m.**

**Criteria 4:**

*The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.*

**Staff Comments**

The proposed use is unique to the plaza. The closest dental office (clinic) is located at 3333 Northlake Boulevard (Aspen Dental) in Palm Beach Gardens approximately 0.4 miles west of the subject property. The closest dental office within Lake Park is located at 1535 Prosperity Farms (Prosperity Dental Group), approximately 0.4 miles east of the subject property.

***FINDING: CRITERIA MET***



**Town of Lake Park  
TOWN COMMISSION  
Meeting Date: November 15, 2017 – 6:30 p.m.**

**Criteria 5:**

*The proposed special exception use does not have a detrimental impact on surrounding properties based on:*

- (a) The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;*
- (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and*
- (c) The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.*

**Staff Comments**

- (a) The number of persons using or working at the property will be consistent with the plaza uses already in existence.
- (b) The use is proposed strictly indoors and it is not anticipated to create any impacts.
- (c) The proposed special exception use will not have a detrimental impact on surrounding properties based on the amount and flow of traffic within the vicinity of the proposed special exception use.

Overall, the proposed special exception, if approved, will be located in a district of like uses and will not create a nuisance. Therefore, it will not have a detrimental impact on surrounding properties.

***FINDING: CRITERIA MET***

**Criteria 6:**

*That the proposed special exception use:*

- (a) Does not significantly reduce light and air to adjacent properties;*
- (b) Does not adversely affect property values in adjacent areas;*
- (c) Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations;*
- (d) Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and,*
- (e) Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.*

**Staff Comments**

Staff findings for Criteria 6 are as follows:

- (a) N/A.
- (b) N/A – locating in an existing plaza.
- (c) The proposed special exception use **will not** be a deterrent to the improvement, development or redevelopment of surrounding properties – the use is proposed strictly indoors and is in line with the uses in the plaza.
- (d) N/A.
- (e) N/A.

***FINDING: CRITERIA MET***



Town of Lake Park  
TOWN COMMISSION  
Meeting Date: November 15, 2017 – 6:30 p.m.

The PLANNING & ZONING BOARD considered this application at their November 6, 2017 meeting and unanimously approved it at a vote of 5-0. There was some discussion on the traffic flow and parking lot usage for which the Applicant's traffic engineer explained that a parking study was performed and that the site has an over-supply of parking even though the PUD was granted a waiver for parking when it was created. Additionally, it was indicated that while the parking study did not study traffic circulation patterns, it does appear that the bulk of the traffic congestion is central and north of the PUD where the Chick Fil-A is located. The Board then discussed the site's access points and suggested that staff speak to the owner, outside of this special exception approval process since this use does not present direct impacts, to have them consider re-grading the western access point along Northlake Boulevard. Staff will have these discussions outside of this process. It was also suggested that if parking becomes an issue down the road, that perhaps the plaza can consider dedicated tenant parking spaces.

### CONCLUSION AND STAFF RECOMMENDATION

Staff finds that the proposed special exception use meets the criteria set forth in the Zoning Code. Staff recommends APPROVAL of the Applicant's proposed Special Exception Use with the following conditions:

**RESOLUTION NO. 94-11-17**

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE FOR A 3,000 SQUARE FOOT DENTAL OFFICE TO BE LOCATED IN PARCEL A OF THE PLAZA AT LAKE PARK PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE USE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, SC Lake Park Associates, LLLP (Owner) through its agent, James M. Crowley of the Gunster Law Firm (Applicant) has submitted an application for the special exception use for a 3,000 square foot Dental Office (the Application); and

**WHEREAS**, the 3,000 square foot Dental Office would be located in unit #310 of the Parcel A of the Plaza at Lake Park Planned Unit Development (the Site); and

**WHEREAS**, the Site is built out and no exterior improvements are proposed; and

**WHEREAS**, the Site's underlying zoning district is Commercial-1 (C-1) Business District and is within the Northlake Boulevard Overlay Zone (NBOZ) and subject to its regulations; and

**WHEREAS**, a "dental or medical office or clinic" is a use defined in the NBOZ regulations and is classified as the special exception use of medical clinic; and

**WHEREAS**, Section 77(1)(G)(3) of the Town Code permits the Commission to allow "like" uses to other uses specifically described special exception uses in the underlying zoning district to be approved as a special exception use; and

**WHEREAS**, the Director of the Town's Community Development Department has determined that a Dental Office is a "like use" to the use of "medical office or clinic"; and

**WHEREAS**, the Town's Planning and Zoning Board has reviewed the Application and the determination of the Director of the Community Development Department and has made its recommendation to the Town Commission; and

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

**WHEREAS**, at this hearing, the Town Commission considered the evidence presented by the Town staff, the Applicant, and members of the public, regarding the Application's consistency with the Town's Comprehensive Plan; and

**WHEREAS**, at this hearing, the Town Commission considered the evidence presented by the Town staff, the Applicant and members of the public regarding whether the Application meets the special exception use criteria as set forth in Section 78-184, and 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 special exception use of a 3,000 square foot Dental Office in unit #310 of the Plaza at Lake Park PUD.

**Section 3:** This Resolution shall become effective immediately upon adoption.



**TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT**

**APPLICATION FOR SPECIAL EXCEPTION REVIEW**

Applicant/Agent: James M. Crowley, Esq, Gunster Law Firm  
Address: 777 South Flagler Drive, Suite 500 East, West Palm Beach, FL 33401  
Telephone: (561) 650-0652 Fax: (561) 655-5677  
E-mail : jcrowley@gunster.com

- Owner  
 Agent (Attach Agent Authorization Form)

Owner's Name  
(if not Applicant): SC Lake Park Associates LLLP  
Address: 340 Royal Poinciana Way, Suite 316, Palm Beach, FL 33480  
Telephone: (561) 623-5954 Fax: \_\_\_\_\_  
E-Mail : jfried@sterlingorganization.com

Property Location: Within Plaza at Lake Park Shopping Center - see attached plan  
Legal Description: See attached for overall legal description. This application is specifically for Suite 310 which is 3,000 s.f.  
Property Control Number: 36-43-42-20-40-001-0000; 36-43-42-20-40-003-0000; and 36-43-42-20-40-002-0000

Future Land Use: Commercial Zoning: C1 with PUD  
Acreage: 15,991 Square Footage of Use: 3,000  
Proposed Use: Dental office

**Zoning/Existing Use of Adjacent Properties:** See attached

North: \_\_\_\_\_ South: \_\_\_\_\_

East: \_\_\_\_\_ West: \_\_\_\_\_

**APPLICATION REQUIREMENTS:**

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

This special exception requests approval for a dental office in an existing commercial development. This request will fully comply with the goals, objectives and policies of the Comprehensive Plan. The Future Land Use Element of the Town's Comprehensive Plan notes that Commercial designations include:

Lands and structures devoted primarily to the delivery, sale or otherwise transfer of goods or services on a retail basis... This category also includes personal and professional services...

As a professional service, a dental office would be consistent with this provision of the Comprehensive Plan.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

The Town's Code of Ordinances provide a mechanism in Section 78-77(1)(G)(3) for requesting additional uses that are not specifically allowed in the underlying zoning district of a PUD. The underlying C-1 zoning allows professional offices but not medical/dental offices.

The Town's parking requirement for medical/dental offices is 5 spaces per 1,000 square feet, the same rate as planned general commercial developments. Therefore this special exception will not increase parking demand, and will allow a use that is less obtrusive than some retail.

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

The proposed dental office use is compatible with the existing retail character of the surrounding properties. The use will be unobtrusive and will not conflict with the other uses in the vicinity. No exterior building changes will be required. The parking rate for dental office is the same as for the rest of the shopping center.

- Function: all of the activity in the dental office will be internal.
- Hours of operation: the dental office will be open 9:00am to 6:00pm, Monday through Saturday.
- Traffic: According to Palm Beach County traffic standards, medical offices have a much lower daily trip generation rate than general retail. (Dental offices are not specified separately but can be expected to follow the same pattern.)

- Building location: The dental office will occupy existing retail space.
- Mass, height and setback: Will not change with this change in use of existing space.
- Other functions: parking is addressed above.

4. Please explain how the establishment of the proposed Special Exception use in the identified location does not create a concentration or proliferation of the same or similar type of Special Exception use, which may be deemed detrimental to the development or redevelopment of the area in which the Special Exception use is proposed to be developed.

The special exception use being requested will not create a concentration of similar requests that would be detrimental to the Property or surrounding area because the request is specific to one 3,000 square foot space in the shopping center only.

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on; (a) The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

The dental office will not affect the number of persons using the Property or create any nuisance factors to surrounding properties. As noted above, the substitution of dental office for retail will not increase (or decrease) parking demand in the shopping center.

- Number of persons: The number of employees and patrons (patients) can be expected to be lower for a dental office than for equivalent retail based on anticipated traffic (discussed above)  
- Degree of noise, odor, visual, or other potential nuisance factors: There is nothing inherent in the operation of a dental office that would create or exacerbate these nuisance factors. This use will be quiet and will not generate odors, visual blight, etc. It is difficult to imagine a more innocuous use.

~~- Traffic flow: as noted above, a dental office will generate less traffic than an equivalent amount of general retail.~~

6. Please explain how the proposed Special Exception use meets the following requirements; (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

The approval of this request would have a very limited effect because it would allow only Suite 310, which is 3,000 square feet, to be used for a dental office instead of retail. None of these requirements would be negatively affected.

- Light and air to adjacent properties: this dental office use will have no effect on light and air in its vicinity  
- Property values: there is no reason to believe that this proposed use would negatively affect nearby property values

- Detriment to improvement of surrounding properties: a dental office in an existing retail bay would have no effect on the development or redevelopment of surrounding properties.

- Adjacent natural systems or public facilities: a dental office in place of previous retail use would have no conceivable effect on nearby public facilities. There are no adjacent natural systems.

- Pedestrian amenities: The shopping center already includes pedestrian amenities.

**ADJACENT PROPERTY:**

<b>DIRECTION</b>	<b>ZONING</b>	<b>BUSINESS NAME</b>	<b>USE</b>
North	CG (PBC)	Jiffy Lube and others, Dunkin Donuts, Texaco, various stores, Burger King	Auto maintenance, restaurant, service station, stores, restaurant
East	C-1	Mullinax Ford	Auto sales
South	C-4	Numerous small businesses	Light industrial
West	CG-1/PUD (PBG)	Target	parking

**LEGAL DESCRIPTION**

PARENT PARCEL

A PORTION OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE NORTH ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, LYING WEST OF OLD DIXIE HIGHWAY IN PALM BEACH COUNTY, FLORIDA:

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE DIXIE HIGHWAY IN PALM BEACH COUNTY AS SAME WAS LOCATED ON AND PRIOR TO THE 21<sup>ST</sup> DAY OF JULY 1925, WITH THE SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD, SAID SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD BEING A LINE PARALLEL TO AND 50 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 20; THENCE WESTERLY ALONG SAID SOUTHERLY R/W LINE, A DISTANCE OF 200 FEET; THENCE SOUTHERLY PARALLEL TO THE WESTERLY R/W LINE OF DIXIE HIGHWAY, A DISTANCE OF 150 FEET; THENCE EASTERLY PARALLEL TO SAID SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD, A DISTANCE OF 200 FEET TO A POINT IN SAID WESTERLY R/W LINE OF DIXIE HIGHWAY; THENCE NORTHERLY ALONG SAID WESTERLY R/W LINE A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE NORTH 50 FEET AS DESCRIBED IN THOSE CERTAIN DEEDS RECORDED IN DEED BOOK 915, PAGE 4 AND DEED BOOK 915, PAGE 6.

LESS AND EXCEPTING THE SOUTHERLY 10 FEET OF THE NORTHERLY 60 FEET AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2290, PAGE 1011.

LESS AND EXCEPTING THAT PORTION TAKEN BY PALM BEACH COUNTY, IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10888, PAGE 1537.

LESS AND EXCEPTING THAT PORTION DEEDED TO PALM BEACH COUNTY, IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22296, PAGE 1317.

ALL BEING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LANDS LYING AND BEING IN THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA CONTAINING 696,554 SQUARE FEET OR 15.991 ACRES MORE OR LESS.

# Project Location

greens

ollo Tropical

ake Blvd

Northlake Blvd

Northlake Blvd

Northlake E



Chick-fil-A

Spe...

Staples

Dollar Tree

Dr. Colorchip Corporation

N Killian Dr

N Killian Dr

N Killian Dr

S Killian E

Tire Kingdom

Go gle

© 2015 Google

Banyan Ln

Banyan Ln

Mango Ln

Jiffy Lube

Little Caesars Pizza

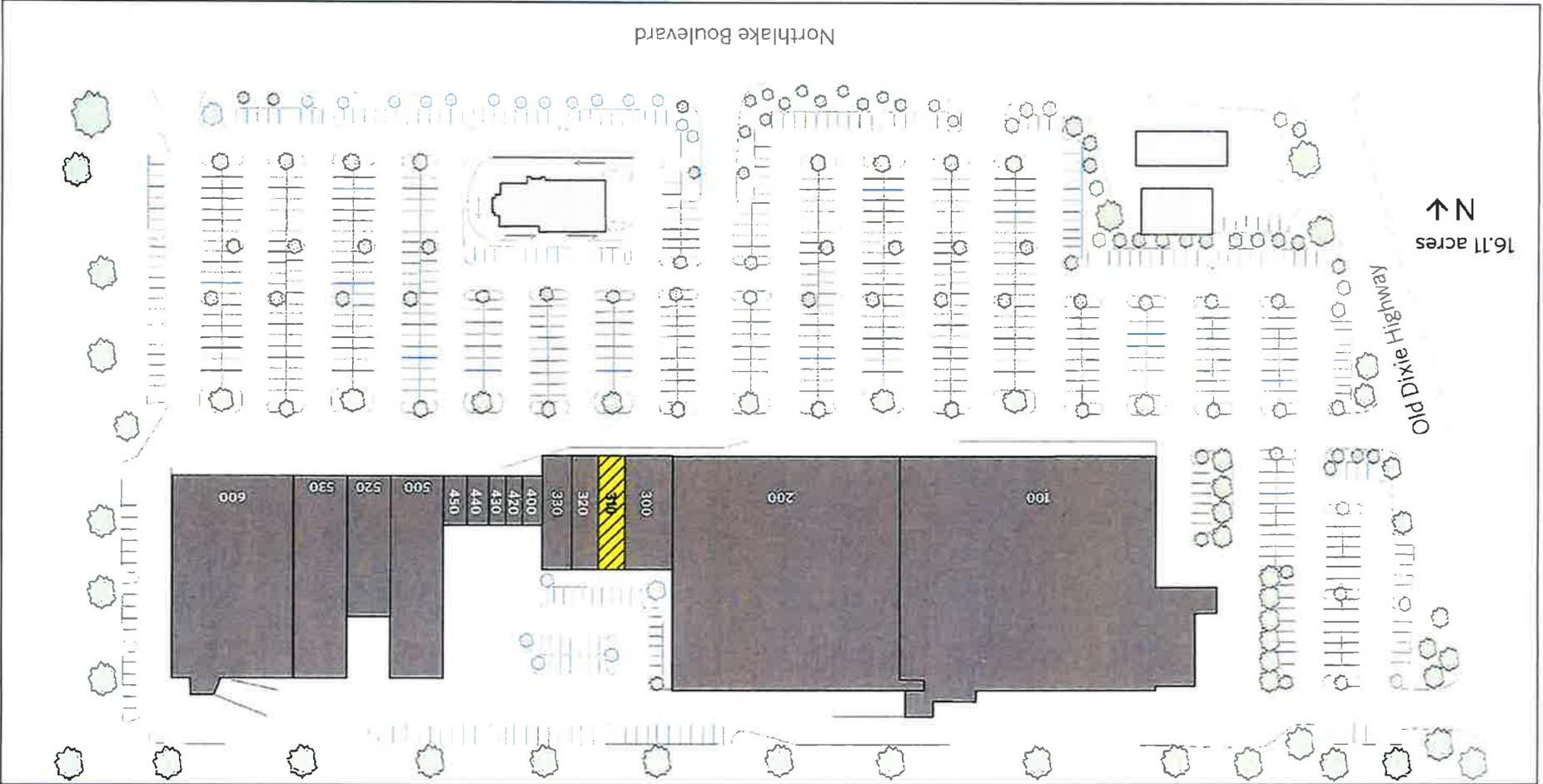
mylotexaco

10 Highway

Old Dixie Highway

Old Dixie Highway

Mu of



Approved Space



## **Applicant's Statement**

The Sterling Organization is the owner of Plaza at Lake Park PUD Shopping Center. The purpose of this special exception application is to request approval for a dental office in Suite 310 of the shopping center. Suite 310 contains 3,000 square feet.

The underlying zoning on this property is C-1, and the site is also subject to the Northlake Boulevard Overlay Zone (NBOZ) Overlay. The C-1 zoning allows business and professional offices as a permitted use but the Town of Lake Park Code also distinguishes medical or dental office or clinic as a use separate from business and professional office. Medical or dental office or clinic is not an allowed use in the C-1 zoning district. Therefore as provided in Sec. 78-77(1)(G)(3) we are requesting a separate special exception for approval of a dental office in Suite 310 of the shopping center.

In Sec. 78-77(1)(G)(3) the Town of Lake Park's Code of Ordinances provides that:

**Permissible Uses.** The uses allowed in a planned unit development may include any of the uses which are allowed on the underlying zoning district for the property where the planned unit development is to be located, subject to any applicable provisions for each specific use in other sections of this chapter. Additional uses may be permitted by the town commission following review and approval of a separate special exception application.

There is nothing inherent in the nature of a dental office that would negatively affect the other uses on this site or the surrounding areas. The use would be quiet and unobtrusive and would not create conflict with other uses nearby. The parking rate in the town code for medical and dental office, which is 5 parking spaces per thousand square feet, is the same as the parking rate for the existing planned general commercial on the rest of the shopping center, so there will be no negative effect on the Plaza's parking by the approval of this request.

**CONSENT FORM**

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

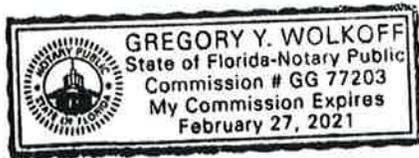
Before me, the undersigned authority, personally appeared Jordan Fried, who, being by me first duly sworn, on Oath deposed and says:

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 a special exception for a dental office in the Town of Lake Park, Florida;
3. That he/she ~~is~~ <sup>has</sup> appointed Gunster Law Firm to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: Jordan Fried / Sterling Organization (its agent)

<u><i>J.F.</i></u> Property Owner Signature	<u>Senior Vice President, Operations</u> By: Name/Title
<u>Binciana</u> 340 Royal <del>Palm</del> Way, Suite 316	<u>Palm Beach, Florida 33480</u> City, State, Zip Code
<u>561-623-5954</u> Telephone Number	<u>561-833-4118</u> Fax Number
<u>jfried@sterlingorganization.com</u> E-Mail Address	

Sworn and Subscribed before me on this 11 day of August, 2017,



*Gregory Wolkoff*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES:  
February 27, 2021



**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>Jordan Fried</u> , have read and understand the regulations above regarding cost recovery.	
<u></u> Property Owner Signature (as agent) SUP. Operations	<u>8/11/17</u> Date

CFN 20150291426  
OR BK 27720 PG 55  
RECORDED 08/05/2015 12:41:58  
Palm Beach County, Florida  
AMT  
Sharon R. Bock  
CLERK & COMPTROLLER  
Pgs 0055-0057; (3Pgs)

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:

Maximilien C. Weber, Esq.  
Diamond & Kaplan, P.A.  
340 Royal Poinciana Way, Suite 316  
Palm Beach, FL 33480

PCN: 384312-20-40-002-0000

**NOTE TO RECORDER:** No Documentary Stamp Tax is due under Section 201.02, Florida Statutes, with respect to the conveyance under this instrument pursuant to Crescent Miami Center, LLC v. Florida Department of Revenue, 903 So. 2d 913 (Fla. 2005).

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of August 3, 2015, by **SC LAKE PARK ASSOCIATES II, LLLP**, a Florida limited liability limited partnership, whose address is 340 Royal Poinciana Way, Suite 316, Palm Beach, Florida 33480 ("Grantor"), in favor of **SC LAKE PARK ASSOCIATES, LLLP**, a Florida limited liability limited partnership, whose address is 340 Royal Poinciana Way, Suite 316, Palm Beach, Florida 33480 ("Grantee").

**WITNESSETH:**

THAT GRANTOR hereby grants, bargains and conveys to Grantee, and Grantee's successors and assigns forever, the real property described on Exhibit "A" attached hereto and made a part hereof (the "Property").

SUBJECT TO all zoning restrictions, easements, covenants, conditions and other matters of record, without reimposing same, as well as taxes and assessments for 2015 and subsequent years.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

GRANTOR hereby covenants with Grantee that it owns the Property in fee simple; that it has good right and lawful authority to convey the Property; and that it warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Wherever used herein, the terms Grantor and Grantee include all parties to this instrument and their respective successors and assigns.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed as of the day and year first above written.

Witnesses:

[Signature]  
Print Name: Christina Holm

[Signature]  
Print Name: Maximilian C. Weber

**SC LAKE PARK ASSOCIATES II, LLLP**, a Florida limited liability partnership

By: SC Lake Park GP II, Inc., a Florida corporation, its General Partner

By: [Signature]  
Name: **Greg Moross**  
Title: **Vice President**



STATE OF FLORIDA  
COUNTY OF PALM BEACH

On the 29<sup>th</sup> day of July, 2015, before me, the undersigned, personally appeared Greg Moross, personally known to me to be the person who executed the foregoing instrument in his capacity as Vice President of SC Lake Park GP II, Inc., a Florida corporation, the general partner of SC Lake Park Associates II, LLLP, a Florida limited liability partnership, and he acknowledged to me that he executed the same in such capacity for the uses and purposes therein set forth.

Original Copy

(Notary Seal)

[Signature]  
Print Name: Nina D. Finn  
Notary Public - State and County Aforesaid  
My Commission Expires: 7/12/2019



Nina D. Finn  
COMMISSION #FB8428  
EXPIRES: July 12, 2019  
WWW.AARONNOTARY.COM

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 B OF PLAZA AT LAKE PARK, A P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 114, AT PAGE 122, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

This is not a certified copy



CFN 20040406957  
 OR BK 17251 PG 0627  
 RECORDED 07/13/2004 15:54:19  
 Palm Beach County, Florida  
 AMT 12,075,000.00  
 Doc Stamp 84,525.00  
 Dorothy H Wilken, Clerk of Court

Prepared by and return to:

Michael A. Berke, Esq.  
 Steel Hector & Davis LLP  
 200 South Biscayne Boulevard, Suite 4000  
 Miami, Florida 33131

Property Appraiser's parcel identification no(s): 36-43-42-20-00-000-3030

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made and entered into as of the 28<sup>th</sup> day of May, 2004, between **LEF/LAKE PARK, LLC**, a Florida limited liability company, whose address is One Greenway Plaza, Suite 850, Houston, Texas 77046, hereinafter referred to as "**Grantor**", and **SC LAKE PARK ASSOCIATES, LLLP**, a Florida limited liability limited partnership, whose address is ONE NORTH CLEMATIS STREET, SUITE 305, WEST PALM BEACH, hereinafter referred to as the "**Grantee**".  
FL 33401

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten and No/1 00 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that certain parcel of land lying and being in the County of Palm Beach, State of Florida, as more particularly described in the **Exhibit "A"** annexed hereto and by this reference made a part hereof.

**TOGETHER WITH** all the right, title and interest of Grantor, if any, in and to the improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and together with all rights and easements of record.

**SUBJECT TO** all matters listed in **Exhibit "B"** annexed hereto and by this reference made a part hereof, without intending to reimpose same.

**TO HAVE AND TO HOLD** the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.



**EXHIBIT "A"**  
**[Legal Description]**

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, LYING WEST OF OLD DIXIE HIGHWAY IN PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE DIXIE HIGHWAY IN PALM BEACH COUNTY AS SAME WAS LOCATED ON AND PRIOR TO THE 21ST DAY OF JULY 1925, WITH THE SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD, SAID SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD BEING A LINE PARALLEL TO AND 50 FEET SOUTHERLY FROM, MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 20; THENCE WESTERLY ALONG SAID SOUTHERLY R/W LINE, A DISTANCE OF 200 FEET; THENCE SOUTHERLY PARALLEL TO THE WESTERLY R/W LINE OF DIXIE HIGHWAY, A DISTANCE OF 150 FEET; THENCE EASTERLY PARALLEL TO SAID SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD, A DISTANCE ISOF 200 FEET TO A POINT IN SAID WESTERLY R/W LINE OF DIXIE HIGHWAY; THENCE NORTHERLY ALONG SAID WESTERLY R/W LINE A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE NORTH 50 FEET AS DESCRIBED IN THOSE CERTAIN DEEDS RECORDED IN DEED BOOK 915, PAGE 4 AND DEED BOOK 915, PAGE 6.

LESS AND EXCEPTING THE SOUTHERLY 10 FEET OF THE NORTHERLY 60 FEET AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 2290, PAGE 1011.

LESS AND EXCEPTING THAT PORTION TAKEN BY PALM BEACH COUNTY, IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 10888, PAGE 1537.

ALL BEING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**EXHIBIT B**  
**To Special Warranty Deed**

1. Taxes and assessments for the year **2004** and subsequent years, which are not yet due and payable.
2. Easement granted to Southern Bell Telephone and Telegraph Company by instrument recorded in Book 2297, Page 127.
3. All of the terms and provisions set forth and contained in that certain Lease between Lef/Lake Park L.L.C., Lessor, and Staples the Office Superstore East, Inc. and Staples Inc., Lessee, a memorandum of which is recorded in Book 12034, Page 1055 .
4. All of the terms and provisions set forth and contained in that certain Lease between Lef/Lake Park L.L.C., Lessor, and KMart Corporation, Lessee, a memorandum of which is recorded in Book 11035, Page 1383 .
5. Easement granted to Seacoast Utility Authority by instrument recorded in Book 13498, Page 775.
6. Rights of tenants, as tenants only, under those existing unrecorded leases.

Only matters of record. We've separately agreed - in contract and in lease assignment to assume the leases.

Note: All of the recording information contained herein refers to the Public Records of Palm Beach County, Florida , unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

**Business Plan**

**Greenberg Dental – Lake Park Office**

1230 Northlake Blvd Lake Park FL 33403

*Greenberg Dental is a 30 + year old Florida-based dental group practice serving the working class population with over 90 offices, 175 dentists and 1060 employees in the Orlando, Tampa Bay, Jacksonville and South Florida markets.*

Proposed Lake Park Dental Office Size: 3,000 sqft.

Capital Investment: \$500,000-\$560,000

Investment Breakdown:

Leasehold Improvements	\$300,000 - \$350,000
Trade Fixtures	\$200,000 - \$210,000

Number of Operatories designed: 12

Number of Operatories initially equipped: 8

Staffing Plan	Initially	At Maturity
Dentists	1	1.5 -2
Hygienist	1	1
Dental Assistants (A)	3	5
Front Desk (A)	2	2
Total Salaries	\$400K	\$600K – \$700K
Typical Hours:	8:00am-4:00pm W,T,W, F 11:00am – 7:00pm Thursday	8:00am-4:00pm W,T,W, F 8:00am – 7:00pm Thursday 8:00-1:00 Saturday (alternating weeks)

Footnote: (A) It's not uncommon for our Dental Assistants and Front Staff to be dropped off by friends or family members or to take public transportation to the dental office.

**Patient Volume:**

Typical peak demand times:

Weekdays 9:30am - 2:00pm

**Patient Transportation:**

Private or Public transportation. The office location is intentionally planned on a Palm Tran bus service route. Palm Tran Route 20 and 33 have a bus stop located directly in-front of the proposed Dental Office location by the former Kmart on Lake Park Blvd.



September 25, 2017

Mr. Jordan Fried  
Senior Vice President, Operations  
Sterling Organization  
340 Royal Poinciana Way, Suite 316  
Palm Beach, FL 33480

**RE: The Plaza at Lake Park – Parking Evaluation  
Lake Park, Florida  
Kimley-Horn #140427000**

Dear Mr. Fried:

Kimley-Horn and Associates, Inc. has prepared a study to evaluate parking demand and supply requirements at The Plaza at Lake Park with full occupancy of the shopping center, including future demand for the Hobby Lobby, occupancy of a currently vacant 4,000-square foot tenant bay and replacement of a 3,000-square foot commercial use with a dental office. The Plaza at Lake Park is an existing commercial plaza located on the south side of Northlake Boulevard east of N Congress Avenue and west of Old Dixie Highway in Lake Park, Florida. The proposed change in tenant use would replace a 3,000-square foot commercial tenant with a 3,000-square foot dental office. *Figure 1* shows the location of the site.

This parking supply and demand evaluation has been conducted using actual data collection and observations on site and including the application of shared parking principles to evaluate future site demand, recognizing that different uses on site experience their peak parking demands at different times of the day. Therefore, the evaluations that were undertaken include an adjustment to reflect the hourly variation in demand for the uses that are currently unoccupied. These adjustments are based upon data published by the Institute of Transportation Engineers (ITE) in *Parking Generation, Fourth Edition*.

#### **Methodology and Data Collection**

Parking demand data was collected between 10:00 AM and 4:00 PM over a two-day period on Thursday, September 21, 2017 and Friday, September 22, 2017. The parking occupancy counts were conducted and recorded in 15-minute intervals during those hours. For the purposes of collecting data, the parking lot was separated into four different zones: A, B, C, and D. In each zone, the parking aisles were numbered and labeled east or west. For example, aisle 2E refers to the east half of aisle 2. *Figure 2* shows the breakdown of the different zones. Summaries of the parking counts are attached to this letter.

**Overall Site Parking Evaluation**

Because the data collected represents actual demand observed on site, the parking occupancy data was increased by 10% to represent the minimum supply that should be provided. This 10% factor provides a buffer for parking turnover, allows for minor fluctuations in demand/occupancy, and helps ensure that there will be some parking spaces available in at least a few different areas within the overall parking field in order to provide for efficient site operations. The peak observed demand occurred at 12:45 PM on Thursday, September 21, 2017 and yielded a total of 253 occupied spaces. Including a 10% buffer, the peak baseline parking supply requirement is 279 parking spaces for the tenant occupancy at the time of data collection.

Additionally, at the time of data collection, 55,959 square feet of commercial retail tenant area was vacant in two separate tenant spaces on site: a 51,959-square foot Hobby Lobby (currently under construction) and a 4,000-square foot vacant inline tenant bay. *Table 1* shows the baseline parking need calculation for the site when the dental office replaces the existing commercial retail. The maximum required parking demand is based on the combination of observed counts with a 10% buffer plus parking required based on the Town of Lake Park code with a time-of-day demand adjustment for uses that are currently unoccupied. Because the peak parking utilization does not occur at the same time for each land use, these maximum required parking values for currently unoccupied uses were adjusted based upon data published by the Institute of Transportation Engineers (ITE) in *Parking Generation, Fourth Edition*. As can be seen in *Table 1*, there will be a peak parking supply need for 558 parking spaces after the dental office replaces the existing commercial retail tenant. The existing supply is 804 spaces; therefore, the overall site have an excess of 246 parking spaces.

TABLE 1 OVERALL PARKING DEMAND COMPARISON PLAZA AT LAKE PARK			
LAND USE	INTENSITY	THURSDAY	
		MAXIMUM REQUIRED*	12PM
<b>Proposed</b>			
Occupied Building Area (10% Buffer/Count Data)	-	279**	279
Vacant Commercial Retail	55,959 SF	280	280
Dental Office	3,000 SF	15	14
<b>Reduction</b>			
Commercial Retail	3,000 SF	-15	-15
<b>Proposed Total</b>		<b>559</b>	<b>558</b>
<b>Existing Parking Supply</b>		<b>804</b>	<b>804</b>
<b>Excess Parking Supply: (Existing Supply - Proposed Total)</b>		<b>245</b>	<b>246</b>
<b>Lake Park Parking Code/Count Data</b>			
Occupied Building Area (10% Buffer/Count Data)	Count Data with 110% Buffer		
Vacant Commercial Retail	5 Spaces/1,000 SF GFA		
Dental Office	5 Spaces/1,000 SF GFA		
<b>ITE Hourly Parking Utilization (12PM non-Friday)</b>			
Occupied Building Area (10% Buffer/Count Data)	100%		
Vacant Commercial Retail	100%		
Dental Office	88%		

\*Parking Supply Required By Lake Park Code or Observed Counts Regardless of Land Use Peak Utilization Hour

\*\*Based on Parking Data Collected by Kimley-Horn on 9/21/2017 and 9/22/2017

K:\WPB\_TPTO\1404\140427000 - The Plaza at Lake Park\Excel\[parking generation.xlsx]Preferred Parking Generation

**Proposed Land Use (Dental Office) Localized Parking Evaluation**

As a further supplement to the analysis of the parking supply for the entire shopping center, a secondary analysis was conducted to evaluate supply and demand within close proximity of the tenant bay that will house the proposed dental office. This analysis therefore focused on a subset of the overall parking area; specifically, the portion of the parking field west of the main entry that would be most convenient for patrons of the dental office. This area excluded parking spaces immediately surrounding the Chick-fil-A restaurant and was defined as aisles 1E, 1W, 2E, 2W, 3E, 3W, 4E, 4W, 5E, 5W, 6E, 6W, and 7E in Zone C. Figure 3 shows the location of this subset of parking supply. All spaces within this area are within 400 feet or less of the proposed dental office tenant bay.

The total supply of parking within this area is 171 spaces. The peak demand observed for this area was at 12:15PM on Thursday, September 21, 2017 and yielded a total of 138 occupied spaces. Similar to the parking evaluation for the overall site, a 10% buffer was applied to the demand observed in this area. Including a 10% buffer, the peak baseline parking supply need is

152 parking spaces for the tenant occupancy at the time of data collection. Additionally, there is a 4,000-square foot vacant commercial retail bay that would also be served by the parking within this area.

*Table 2* shows the calculation for the proposed parking demand for this localized parking area when the dental office replaces the existing commercial retail tenant. The maximum required parking demand is based on the combination of observed counts with a 10% buffer plus parking required based on the Town of Lake Park code with a time-of-day adjustment for uses that are currently not yet in place. Because the peak parking utilization does not occur at the same time for each land use, these maximum required parking values were adjusted based upon data published by the Institute of Transportation Engineers (ITE) in *Parking Generation, Fourth Edition*. As can be seen in *Table 2*, there will be a parking supply need for 171 parking spaces within this area following full proposed occupancy, and there is an existing supply of 171 spaces within this area. It is important to note that this assumes no usage of parking supply in Zone D (on the south side of the shopping center) by the proposed dental use and/or future retail tenant in the currently vacant 4,000 square-foot retail tenant bay. Employees for those uses can park in Zone D, which would result in increased availability of parking supply within this subset of the parking field on site.

TABLE 2 LOCALIZED PARKING DEMAND COMPARISON PLAZA AT LAKE PARK			
LAND USE	INTENSITY	THURSDAY	
		MAXIMUM REQUIRED*	12PM-1PM
<b>Proposed</b>			
Occupied Parcels (10% Buffer/Count Data)	-	152**	152
Vacant Commercial Retail	4,000 SF	20	20
Dental Office	3,000 SF	15	14
<b>Reduction</b>			
Commercial Retail	3,000 SF	-15	-15
<b>Proposed Total</b>		<b>172</b>	<b>171</b>
<b>Existing Parking Supply</b>		<b>171</b>	<b>171</b>
<b>Excess Parking Supply: (Existing Supply - Proposed Total)</b>		<b>-1</b>	<b>0</b>
<b>Lake Park Parking Code/Count Data</b>			
Occupied Parcels (10% Buffer/Count Data)	Count Data with 110% Buffer		
Vacant Commercial Retail	5 Spaces/1,000 SF GFA		
Dental Office	5 Spaces/1,000 SF GFA		
<b>ITE Hourly Parking Utilization (12PM non-Friday)</b>			
Occupied Parcels (10% Buffer/Count Data)	100%		
Vacant Commercial Retail	100%		
Dental Office	88%		

\*Parking Supply Required By Lake Park Code or Observed Counts Regardless of Land Use Peak Utilization Hour

\*\*Based on Parking Data Collected by Kimley-Horn on 9/21/2017 and 9/22/2017

K:\WPB\_TPTO\1404\140427000 - The Plaza at Lake Park\Excel\parking generation.xlsx Preferred Parking Generation

## Conclusion

Kimley-Horn and Associates, Inc. has prepared a study to evaluate parking demand and supply needs for full future occupancy of the Plaza at Lake Park including future occupancy of the Hobby Lobby, future occupancy of a currently vacant 4,000-square foot commercial tenant space and the replacement of a 3,000-square foot commercial tenant with a 3,000-square foot dental office.

The parking needs analysis was based upon occupancy counts for the existing shopping center and a 10% buffer plus Town of Lake Park code requirements and time-of-day adjustments for future uses. This analysis demonstrated the following:

- Including parking demand for all future uses on site, the overall site would have a peak hour parking design need for 558 spaces. The overall site has a supply of 804 spaces, yielding a surplus of 246 spaces.
- Including parking demand for the currently vacant 4,000-square foot tenant space plus the replacement of a 3,000-square foot commercial tenant with a 3,000-square foot dental office, the localized parking field in the vicinity of the dental office has a future peak hour parking design need for 171 spaces. It is important to note that employees can park in supply that is available in Zone D, which will increase supply available in the localized parking field close to this site.

Therefore, the evaluation demonstrates that adequate parking supply is available to accommodate future tenant parking needs.

Please contact me via phone at (561) 840-0248 or via e-mail at [chris.heggen@kimley-horn.com](mailto:chris.heggen@kimley-horn.com) if you have any questions regarding this evaluation.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

**Christopher W  
Heggen**  
2017.09.25  
16:52:56 -04'00'

Christopher W. Heggen, P.E.  
Transportation Engineer

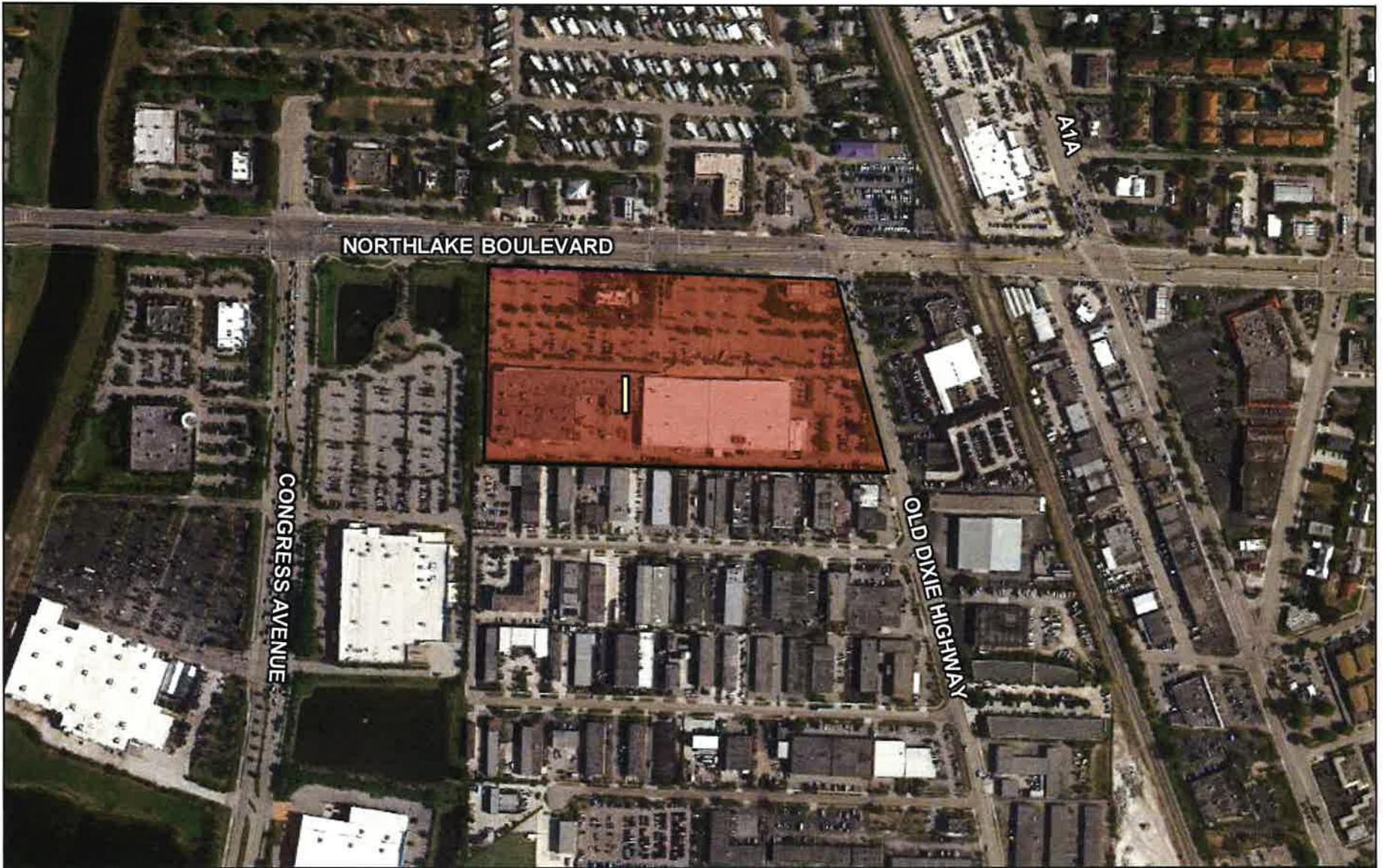
Florida Registration  
Number 58636  
Certificate of Authorization  
Number 696

Attachments

k:\wpb\_tpto\1404\140427000 - the plaza at lake park\parking study lake park.docx



This item has been electronically signed and sealed by Christopher W. Heggen, P.E. using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.



**LEGEND**



Overall Site



Proposed Redevelopment

**FIGURE 1**  
SITE LOCATION  
THE PLAZA AT LAKE PARK  
140427000

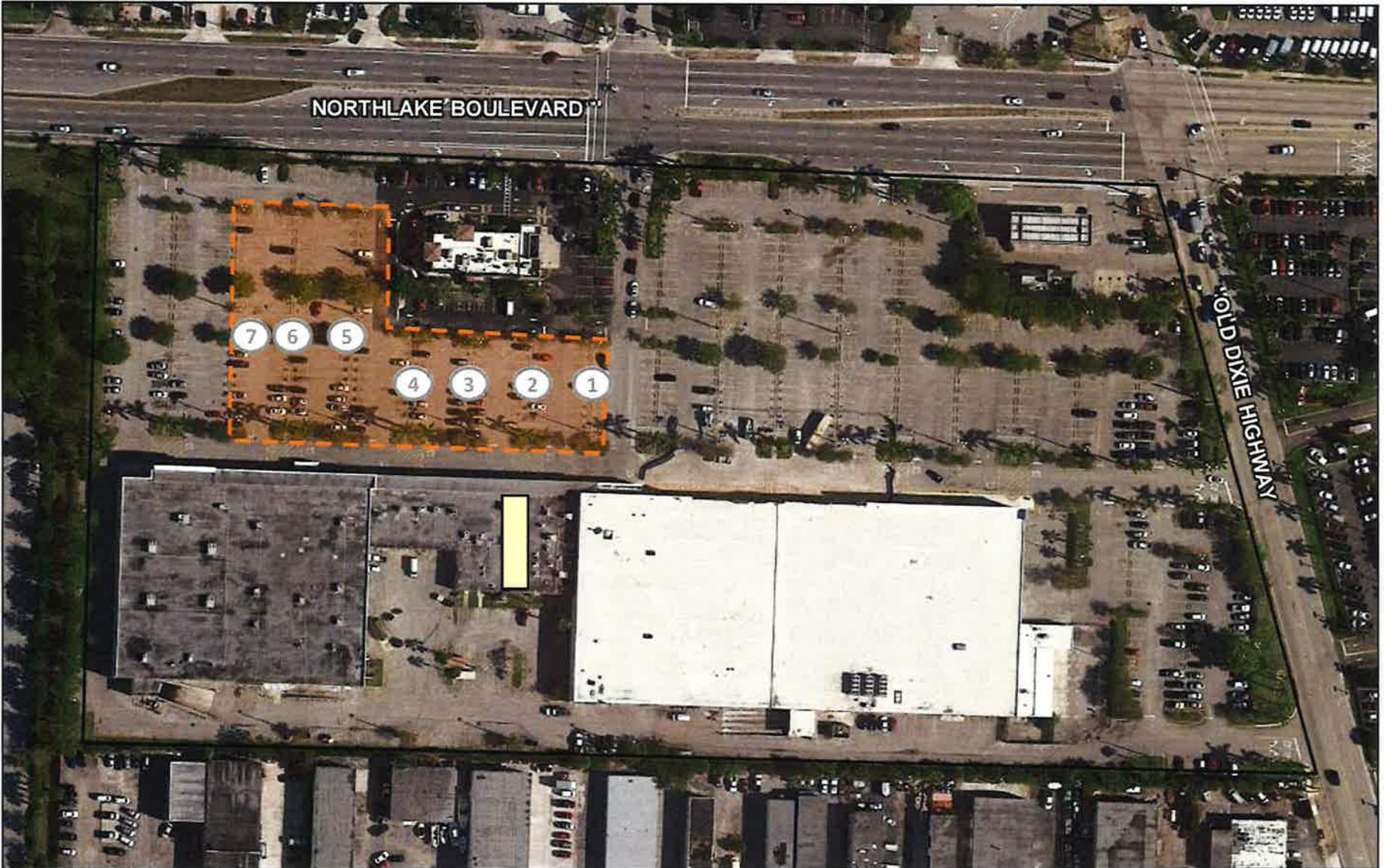


**LEGEND**

-  Overall Site
-  Proposed Redevelopment
-  Aisle Number

-  Zone A
-  Zone B
-  Zone C
-  Zone D

**FIGURE 2**  
**PARKING LOT ZONES**  
**THE PLAZA AT LAKE PARK**  
**140427000**



**LEGEND**

-  Overall Site
-  Proposed Redevelopment
-  Localized Parking Field for Proposed Redevelopment (Zone C)
-  Aisle Number

FIGURE 3  
 PROPOSED REDEVELOPMENT LOCALIZED  
 PARKING FIELD  
 THE PLAZA AT LAKE PARK  
 140427000





## OVERALL SITE PARKING COUNT DATA SUMMARY

THE PLAZA AT LAKE PARK

DATE: THURSDAY, 9/21/2017  
 FRIDAY, 9/22/2017  
 TIME: 10:00 AM - 4:00 PM

PARKING OBSERVATION DATA

ZONE A

Aisle Number:	1	2	3E	3W	4E	4W	5	6	Total Occupied Spaces	Percent Occupied
Total Spaces per Aisle:	7	12	14	14	19	10	7	4	87	
9/21/2017 10:00 AM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 10:15 AM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 10:30 AM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 10:45 AM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 11:00 AM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 11:15 AM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 11:30 AM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 11:45 AM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 12:00 PM	1	1	0	0	0	0	0	0	2	2.30%
9/21/2017 12:15 PM	0	1	0	1	0	0	0	0	2	2.30%
9/21/2017 12:30 PM	0	1	0	1	0	0	0	0	2	2.30%
9/21/2017 12:45 PM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 1:00 PM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 1:15 PM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 1:30 PM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 1:45 PM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 2:00 PM	1	0	0	0	0	0	0	0	1	1.15%
9/21/2017 2:15 PM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 2:30 PM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 2:45 PM	1	0	0	0	0	0	0	0	1	1.15%
9/21/2017 3:00 PM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 3:15 PM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 3:30 PM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 3:45 PM	0	0	0	0	0	0	0	0	0	0.00%
9/21/2017 4:00 PM	0	0	0	0	0	0	0	0	0	0.00%
9/22/2017 10:00 AM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 10:15 AM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 10:30 AM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 10:45 AM	0	0	1	0	0	0	0	0	1	1.15%
9/22/2017 11:00 AM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 11:15 AM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 11:30 AM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 11:45 AM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 12:00 PM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 12:15 PM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 12:30 PM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 12:45 PM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 1:00 PM	0	0	0	1	2	0	0	0	3	3.45%
9/22/2017 1:15 PM	0	0	0	0	0	0	0	0	0	0.00%
9/22/2017 1:30 PM	0	0	3	0	0	0	0	0	3	3.45%
9/22/2017 1:45 PM	0	0	2	0	0	0	0	0	2	2.30%
9/22/2017 2:00 PM	0	1	2	1	0	0	0	0	4	4.60%
9/22/2017 2:15 PM	0	1	1	2	0	0	0	0	4	4.60%
9/22/2017 2:30 PM	0	1	1	0	0	0	0	0	2	2.30%
9/22/2017 2:45 PM	0	0	1	0	0	0	0	0	1	1.15%
9/22/2017 3:00 PM	0	0	1	0	0	0	0	0	1	1.15%
9/22/2017 3:15 PM	0	0	1	1	0	0	0	0	2	2.30%
9/22/2017 3:30 PM	0	0	1	0	0	0	0	0	1	1.15%
9/22/2017 3:45 PM	0	0	1	0	0	0	0	0	1	1.15%
9/22/2017 4:00 PM	0	0	1	0	0	0	0	0	1	1.15%

THE PLAZA AT LAKE PARK

DATE: THURSDAY, 9/21/2017

FRI, DAY, 9/22/2017

TIME: 10:00 AM - 4:00 PM

PARKING OBSERVATION DATA

ZONE B

Aisle Number:		1	2E	2W	3E	3W	4E	4W	5E	5W	6E	6W	7E	7W	8E	8W	9E	9W	10E	10W
Total Spaces per Aisle:		7	9	9	9	9	7	7	9	9	19	19	21	21	20	20	21	21	9	9
9/21/2017	10:00 AM	0	0	0	0	0	0	0	0	0	0	3	3	1	0	2	5	7	6	1
9/21/2017	10:15 AM	0	0	0	0	0	0	0	0	0	0	3	3	1	1	4	6	7	6	1
9/21/2017	10:30 AM	1	0	0	0	0	0	0	0	0	0	3	2	1	2	6	8	12	6	4
9/21/2017	10:45 AM	0	0	0	0	0	0	0	0	0	0	4	1	1	1	6	8	12	6	6
9/21/2017	11:00 AM	0	0	0	0	0	0	0	0	0	0	4	1	1	1	4	9	11	6	6
9/21/2017	11:15 AM	0	0	0	0	0	0	0	0	0	0	4	1	1	2	5	9	11	4	6
9/21/2017	11:30 AM	0	0	0	0	0	0	0	0	0	0	4	1	1	2	6	9	10	8	5
9/21/2017	11:45 AM	0	0	0	0	0	0	0	0	0	0	3	1	2	3	7	10	13	3	3
9/21/2017	12:00 PM	0	0	0	0	0	0	0	0	0	0	2	0	4	1	5	8	14	5	4
9/21/2017	12:15 PM	0	0	0	0	0	0	0	0	0	0	2	0	3	2	7	10	13	7	4
9/21/2017	12:30 PM	0	0	0	0	0	0	0	0	0	0	2	0	2	6	7	13	9	9	5
9/21/2017	12:45 PM	1	0	0	0	0	0	0	0	0	0	2	1	3	6	11	12	13	8	6
9/21/2017	1:00 PM	0	0	0	0	0	0	0	0	0	0	2	0	5	2	8	10	11	8	6
9/21/2017	1:15 PM	0	0	0	0	0	0	0	1	0	0	2	0	6	1	9	9	10	5	5
9/21/2017	1:30 PM	0	1	0	0	0	0	0	0	0	0	3	1	4	1	9	11	13	7	5
9/21/2017	1:45 PM	0	0	0	0	0	0	0	0	0	0	3	1	4	4	11	13	15	8	4
9/21/2017	2:00 PM	0	0	0	0	0	0	0	0	0	0	3	1	3	4	8	13	11	8	5
9/21/2017	2:15 PM	0	0	0	0	0	0	0	0	0	0	3	1	4	2	9	12	13	8	4
9/21/2017	2:30 PM	0	0	0	0	0	0	0	0	0	0	3	1	1	4	9	11	14	8	3
9/21/2017	2:45 PM	0	0	0	0	0	0	0	0	0	0	3	1	2	4	6	12	11	6	4
9/21/2017	3:00 PM	0	0	0	0	0	0	0	0	0	0	3	1	1	2	7	10	8	5	3
9/21/2017	3:15 PM	0	0	0	0	0	0	0	0	0	0	3	1	1	2	5	9	10	5	2
9/21/2017	3:30 PM	0	0	0	0	0	0	0	0	0	0	3	1	1	3	7	11	10	7	7
9/21/2017	3:45 PM	0	0	0	0	0	0	0	0	0	0	3	1	1	4	7	11	13	7	7
9/21/2017	4:00 PM	0	0	0	0	0	0	0	0	0	0	3	1	1	3	7	13	10	7	6
9/22/2017	10:00 AM	0	0	0	0	0	0	0	0	0	0	2	1	1	5	6	8	12	7	7
9/22/2017	10:15 AM	0	0	0	0	0	0	0	0	0	0	2	1	2	5	9	12	11	8	9
9/22/2017	10:30 AM	0	0	0	0	0	0	0	0	0	0	2	1	3	5	7	12	14	8	9
9/22/2017	10:45 AM	0	0	0	0	0	0	0	0	0	0	2	1	3	5	8	12	15	7	9
9/22/2017	11:00 AM	0	0	0	0	0	0	0	0	0	0	2	1	4	5	9	12	16	7	6
9/22/2017	11:15 AM	0	1	0	0	0	0	0	0	0	0	3	2	2	6	10	11	16	7	8
9/22/2017	11:30 AM	1	0	0	0	0	0	0	0	0	0	2	2	3	7	13	14	17	7	6
9/22/2017	11:45 AM	0	0	0	1	0	0	0	0	0	0	2	2	4	7	10	12	14	6	6
9/22/2017	12:00 PM	0	0	0	0	0	0	0	0	0	1	2	1	4	7	14	14	15	8	6
9/22/2017	12:15 PM	0	1	0	0	0	0	0	0	0	0	2	1	3	5	15	16	16	7	6
9/22/2017	12:30 PM	0	0	0	0	0	0	0	0	0	0	2	1	7	11	11	16	14	7	8
9/22/2017	12:45 PM	0	0	0	0	0	0	0	0	0	0	3	2	4	7	12	15	17	7	5
9/22/2017	1:00 PM	0	1	0	0	0	0	0	0	0	0	2	1	8	7	12	14	12	7	5
9/22/2017	1:15 PM	0	0	0	0	0	0	0	0	0	0	2	1	4	7	12	13	17	7	8
9/22/2017	1:30 PM	0	0	0	0	0	0	0	0	0	0	3	1	4	8	10	11	17	7	8
9/22/2017	1:45 PM	0	0	0	0	0	0	0	0	0	0	3	1	2	6	12	10	16	7	7
9/22/2017	2:00 PM	0	0	0	0	0	0	0	0	0	0	3	1	3	7	11	15	8	7	7
9/22/2017	2:15 PM	0	0	0	0	0	0	0	0	0	0	2	1	3	7	8	13	16	8	7
9/22/2017	2:30 PM	0	0	0	0	0	0	0	0	0	0	2	1	2	6	9	12	15	7	9
9/22/2017	2:45 PM	0	0	0	0	0	0	0	0	0	0	2	1	0	7	13	9	18	8	8
9/22/2017	3:00 PM	0	0	0	0	0	0	0	0	0	0	2	1	2	8	12	16	17	8	7
9/22/2017	3:15 PM	0	0	0	0	0	0	0	0	0	0	3	1	2	7	11	15	18	8	4
9/22/2017	3:30 PM	0	0	0	0	0	0	0	0	0	0	2	1	3	7	10	11	17	7	5
9/22/2017	3:45 PM	0	0	0	0	0	0	0	0	0	0	3	1	3	7	9	8	17	8	6
9/22/2017	4:00 PM	0	0	0	0	0	0	0	0	0	0	3	1	3	7	10	11	17	7	8

THE PLAZA AT LAKE PARK

DATE: THURSDAY, 9/21/2017  
 FRIDAY, 9/22/2017  
 TIME: 10:00 AM - 4:00 PM

PARKING OBSERVATION DATA

ZONE B

Aisle Number:		11	12	13	14	15E	15W	Total Occupied Spaces	Percent Occupied
Total Spaces per Aisle:		21	10	4	15	12	5	322	
9/21/2017	10:00 AM	1	0	0	1	1	0	31	9.63%
9/21/2017	10:15 AM	2	0	0	1	1	0	36	11.18%
9/21/2017	10:30 AM	2	0	0	1	1	0	49	15.22%
9/21/2017	10:45 AM	0	0	0	1	1	1	48	14.91%
9/21/2017	11:00 AM	1	0	0	1	1	2	48	14.91%
9/21/2017	11:15 AM	0	0	0	1	1	0	45	13.98%
9/21/2017	11:30 AM	1	0	0	1	1	0	49	15.22%
9/21/2017	11:45 AM	1	0	0	1	2	0	49	15.22%
9/21/2017	12:00 PM	1	0	0	1	1	0	46	14.29%
9/21/2017	12:15 PM	1	0	0	1	2	0	52	16.15%
9/21/2017	12:30 PM	2	1	0	1	3	0	60	18.63%
9/21/2017	12:45 PM	1	0	0	2	3	1	70	21.74%
9/21/2017	1:00 PM	1	0	0	1	3	2	59	18.32%
9/21/2017	1:15 PM	1	0	1	1	2	0	53	16.46%
9/21/2017	1:30 PM	2	0	0	1	3	0	61	18.94%
9/21/2017	1:45 PM	1	1	1	1	5	0	72	22.36%
9/21/2017	2:00 PM	2	3	0	1	1	0	63	19.57%
9/21/2017	2:15 PM	3	0	0	2	2	0	63	19.57%
9/21/2017	2:30 PM	1	0	0	2	1	0	58	18.01%
9/21/2017	2:45 PM	2	0	0	1	0	0	52	16.15%
9/21/2017	3:00 PM	2	0	0	1	0	0	43	13.35%
9/21/2017	3:15 PM	1	1	0	1	0	0	41	12.73%
9/21/2017	3:30 PM	2	1	0	1	0	0	54	16.77%
9/21/2017	3:45 PM	1	1	0	1	0	0	57	17.70%
9/21/2017	4:00 PM	1	2	0	1	1	0	56	17.39%
9/22/2017	10:00 AM	1	0	0	1	0	1	52	16.15%
9/22/2017	10:15 AM	1	0	0	1	0	0	61	18.94%
9/22/2017	10:30 AM	2	1	0	2	1	0	67	20.81%
9/22/2017	10:45 AM	1	1	0	2	1	0	67	20.81%
9/22/2017	11:00 AM	1	1	0	1	1	0	66	20.50%
9/22/2017	11:15 AM	1	1	0	1	0	0	69	21.43%
9/22/2017	11:30 AM	0	1	0	1	0	0	74	22.98%
9/22/2017	11:45 AM	0	0	0	2	1	0	67	20.81%
9/22/2017	12:00 PM	0	0	0	1	1	0	74	22.98%
9/22/2017	12:15 PM	1	0	0	2	4	0	79	24.53%
9/22/2017	12:30 PM	0	0	0	1	3	0	81	25.16%
9/22/2017	12:45 PM	0	0	0	2	5	0	79	24.53%
9/22/2017	1:00 PM	1	0	0	3	1	0	74	22.98%
9/22/2017	1:15 PM	0	0	0	1	3	0	75	23.29%
9/22/2017	1:30 PM	1	1	0	1	2	0	74	22.98%
9/22/2017	1:45 PM	0	1	0	1	0	1	67	20.81%
9/22/2017	2:00 PM	1	0	0	1	2	2	72	22.36%
9/22/2017	2:15 PM	0	0	0	1	2	0	68	21.12%
9/22/2017	2:30 PM	1	0	0	1	4	0	69	21.43%
9/22/2017	2:45 PM	1	0	0	1	3	0	71	22.05%
9/22/2017	3:00 PM	0	0	0	2	3	1	79	24.53%
9/22/2017	3:15 PM	1	0	0	1	3	1	75	23.29%
9/22/2017	3:30 PM	0	1	0	2	4	1	71	22.05%
9/22/2017	3:45 PM	1	1	0	2	5	0	71	22.05%
9/22/2017	4:00 PM	1	1	0	2	6	0	77	23.91%

THE PLAZA AT LAKE PARK

DATE: THURSDAY, 9/21/2017  
 FRIDAY, 9/22/2017  
 TIME: 10:00 AM - 4:00 PM

PARKING OBSERVATION DATA

ZONE C

Aisle Number:		1E	1W	2E	2W	3E	3W	4E	4W	5E	5W	6E	6W	7E	7W	8E	8W	9E	10E	10W
Total Spaces per Aisle:		10	10	8	8	9	9	8	8	21	21	19	19	21	21	19	19	22	6	8
9/21/2017	10:00 AM	2	0	3	0	5	6	7	6	15	15	6	6	5	6	1	3	8	0	0
9/21/2017	10:15 AM	2	0	3	0	5	6	8	6	15	10	6	6	5	6	3	5	8	0	0
9/21/2017	10:30 AM	3	1	4	1	5	6	8	2	15	7	5	5	6	6	3	5	9	0	0
9/21/2017	10:45 AM	3	1	4	1	5	6	8	2	15	7	5	5	8	7	3	5	9	0	0
9/21/2017	11:00 AM	3	3	4	2	7	9	8	6	13	13	7	8	9	7	3	5	9	0	0
9/21/2017	11:15 AM	3	3	5	2	9	9	8	6	14	14	8	6	7	6	3	4	9	0	1
9/21/2017	11:30 AM	3	3	5	2	5	6	5	8	17	13	9	6	7	5	3	3	8	0	2
9/21/2017	11:45 AM	5	0	5	2	5	5	8	8	19	18	10	8	10	5	4	3	6	0	0
9/21/2017	12:00 PM	4	2	8	3	9	7	8	8	15	19	13	7	11	6	3	4	7	2	0
9/21/2017	12:15 PM	7	6	7	8	9	9	8	8	21	17	16	12	10	6	2	4	7	2	0
9/21/2017	12:30 PM	7	9	5	3	8	8	8	8	21	17	12	10	11	7	6	4	8	0	0
9/21/2017	12:45 PM	7	7	5	8	8	8	6	8	21	17	15	9	10	7	6	4	7	1	0
9/21/2017	1:00 PM	5	6	4	6	9	9	8	8	21	21	14	9	8	7	4	3	10	2	0
9/21/2017	1:15 PM	6	6	5	5	9	9	8	8	21	16	15	8	5	5	2	6	8	0	0
9/21/2017	1:30 PM	6	3	3	8	7	9	8	8	21	16	15	9	11	6	3	4	9	3	3
9/21/2017	1:45 PM	6	4	5	5	6	9	7	8	18	14	11	5	8	4	3	3	8	4	2
9/21/2017	2:00 PM	6	4	4	4	6	9	6	7	21	15	11	6	9	5	4	1	11	2	1
9/21/2017	2:15 PM	5	4	4	6	6	7	6	6	17	17	10	4	9	5	1	2	10	4	1
9/21/2017	2:30 PM	3	3	5	3	7	7	7	8	19	17	10	5	12	5	3	6	10	2	0
9/21/2017	2:45 PM	1	4	3	1	6	5	7	5	20	17	12	6	12	4	2	8	9	2	0
9/21/2017	3:00 PM	3	3	4	0	5	7	5	8	20	15	12	6	8	4	2	6	9	2	0
9/21/2017	3:15 PM	4	3	3	3	6	9	6	7	14	13	10	4	6	4	1	2	12	1	0
9/21/2017	3:30 PM	3	3	3	3	5	9	6	6	18	15	7	5	6	6	3	3	10	1	0
9/21/2017	3:45 PM	5	4	2	3	7	7	3	7	16	13	9	4	8	5	5	2	8	1	0
9/21/2017	4:00 PM	6	2	2	2	5	6	4	4	14	12	8	5	8	4	3	4	9	1	0
9/22/2017	10:00 AM	8	1	4	1	2	7	6	7	10	7	4	1	7	1	0	0	7	0	0
9/22/2017	10:15 AM	10	3	4	1	5	6	4	7	10	9	4	2	7	5	2	0	5	0	1
9/22/2017	10:30 AM	10	4	5	4	5	6	6	3	12	8	4	2	9	1	1	6	7	1	1
9/22/2017	10:45 AM	8	5	5	2	4	5	4	6	11	9	5	6	11	4	2	4	7	0	1
9/22/2017	11:00 AM	6	1	4	4	5	5	6	7	17	17	10	6	10	2	3	6	7	0	1
9/22/2017	11:15 AM	7	3	3	2	7	7	8	7	14	13	11	6	10	3	1	4	7	0	1
9/22/2017	11:30 AM	7	3	5	5	6	8	8	7	15	11	10	5	12	3	2	4	6	2	3
9/22/2017	11:45 AM	7	5	6	2	5	8	5	7	19	14	8	3	12	5	1	3	7	2	2
9/22/2017	12:00 PM	7	4	5	3	5	8	9	7	17	13	6	6	9	3	2	3	7	0	1
9/22/2017	12:15 PM	6	4	4	7	7	7	7	7	17	17	7	7	8	2	4	4	8	0	1
9/22/2017	12:30 PM	7	4	4	5	7	8	7	7	16	17	8	2	9	3	1	4	6	1	1
9/22/2017	12:45 PM	8	4	4	3	8	7	8	5	17	16	11	8	10	6	1	2	7	2	1
9/22/2017	1:00 PM	7	4	3	3	7	6	7	6	17	16	12	6	6	5	2	3	5	1	0
9/22/2017	1:15 PM	5	6	6	6	7	7	7	7	20	16	12	6	10	4	3	1	6	0	1
9/22/2017	1:30 PM	6	4	5	4	6	5	7	5	15	10	10	4	7	2	5	3	6	0	1
9/22/2017	1:45 PM	7	4	5	5	7	6	5	5	17	13	6	4	9	3	2	2	8	0	0
9/22/2017	2:00 PM	9	6	5	4	7	7	8	6	19	12	8	7	10	5	4	2	9	1	1
9/22/2017	2:15 PM	7	5	6	4	8	5	7	5	17	14	8	4	10	3	4	3	8	2	1
9/22/2017	2:30 PM	5	4	5	3	7	6	7	5	19	11	6	6	10	1	4	1	9	1	1
9/22/2017	2:45 PM	8	5	5	4	8	4	8	4	14	13	7	7	11	2	1	1	8	1	1
9/22/2017	3:00 PM	8	4	5	2	7	4	6	7	19	16	7	7	8	4	0	1	8	1	0
9/22/2017	3:15 PM	6	6	7	3	8	6	7	8	17	14	14	4	7	2	2	1	7	1	1
9/22/2017	3:30 PM	7	5	5	5	9	6	8	5	17	16	8	6	6	2	1	2	6	1	0
9/22/2017	3:45 PM	7	3	4	4	7	7	5	6	14	15	10	6	8	5	0	2	7	1	2
9/22/2017	4:00 PM	8	5	4	3	7	3	7	6	11	13	10	5	6	5	1	1	6	1	1

THE PLAZA AT LAKE PARK

DATE: THURSDAY, 9/21/2017  
 FRIDAY, 9/22/2017  
 TIME: 10:00 AM - 4:00 PM

PARKING OBSERVATION DATA

ZONE C

Aisle Number:		11	12	Total Occupied Spaces	Percent Occupied
Total Spaces per Aisle:		14	38	318	
9/21/2017	10:00 AM	3	18	115	36.16%
9/21/2017	10:15 AM	0	15	109	34.28%
9/21/2017	10:30 AM	4	11	106	33.33%
9/21/2017	10:45 AM	4	13	111	34.91%
9/21/2017	11:00 AM	3	15	134	42.14%
9/21/2017	11:15 AM	5	15	137	43.08%
9/21/2017	11:30 AM	8	15	133	41.82%
9/21/2017	11:45 AM	8	15	145	45.60%
9/21/2017	12:00 PM	8	17	161	50.63%
9/21/2017	12:15 PM	12	15	186	58.49%
9/21/2017	12:30 PM	10	17	179	56.29%
9/21/2017	12:45 PM	7	19	180	56.60%
9/21/2017	1:00 PM	12	22	188	59.12%
9/21/2017	1:15 PM	11	26	179	56.29%
9/21/2017	1:30 PM	14	17	183	57.55%
9/21/2017	1:45 PM	8	13	151	47.48%
9/21/2017	2:00 PM	6	14	152	47.80%
9/21/2017	2:15 PM	3	17	144	45.28%
9/21/2017	2:30 PM	8	18	158	49.69%
9/21/2017	2:45 PM	7	16	147	46.23%
9/21/2017	3:00 PM	7	16	142	44.65%
9/21/2017	3:15 PM	6	18	132	41.51%
9/21/2017	3:30 PM	4	18	134	42.14%
9/21/2017	3:45 PM	1	12	122	38.36%
9/21/2017	4:00 PM	2	14	115	36.16%
9/22/2017	10:00 AM	6	19	98	30.82%
9/22/2017	10:15 AM	2	14	101	31.76%
9/22/2017	10:30 AM	3	18	116	36.48%
9/22/2017	10:45 AM	2	17	118	37.11%
9/22/2017	11:00 AM	4	15	136	42.77%
9/22/2017	11:15 AM	3	15	132	41.51%
9/22/2017	11:30 AM	4	14	140	44.03%
9/22/2017	11:45 AM	5	14	140	44.03%
9/22/2017	12:00 PM	7	14	136	42.77%
9/22/2017	12:15 PM	9	14	137	43.08%
9/22/2017	12:30 PM	8	20	145	45.60%
9/22/2017	12:45 PM	10	22	160	50.31%
9/22/2017	1:00 PM	7	16	139	43.71%
9/22/2017	1:15 PM	8	13	151	47.48%
9/22/2017	1:30 PM	6	18	129	40.57%
9/22/2017	1:45 PM	4	18	130	40.88%
9/22/2017	2:00 PM	6	16	152	47.80%
9/22/2017	2:15 PM	4	15	140	44.03%
9/22/2017	2:30 PM	6	16	133	41.82%
9/22/2017	2:45 PM	5	12	129	40.57%
9/22/2017	3:00 PM	7	13	134	42.14%
9/22/2017	3:15 PM	7	15	143	44.97%
9/22/2017	3:30 PM	7	14	136	42.77%
9/22/2017	3:45 PM	4	12	129	40.57%
9/22/2017	4:00 PM	4	16	123	38.68%

THE PLAZA AT LAKE PARK

DATE: THURSDAY, 9/21/2017  
 FRIDAY, 9/22/2017  
 TIME: 10:00 AM - 4:00 PM

PARKING OBSERVATION DATA

ZONE D

Aisle Number:		1	2	3	4N	4S	5	Total Occupied Spaces	Percent Occupied
Total Spaces per Aisle:		30	6	9	7	6	19	77	
9/21/2017	10:00 AM	0	0	3	0	0	0	3	3.90%
9/21/2017	10:15 AM	0	0	4	0	0	1	5	6.49%
9/21/2017	10:30 AM	0	0	4	0	0	0	4	5.19%
9/21/2017	10:45 AM	0	0	5	0	0	2	7	9.09%
9/21/2017	11:00 AM	0	0	5	0	0	1	6	7.79%
9/21/2017	11:15 AM	0	0	4	0	0	2	6	7.79%
9/21/2017	11:30 AM	1	0	4	0	0	1	6	7.79%
9/21/2017	11:45 AM	0	0	4	0	0	1	5	6.49%
9/21/2017	12:00 PM	0	0	3	0	0	3	6	7.79%
9/21/2017	12:15 PM	0	0	4	0	0	1	5	6.49%
9/21/2017	12:30 PM	0	0	4	0	0	0	4	5.19%
9/21/2017	12:45 PM	0	0	3	0	0	0	3	3.90%
9/21/2017	1:00 PM	0	0	3	0	0	0	3	3.90%
9/21/2017	1:15 PM	0	0	6	0	0	1	7	9.09%
9/21/2017	1:30 PM	0	0	6	0	0	1	7	9.09%
9/21/2017	1:45 PM	0	0	6	0	0	2	8	10.39%
9/21/2017	2:00 PM	0	0	6	0	0	1	7	9.09%
9/21/2017	2:15 PM	0	0	6	0	0	3	9	11.69%
9/21/2017	2:30 PM	0	0	7	0	0	2	9	11.69%
9/21/2017	2:45 PM	0	0	8	0	0	1	9	11.69%
9/21/2017	3:00 PM	0	0	5	0	0	3	8	10.39%
9/21/2017	3:15 PM	0	0	5	0	0	1	6	7.79%
9/21/2017	3:30 PM	0	0	5	0	0	2	7	9.09%
9/21/2017	3:45 PM	0	0	3	0	0	0	3	3.90%
9/21/2017	4:00 PM	0	0	3	0	0	0	3	3.90%
9/22/2017	10:00 AM	1	0	8	0	0	3	12	15.58%
9/22/2017	10:15 AM	1	0	7	0	0	3	11	14.29%
9/22/2017	10:30 AM	0	0	8	0	0	3	11	14.29%
9/22/2017	10:45 AM	0	0	7	0	0	3	10	12.99%
9/22/2017	11:00 AM	0	0	7	0	0	5	12	15.58%
9/22/2017	11:15 AM	0	0	8	0	0	6	14	18.18%
9/22/2017	11:30 AM	0	0	6	0	0	4	10	12.99%
9/22/2017	11:45 AM	0	0	5	0	0	2	7	9.09%
9/22/2017	12:00 PM	0	0	7	0	0	3	10	12.99%
9/22/2017	12:15 PM	0	0	6	0	0	3	9	11.69%
9/22/2017	12:30 PM	0	0	7	0	0	2	9	11.69%
9/22/2017	12:45 PM	0	0	7	0	0	3	10	12.99%
9/22/2017	1:00 PM	1	0	7	0	0	4	12	15.58%
9/22/2017	1:15 PM	3	0	7	0	0	1	11	14.29%
9/22/2017	1:30 PM	2	0	7	0	0	0	9	11.69%
9/22/2017	1:45 PM	2	0	7	0	0	1	10	12.99%
9/22/2017	2:00 PM	1	0	7	0	0	2	10	12.99%
9/22/2017	2:15 PM	2	0	7	0	0	0	9	11.69%
9/22/2017	2:30 PM	2	0	7	0	0	0	9	11.69%
9/22/2017	2:45 PM	2	0	7	0	0	1	10	12.99%
9/22/2017	3:00 PM	2	0	7	0	0	0	9	11.69%
9/22/2017	3:15 PM	2	0	4	0	0	0	6	7.79%
9/22/2017	3:30 PM	2	0	4	0	0	0	6	7.79%
9/22/2017	3:45 PM	1	0	4	0	0	0	5	6.49%
9/22/2017	4:00 PM	1	0	4	0	0	0	5	6.49%

THE PLAZA AT LAKE PARK

DATE: THURSDAY, 9/21/2017  
 FRIDAY, 9/22/2017  
 TIME: 10:00 AM - 4:00 PM

PARKING OBSERVATION DATA

**Total Occupied (Zones A-D)**

Date	Time	Total Occupied in All Zones	Total Occupied with 10% Buffer	Percent Occupied (out of 804 total spaces)
9/21/2017	10:00 AM	149	164	20.40%
9/21/2017	10:15 AM	150	165	20.52%
9/21/2017	10:30 AM	159	175	21.77%
9/21/2017	10:45 AM	166	183	22.76%
9/21/2017	11:00 AM	188	207	25.75%
9/21/2017	11:15 AM	188	207	25.75%
9/21/2017	11:30 AM	188	207	25.75%
9/21/2017	11:45 AM	199	219	27.24%
9/21/2017	12:00 PM	215	237	29.48%
9/21/2017	12:15 PM	245	270	33.58%
9/21/2017	12:30 PM	245	270	33.58%
9/21/2017	12:45 PM	253	279	34.70%
9/21/2017	1:00 PM	250	275	34.20%
9/21/2017	1:15 PM	239	263	32.71%
9/21/2017	1:30 PM	251	277	34.45%
9/21/2017	1:45 PM	231	255	31.72%
9/21/2017	2:00 PM	223	246	30.60%
9/21/2017	2:15 PM	216	238	29.60%
9/21/2017	2:30 PM	225	248	30.85%
9/21/2017	2:45 PM	209	230	28.61%
9/21/2017	3:00 PM	193	213	26.49%
9/21/2017	3:15 PM	179	197	24.50%
9/21/2017	3:30 PM	195	215	26.74%
9/21/2017	3:45 PM	182	201	25.00%
9/21/2017	4:00 PM	174	192	23.88%
9/22/2017	10:00 AM	164	181	22.51%
9/22/2017	10:15 AM	175	193	24.00%
9/22/2017	10:30 AM	196	216	26.87%
9/22/2017	10:45 AM	196	216	26.87%
9/22/2017	11:00 AM	216	238	29.60%
9/22/2017	11:15 AM	217	239	29.73%
9/22/2017	11:30 AM	226	249	30.97%
9/22/2017	11:45 AM	216	238	29.60%
9/22/2017	12:00 PM	222	245	30.47%
9/22/2017	12:15 PM	227	250	31.09%
9/22/2017	12:30 PM	237	261	32.46%
9/22/2017	12:45 PM	251	277	34.45%
9/22/2017	1:00 PM	228	251	31.22%
9/22/2017	1:15 PM	237	261	32.46%
9/22/2017	1:30 PM	215	237	29.48%
9/22/2017	1:45 PM	209	230	28.61%
9/22/2017	2:00 PM	238	262	32.59%
9/22/2017	2:15 PM	221	244	30.35%
9/22/2017	2:30 PM	213	235	29.23%
9/22/2017	2:45 PM	211	233	28.98%
9/22/2017	3:00 PM	223	246	30.60%
9/22/2017	3:15 PM	226	249	30.97%
9/22/2017	3:30 PM	214	236	29.35%
9/22/2017	3:45 PM	206	227	28.23%
9/22/2017	4:00 PM	206	227	28.23%
<b>Maximum % Occupied</b>				<b>34.70%</b>



## LOCALIZED PARKING COUNT DATA SUMMARY

THE PLAZA AT LAKE PARK

DATE: THURSDAY, 9/21/2017  
 FRIDAY, 9/22/2017  
 TIME: 10:00 AM - 4:00 PM

PARKING OBSERVATION DATA OF LOCALIZED PARKING FIELD

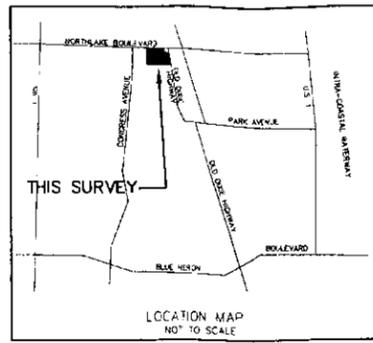
AISLES 1-7E OF ZONE C														Total Occupied Spaces	Total Occupied Spaces Including 10% Buffer	
Aisle Number:	1E	1W	2E	2W	3E	3W	4E	4W	5E	5W	6E	6W	7E			
Total Spaces per Aisle:	10	10	8	8	9	9	8	8	21	21	19	19	21			
Date	Time	Number of Occupied Spaces												Total Occupied Spaces	Total Occupied Spaces Including 10% Buffer	
9/21/2017	10:00 AM	2	0	3	0	5	6	7	6	15	15	6	6			5
9/21/2017	10:15 AM	2	0	3	0	5	6	8	6	15	10	6	6	5	72	80
9/21/2017	10:30 AM	3	1	4	1	5	6	8	2	15	7	5	5	6	68	75
9/21/2017	10:45 AM	3	1	4	1	5	6	8	2	15	7	5	5	8	70	77
9/21/2017	11:00 AM	3	3	4	2	7	9	8	6	13	13	7	8	9	92	102
9/21/2017	11:15 AM	3	3	5	2	9	9	8	6	14	14	8	6	7	94	104
9/21/2017	11:30 AM	3	3	5	2	5	6	5	8	17	13	9	6	7	89	98
9/21/2017	11:45 AM	5	0	5	2	5	6	8	8	19	18	10	8	10	104	115
9/21/2017	12:00 PM	4	2	8	3	9	7	8	8	15	19	13	7	11	114	126
9/21/2017	12:15 PM	7	6	7	8	9	9	8	8	21	17	16	12	10	138	152
9/21/2017	12:30 PM	7	9	5	3	8	8	8	8	21	17	12	10	11	127	140
9/21/2017	12:45 PM	7	7	5	8	8	8	6	8	21	17	15	9	10	129	142
9/21/2017	1:00 PM	5	6	4	6	9	9	8	8	21	21	14	9	8	128	141
9/21/2017	1:15 PM	6	6	5	5	9	9	8	8	21	16	15	8	5	121	134
9/21/2017	1:30 PM	6	3	3	8	7	9	8	8	21	16	15	9	11	124	137
9/21/2017	1:45 PM	6	4	5	5	6	9	7	8	18	14	11	5	8	106	117
9/21/2017	2:00 PM	6	4	4	4	6	9	6	7	21	15	11	6	9	108	119
9/21/2017	2:15 PM	5	4	4	6	6	7	6	6	17	17	10	4	9	101	112
9/21/2017	2:30 PM	3	3	5	3	7	7	7	8	19	17	10	5	12	106	117
9/21/2017	2:45 PM	1	4	3	1	6	5	7	5	20	17	12	6	12	99	109
9/21/2017	3:00 PM	3	3	4	0	5	7	5	8	20	15	12	6	8	96	106
9/21/2017	3:15 PM	4	3	3	3	6	9	6	7	14	13	10	4	6	88	97
9/21/2017	3:30 PM	3	3	3	3	5	9	6	6	18	15	7	5	6	89	98
9/21/2017	3:45 PM	5	4	2	3	7	7	3	7	16	13	9	4	8	88	97
9/21/2017	4:00 PM	6	2	2	2	5	6	4	4	14	12	8	5	8	78	86
9/22/2017	10:00 AM	8	1	4	1	2	7	6	7	10	7	4	1	7	65	72
9/22/2017	10:15 AM	10	3	4	1	5	6	4	7	10	9	4	2	7	72	80
9/22/2017	10:30 AM	10	4	5	4	5	6	6	3	12	8	4	2	9	78	86
9/22/2017	10:45 AM	8	5	5	2	4	5	4	6	11	9	5	6	11	81	90
9/22/2017	11:00 AM	6	1	4	4	5	5	6	7	17	17	10	6	10	98	108
9/22/2017	11:15 AM	7	3	3	2	7	7	8	7	14	13	11	6	10	98	108
9/22/2017	11:30 AM	7	3	5	5	6	8	8	7	15	11	10	5	12	102	113
9/22/2017	11:45 AM	7	5	6	2	5	8	5	7	19	14	8	3	12	101	112
9/22/2017	12:00 PM	7	4	5	3	5	8	9	7	17	13	6	6	9	99	109
9/22/2017	12:15 PM	6	4	4	7	7	7	7	7	17	17	7	7	8	95	105
9/22/2017	12:30 PM	7	4	4	5	7	8	7	7	16	17	8	2	9	101	112
9/22/2017	12:45 PM	8	4	4	3	8	7	8	5	17	16	11	8	10	109	120
9/22/2017	1:00 PM	7	4	3	3	7	6	7	6	17	16	12	6	6	100	110
9/22/2017	1:15 PM	5	6	6	6	7	7	7	7	20	16	12	6	10	115	127
9/22/2017	1:30 PM	6	4	5	4	6	5	7	5	15	10	10	4	7	88	97
9/22/2017	1:45 PM	7	4	5	5	7	6	5	5	17	13	6	4	9	93	103
9/22/2017	2:00 PM	9	6	5	4	7	7	8	6	19	12	8	7	10	108	119
9/22/2017	2:15 PM	7	5	6	4	8	5	7	5	17	14	8	4	10	100	110
9/22/2017	2:30 PM	5	4	5	3	7	6	7	5	19	11	6	6	10	94	104
9/22/2017	2:45 PM	8	5	5	4	8	4	8	4	14	13	7	7	11	98	108
9/22/2017	3:00 PM	8	4	5	2	7	4	6	7	19	16	7	7	8	100	110
9/22/2017	3:15 PM	6	6	7	3	8	6	7	8	17	14	14	4	7	107	118
9/22/2017	3:30 PM	7	5	5	5	9	6	8	5	17	16	8	6	6	103	114
9/22/2017	3:45 PM	7	3	4	4	7	7	5	6	14	15	10	6	8	96	106
9/22/2017	4:00 PM	8	5	4	3	7	3	7	6	11	13	10	5	6	88	97

Maximum Parking Demand: 152

# SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representation or guarantee as to the information reflected herein pertaining to easements, right-of-way, set back areas, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth as such matters. Such information should be obtained and further confirmed by others through appropriate title verification. NOTE: Land shown herein were not observed for right-of-way and/or easements of record.

DATE	10/11/10	N/A			
SCALE					
DRAWN BY					
CHECKED BY					
FIELD BOOK	2460				
PAGE(S)	30-50				



**DESCRIPTION: PARENT PARCEL**

A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, LYING WEST OF OLD DIXIE HIGHWAY IN PALM BEACH COUNTY, FLORIDA:

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE DIXIE HIGHWAY IN PALM BEACH COUNTY AS SAME WAS LOCATED ON AND PRIOR TO THE 21ST DAY OF JULY 1925, WITH THE SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD, SAID SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD BEING A LINE PARALLEL TO AND 50 FEET SOUTHERLY FROM MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 20; THENCE WESTERLY ALONG SAID SOUTHERLY R/W LINE, A DISTANCE OF 200 FEET; THENCE SOUTHERLY PARALLEL TO THE WESTERLY R/W LINE OF DIXIE HIGHWAY, A DISTANCE OF 150 FEET; THENCE EASTERLY PARALLEL TO SAID SOUTHERLY R/W LINE OF LAKE PARK WEST ROAD, A DISTANCE OF 200 FEET TO A POINT IN SAID WESTERLY R/W LINE OF DIXIE HIGHWAY; THENCE NORTHERLY ALONG SAID WESTERLY R/W LINE A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE NORTH 50 FEET AS DESCRIBED IN THOSE CERTAIN DEEDS RECORDED IN DEED BOOK 915, PAGE 4 AND DEED BOOK 915, PAGE 6.

LESS AND EXCEPTING THE SOUTHERLY 10 FEET OF THE NORTHERLY 60 FEET AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 2290, PAGE 1011.

LESS AND EXCEPTING THAT PORTION TAKEN BY PALM BEACH COUNTY, IN THAT ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10888, PAGE 1537.

LESS AND EXCEPTING THAT PORTION DEEDED TO PALM BEACH COUNTY, IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22296, PAGE 1317.

ALL BEING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, CONTAINING 896,554 SQUARE FEET OR 15.991 ACRES MORE OR LESS.

**DESCRIPTION: WEST PARCEL**

A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4); THENCE SOUTH 01°19'35" WEST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4), A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°29'40" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAKE PARK ROAD WEST AS DESCRIBED IN OFFICIAL RECORDS BOOK 2290, PAGE 1011, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID RIGHT-OF-WAY LINE BEING 60.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 172.30 FEET; THENCE SOUTH 76°01'30" EAST, A DISTANCE OF 41.68 FEET; THENCE SOUTH 88°29'40" EAST, A DISTANCE OF 109.76 FEET; THE LAST TWO (2) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF LAKE PARK ROAD WEST AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22296, PAGE 1317 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°30'20" WEST, A DISTANCE OF 143.00 FEET; THENCE SOUTH 88°29'40" EAST, A DISTANCE OF 159.00 FEET; THENCE NORTH 01°30'20" EAST, A DISTANCE OF 143.00 FEET; THENCE SOUTH 88°29'40" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 23.96 FEET; THENCE SOUTH 01°25'28" WEST, A DISTANCE OF 302.15 FEET; THENCE SOUTH 88°30'36" EAST, A DISTANCE OF 10.92 FEET; THENCE SOUTH 01°29'05" WEST, A DISTANCE OF 304.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 20, THE LAST DESCRIBED COURSE BEING ALONG THE NORTHERLY EXTENSION OF THE WEST EXTERIOR WALL AND THE SOUTHERLY EXTENSION OF SAID WEST EXTERIOR WALL OF THE EXISTING ONE STORY COMMERCIAL (BIG K-MART) BUILDING; THENCE NORTH 88°29'28" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 514.90 FEET TO A POINT ON THE WEST LINE OF NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 20; THENCE NORTH 01°19'35" EAST ALONG SAID WEST LINE, A DISTANCE OF 615.17 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, CONTAINING 288,332 SQUARE FEET OR 6.619 ACRES MORE OR LESS.

THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, BEARS SOUTH 88°29'40" EAST.

**DESCRIPTION: EAST PARCEL**

A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4); THENCE SOUTH 01°19'35" WEST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4), A DISTANCE OF 60.00 FEET; THENCE SOUTH 88°29'40" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAKE PARK ROAD WEST AS DESCRIBED IN OFFICIAL RECORDS BOOK 2290, PAGE 1011, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID RIGHT-OF-WAY LINE BEING 60.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 506.72 FEET; THENCE SOUTH 01°29'28" WEST, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°29'40" EAST, A DISTANCE OF 13.77 FEET; THENCE SOUTH 50°30'01" EAST, A DISTANCE OF 8.41 FEET; THENCE NORTH 01°30'20" EAST, A DISTANCE OF 5.18 FEET; THENCE SOUTH 88°29'40" EAST, A DISTANCE OF 16.10 FEET; THENCE NORTH 01°30'20" EAST, A DISTANCE OF 9.06 FEET; THE LAST FIVE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH RIGHT OF WAY LINE OF LAKE PARK ROAD WEST, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22296, PAGE 1317, OF SAID PUBLIC RECORDS; THENCE SOUTH 88°29'40" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAKE PARK ROAD WEST AS DESCRIBED IN OFFICIAL RECORDS BOOK 2290, PAGE 1011, OF SAID PUBLIC RECORDS, A DISTANCE OF 146.20 FEET; THENCE SOUTH 74°59'30" EAST, ALONG THE SOUTH LINE OF PARCEL 121, AS DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10888, PAGE 1537 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, A DISTANCE OF 51.39 FEET TO A POINT 72.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 20; THENCE SOUTH 88°29'40" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL 121, A DISTANCE OF 159.76 FEET TO A POINT BEING AT THE INTERSECTION OF A LINE 72.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 20 AND TO A LINE BEING 200.00 FEET WEST OF THE WESTERLY R/W LINE OF DIXIE HIGHWAY AS MEASURED ALONG THE LAST DESCRIBED COURSE; THENCE SOUTH 14°36'40" EAST ALONG A LINE PARALLEL TO SAID WESTERLY R/W LINE OF DIXIE HIGHWAY, A DISTANCE OF 127.06 FEET; THENCE SOUTH 88°29'40" EAST, A DISTANCE OF 200.00 FEET TO A POINT ON THE SAID WESTERLY R/W LINE OF DIXIE HIGHWAY; THENCE SOUTH 14°36'40" EAST ALONG THE WESTERLY R/W LINE OF DIXIE HIGHWAY, A DISTANCE OF 501.92 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 20; THENCE NORTH 88°29'28" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 259.44 FEET; THENCE NORTH 01°29'05" EAST, A DISTANCE OF 304.04 FEET; THE LAST DESCRIBED COURSE BEING ALONG A SOUTHERLY EXTENSION OF THE WEST EXTERIOR WALL AND THE NORTHERLY EXTENSION OF THE EXISTING ONE STORY COMMERCIAL (BIG K-MART) BUILDING; THENCE NORTH 88°30'36" WEST, A DISTANCE OF 10.92 FEET; THENCE NORTH 01°29'28" EAST, A DISTANCE OF 302.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF LAKE, PALM BEACH COUNTY, FLORIDA, CONTAINING 383,484 SQUARE FEET OR 8.804 ACRES MORE OR LESS.

**DESCRIPTION: CHICK-FIL-A PARCEL**

A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4); THENCE SOUTH 01°19'35" WEST, ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4), A DISTANCE OF 60.00 FEET; THENCE SOUTH 88°29'40" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF LAKE PARK ROAD WEST AS DESCRIBED IN OFFICIAL RECORDS BOOK 2290, PAGE 1011, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID RIGHT-OF-WAY LINE BEING 60.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 172.30 FEET; THENCE SOUTH 76°01'30" EAST, A DISTANCE OF 41.68 FEET; THENCE SOUTH 88°29'40" EAST, A DISTANCE OF 109.76 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 88°29'40" EAST, A DISTANCE OF 159.00 FEET, THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF LAKE PARK ROAD WEST AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 22296, PAGE 1317 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°30'20" WEST, A DISTANCE OF 143.00 FEET; THENCE NORTH 88°29'40" WEST, A DISTANCE OF 159.00 FEET; THENCE NORTH 01°30'20" EAST, A DISTANCE OF 143.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, CONTAINING 22,237 SQUARE FEET OR 0.522 ACRES MORE OR LESS.

**TITLE NOTES:**

THE FOLLOWING ITEMS ARE REFERENCED TO SCHEDULE B, OF FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT, AGENT'S FILE NO. 9018-84398, POLICY NO. FA-2-324763 WITH AN EFFECTIVE DATE OF JULY 18, 2005, AT 3:09 PM, SUBSEQUENTLY UPDATED BY LETTER ISSUED TO STERLING ORGANIZATION TO THE DATE OF AUGUST 29, 2010 AT 8:00 AM:

- EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY OFFICIAL RECORDS BOOK 2297, PAGE 127 AS DEPICTED HEREON.
- EASEMENT GRANTED TO SEACOAST UTILITY AUTHORITY BY OFFICIAL RECORDS BOOK 13498, PAGE 775, AS DEPICTED HEREON.

THE FOLLOWING ITEMS ARE REFLECTED IN THE UPDATE LETTER BUT ARE NOT NUMBERED WITH REFERENCE TO THE LETTER.

OFFICIAL RECORDS BOOK 17433, PAGE 1205	AGREEMENT	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 18921, PAGE 476	ASSIGNMENT	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 18921, PAGE 472	NOTICE FUTURE ADVANCE	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 18921, PAGE 527	ASSIGNMENT OF LEASES	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 18921, PAGE 939	CCG 534 ITEM 1	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 19158, PAGE 811	ATTORNEY AGREEMENT	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 20803, PAGE 1068	MODIFICATION NOTICE	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 21497, PAGE 1232	MODIFICATION NOTICE	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 21580, PAGE 59	DEVELOPER AGREEMENT	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 21613, PAGE 87	LEASE	-	EASEMENTS DEPICTED HEREON
OFFICIAL RECORDS BOOK 21613, PAGE 97	ATTORNEY AGREEMENT	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 21987, PAGE 1941	FFL EASEMENT	-	RELEASED BY 22449-1060
OFFICIAL RECORDS BOOK 22080, PAGE 1278	PARTIAL M/G RELEASE	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 22282, PAGE 740	FFL EASEMENT	-	DEPICTED HEREON
OFFICIAL RECORDS BOOK 22292, PAGE 560	UTILITY EASEMENT	-	DEPICTED HEREON
OFFICIAL RECORDS BOOK 22296, PAGE 1317	R/W DEED	-	DEPICTED HEREON
OFFICIAL RECORDS BOOK 22296, PAGE 1316	SUBORDINATION OF UTIL	-	NOTHING PLOTTABLE
OFFICIAL RECORDS BOOK 22359, PAGE 1721	AGREEMENT	-	DEPICTED HEREON
OFFICIAL RECORDS BOOK 22445, PAGE 1060	RELEASE OF EASEMENT	-	NOTHING PLOTTABLE

ALL OF THE ABOVE NOTED DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**SURVEY NOTES:**

- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY UNDERGROUND UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED OR SHOWN HEREON.
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM SOUTH 88°29'40" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE PROPERTY SHOWN HEREON SITUATES ON THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA AND CONTAINS 15,991 ACRES (596,554 SQUARE FEET), MORE OR LESS.
- THE PROPERTY SHOWN HEREON CONTAINS 18 HANDICAP PARKING SPACES AND 763 REGULAR PARKING SPACES.
- BUILDING SETBACKS ARE PER DAVE THATCHER, CITY PLANNER, CITY OF LAKE PARK, FLORIDA AND ARE AS FOLLOWS: FRONT AND EAST SETBACK 25 FEET; REAR SETBACK 15 FEET; WEST SETBACK NO REQUIREMENTS. CURRENT ZONING IS C-1.
- THE PROPERTY IS LOCATED IN FLOOD ZONES "B" & "C" PER FLOOD INSURANCE RATE MAP FOR THE TOWN OF LAKE PARK, PALM BEACH COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120212 0005 B, EFFECTIVE DATE SEPTEMBER 15, 1978.
- ALL THE RECORDING INFORMATION REFERENCED HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- SET PRM'S (PERMANENT REFERENCE MONUMENTS) LB 271 AT ALL PROPERTY/PARCEL CORNERS UNLESS NOTED OTHERWISE.

**SURVEYOR'S REFERENCES:**

- PALM BEACH COUNTY SECTION DATA AND COORDINATES FOR SECTION 20-42-43.
- AS-BUILT SURVEY PREPARED BY ROBERT E. OWEN FOR HOFFETTER CONSTRUCTION COMPANY, DATED JULY 1, 1974, FILE NO. D-3556-002.
- PLAT OF NORTHLAKE BUSINESS PARK RECORDED IN PLAT BOOK 33, PAGES 93 AND 94, PALM BEACH COUNTY RECORDS.
- PLAT OF NORTHLAKE SQUARE EAST, RECORDED IN PLAT BOOK 103, PAGES 196-199, PALM BEACH COUNTY RECORDS.
- STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY MAP SECTION 93600-2604, SHEETS 1-3, RIGHT-OF-WAY MAP SECTION 9375-109, SHEETS 2 & 3.

**SURVEYOR'S CERTIFICATE:**

SC LAKE PARK ASSOCIATES, LLLP, NATIONWIDE LIFE INSURANCE COMPANY, DAVID J. WENNER, P.A. & FIRST AMERICAN TITLE INSURANCE COMPANY THAT THIS ALTA/ACSM LAND TITLE SURVEY REPRESENTS A TRUE AND CORRECT SURVEY MADE UNDER MY DIRECTION IN JUNE 2005, OF THE FOLLOWING DESCRIBED PROPERTY:

THE UNDERSIGNED CERTIFIES TO THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 10, 11a and 14, OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. I FURTHER CERTIFY THAT THIS SKETCH OF SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.051 AND 5J-17.052, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.022, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION IN JUNE, 2005 AND UPDATED UNDER MY DIRECTION IN OCTOBER, 2010.

LAST DATE OF FIELD WORK: OCTOBER 11, 2010

CRAVEN THOMPSON & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB277

DOUGLAS M. WAVE  
PROFESSIONAL SURVEYOR & MAPPER NO. 4343  
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CRAVEN THOMPSON AND ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
3563 N.W. 85th STREET, FORT LAUDERDALE, FLORIDA 33309  
TEL: (954) 739-4409 FAX: (954) 739-4400  
LIC. NO. 12547 (S) (S&L) (S&M) (S&P) (S&C) (S&E) (S&A) (S&I) (S&O) (S&D) (S&U) (S&V) (S&W) (S&X) (S&Y) (S&Z) (S&AA) (S&AB) (S&AC) (S&AD) (S&AE) (S&AF) (S&AG) (S&AH) (S&AI) (S&AJ) (S&AK) (S&AL) (S&AM) (S&AN) (S&AO) (S&AP) (S&AQ) (S&AR) (S&AS) (S&AT) (S&AU) (S&AV) (S&AW) (S&AX) (S&AY) (S&AZ) (S&BA) (S&BB) (S&BC) (S&BD) (S&BE) (S&BF) (S&BG) (S&BH) (S&BI) (S&BJ) (S&BK) (S&BL) (S&BM) (S&BN) (S&BO) (S&BP) (S&BQ) (S&BR) (S&BS) (S&BT) (S&BU) (S&BV) (S&BW) (S&BX) (S&BY) (S&BZ) (S&CA) (S&CB) (S&CC) (S&CD) (S&CE) (S&CF) (S&CG) (S&CH) (S&CI) (S&CJ) (S&CK) (S&CL) (S&CM) (S&CN) (S&CO) (S&CP) (S&CQ) (S&CR) (S&CS) (S&CT) (S&CU) (S&CV) (S&CW) (S&CX) (S&CY) (S&CZ) (S&DA) (S&DB) (S&DC) (S&DD) (S&DE) (S&DF) (S&DG) (S&DH) (S&DI) (S&DJ) (S&DK) (S&DL) (S&DM) (S&DN) (S&DO) (S&DP) (S&DQ) (S&DR) (S&DS) (S&DT) (S&DU) (S&DV) (S&DW) (S&DX) (S&DY) (S&DZ) (S&EA) (S&EB) (S&EC) (S&ED) (S&EE) (S&EF) (S&EG) (S&EH) (S&EI) (S&EJ) (S&EK) (S&EL) (S&EM) (S&EN) (S&EO) (S&EP) (S&EQ) (S&ER) (S&ES) (S&ET) (S&EU) (S&EV) (S&EW) (S&EX) (S&EY) (S&EZ) (S&FA) (S&FB) (S&FC) (S&FD) (S&FE) (S&FF) (S&FG) (S&FH) (S&FI) (S&FJ) (S&FK) (S&FL) (S&FM) (S&FN) (S&FO) (S&FP) (S&FQ) (S&FR) (S&FS) (S&FT) (S&FU) (S&FV) (S&FW) (S&FX) (S&FY) (S&FZ) (S&GA) (S&GB) (S&GC) (S&GD) (S&GE) (S&GF) (S&GG) (S&GH) (S&GI) (S&GJ) (S&GK) (S&GL) (S&GM) (S&GN) (S&GO) (S&GP) (S&GQ) (S&GR) (S&GS) (S&GT) (S&GU) (S&GV) (S&GW) (S&GX) (S&GY) (S&GZ) (S&HA) (S&HB) (S&HC) (S&HD) (S&HE) (S&HF) (S&HG) (S&HH) (S&HI) (S&HJ) (S&HK) (S&HL) (S&HM) (S&HN) (S&HO) (S&HP) (S&HQ) (S&HR) (S&HS) (S&HT) (S&HU) (S&HV) (S&HW) (S&HX) (S&HY) (S&HZ) (S&IA) (S&IB) (S&IC) (S&ID) (S&IE) (S&IF) (S&IG) (S&IH) (S&II) (S&IJ) (S&IK) (S&IL) (S&IM) (S&IN) (S&IO) (S&IP) (S&IQ) (S&IR) (S&IS) (S&IT) (S&IU) (S&IV) (S&IW) (S&IX) (S&IY) (S&IZ) (S&JA) (S&JB) (S&JC) (S&JD) (S&JE) (S&JF) (S&JG) (S&JH) (S&JI) (S&JJ) (S&JK) (S&JL) (S&JM) (S&JN) (S&JO) (S&JP) (S&JQ) (S&JR) (S&JS) (S&JT) (S&JU) (S&JV) (S&JW) (S&JX) (S&JY) (S&JZ) (S&KA) (S&KB) (S&KC) (S&KD) (S&KE) (S&KF) (S&KG) (S&KH) (S&KI) (S&KJ) (S&KK) (S&KL) (S&KM) (S&KN) (S&KO) (S&KP) (S&KQ) (S&KR) (S&KS) (S&KT) (S&KU) (S&KV) (S&KW) (S&KX) (S&KY) (S&KZ) (S&LA) (S&LB) (S&LC) (S&LD) (S&LE) (S&LF) (S&LG) (S&LH) (S&LI) (S&LJ) (S&LK) (S&LL) (S&LM) (S&LN) (S&LO) (S&LP) (S&LQ) (S&LR) (S&LS) (S&LT) (S&LU) (S&LV) (S&LW) (S&LX) (S&LY) (S&LZ) (S&MA) (S&MB) (S&MC) (S&MD) (S&ME) (S&MF) (S&MG) (S&MH) (S&MI) (S&MJ) (S&MK) (S&ML) (S&MN) (S&MO) (S&MP) (S&MQ) (S&MR) (S&MS) (S&MT) (S&MU) (S&MV) (S&MW) (S&MX) (S&MY) (S&MZ) (S&NA) (S&NB) (S&NC) (S&ND) (S&NE) (S&NF) (S&NG) (S&NH) (S&NI) (S&NJ) (S&NK) (S&NL) (S&NM) (S&NO) (S&NP) (S&NQ) (S&NR) (S&NS) (S&NT) (S&NU) (S&NV) (S&NW) (S&NX) (S&NY) (S&NZ) (S&OA) (S&OB) (S&OC) (S&OD) (S&OE) (S&OF) (S&OG) (S&OH) (S&OI) (S&OJ) (S&OK) (S&OL) (S&OM) (S&ON) (S&OO) (S&OP) (S&OQ) (S&OR) (S&OS) (S&OT) (S&OU) (S&OV) (S&OW) (S&OX) (S&OY) (S&OZ) (S&PA) (S&PB) (S&PC) (S&PD) (S&PE) (S&PF) (S&PG) (S&PH) (S&PI) (S&PJ) (S&PK) (S&PL) (S&PM) (S&PN) (S&PO) (S&PP) (S&PQ) (S&PR) (S&PS) (S&PT) (S&PU) (S&PV) (S&PW) (S&PX) (S&PY) (S&PZ) (S&QA) (S&QB) (S&QC) (S&QD) (S&QE) (S&QF) (S&QG) (S&QH) (S&QI) (S&QJ) (S&QK) (S&QL) (S&QM) (S&QN) (S&QO) (S&QP) (S&QQ) (S&QR) (S&QS) (S&QT) (S&QU) (S&QV) (S&QW) (S&QX) (S&QY) (S&QZ) (S&RA) (S&RB) (S&RC) (S&RD) (S&RE) (S&RF) (S&RG) (S&RH) (S&RI) (S&RJ) (S&RK) (S&RL) (S&RM) (S&RN) (S&RO) (S&RP) (S&RQ) (S&RR) (S&RS) (S&RT) (S&RU) (S&RV) (S&RW) (S&RX) (S&RY) (S&RZ) (S&SA) (S&SB) (S&SC) (S&SD) (S&SE) (S&SF) (S&SG) (S&SH) (S&SI) (S&SJ) (S&SK) (S&SL) (S&SM) (S&SN) (S&SO) (S&SP) (S&SQ) (S&SR) (S&SS) (S&ST) (S&SU) (S&SV) (S&SW) (S&SX) (S&SY) (S&SZ) (S&TA) (S&TB) (S&TC) (S&TD) (S&TE) (S&TF) (S&TG) (S&TH) (S&TI) (S&TJ) (S&TK) (S&TL) (S&TM) (S&TN) (S&TO) (S&TP) (S&TQ) (S&TR) (S&TS) (S&TT) (S&TU) (S&TV) (S&TW) (S&TX) (S&TY) (S&TZ) (S&UA) (S&UB) (S&UC) (S&UD) (S&UE) (S&UF) (S&UG) (S&UH) (S&UI) (S&UJ) (S&UK) (S&UL) (S&UM) (S&UN) (S&UO) (S&UP) (S&UQ) (S&UR) (S&US) (S&UT) (S&UU) (S&UV) (S&UW) (S&UX) (S&UY) (S&UZ) (S&VA) (S&VB) (S&VC) (S&VD) (S&VE) (S&VF) (S&VG) (S&VH) (S&VI) (S&VJ) (S&VK) (S&VL) (S&VM) (S&VN) (S&VO) (S&VP) (S&VQ) (S&VR) (S&VS) (S&VT) (S&VU) (S&VV) (S&VW) (S&VX) (S&VY) (S&VZ) (S&WA) (S&WB) (S&WC) (S&WD) (S&WE) (S&WF) (S&WG) (S&WH) (S&WI) (S&WJ) (S&WK) (S&WL) (S&WM) (S&WN) (S&WO) (S&WP) (S&WQ) (S&WR) (S&WS) (S&WT) (S&WU) (S&WV) (S&WW) (S&WX) (S&WY) (S&WZ) (S&XA) (S&XB) (S&XC) (S&XD) (S&XE) (S



# SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representation or warranties as to the information reflected hereon pertaining to easements, rights-of-way, set-back lines, reservations, agreements and other similar matters, and this statement is not intended to reflect or set forth in any manner. Such information should be obtained and further confirmed by others through appropriate title verification.  
NOTE: Lines shown herein were not associated for right-of-way or easements of record.

DATE:	10/11/10
SCALE:	1"=40'
DRAWN BY:	DMO
CHECKED BY:	RAY
FIELD BOOK:	2480
PAGE(S):	30-35

**CRAVEN - THOMPSON AND ASSOCIATES, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309  
FAX: (954) 730-6409 TEL: (954) 730-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 000014  
FLORIDA LICENSED PROFESSIONAL ARCHITECTURE BUSINESS No. 000014

**PLAZA AT LAKE PARK  
SKETCH OF SURVEY**

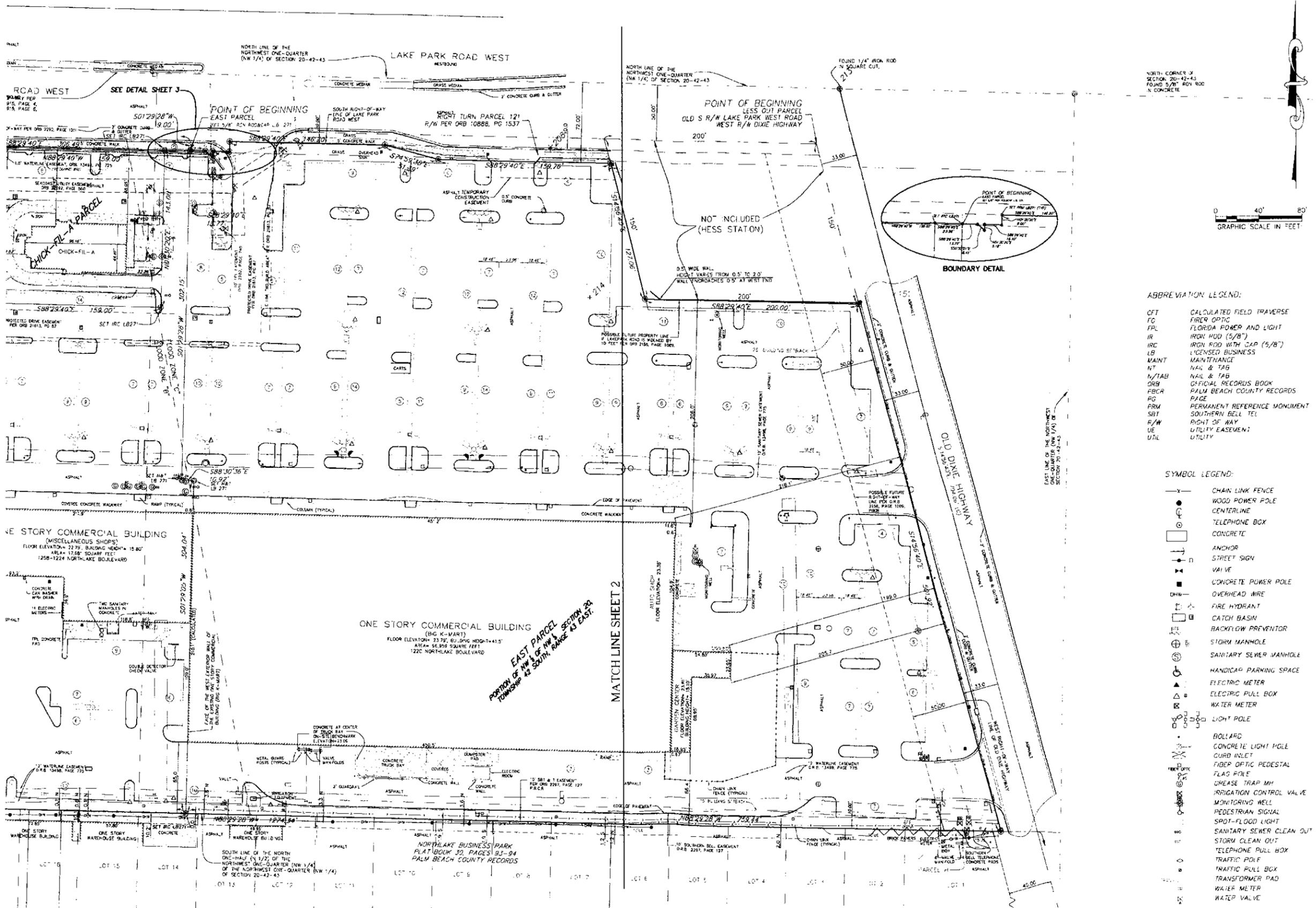
PREPARED FOR:  
**SC LAKE PARK ASSOCIATES, LLLP**

**ALTA/ACSM LAND TITLE SURVEY**

PRINTED ON  
PROJECT NO  
**98-0037**

**S-3**

SHEET 3 OF 3



- ABBREVIATION LEGEND:**
- CFT CALCULATED FIELD TRAVERSE
  - FO FIBER OPTIC
  - FPL FLORIDA POWER AND LIGHT
  - IRC IRON ROD WITH CAP (5/8")
  - IR IRON ROD WITH GAP (5/8")
  - LB LICENSED BUSINESS
  - MAINT MAINTENANCE
  - NT NAIL & TAG
  - N/TAB NAIL & TAB
  - ORB OFFICIAL RECORDS BOOK
  - FBCR PALM BEACH COUNTY RECORDS
  - PG PAGE
  - PRM PERMANENT REFERENCE MONUMENT
  - SBT SOUTHERN BELL TEL
  - R/W RIGHT OF WAY
  - UE UTILITY EASEMENT
  - UTL UTILITY

- SYMBOL LEGEND:**
- CHAIN LINK FENCE
  - WOOD POWER POLE
  - CENTERLINE
  - TELEPHONE BOX
  - CONCRETE
  - ANCHOR
  - STREET SIGN
  - VAI VE
  - CONCRETE POWER POLE
  - OVERHEAD WIRE
  - FIRE HYDRANT
  - CATCH BASIN
  - BACKFLOW PREVENTOR
  - STORM MANHOLE
  - SANITARY SEWER MANHOLE
  - HANDICAP PARKING SPACE
  - ELECTRIC METER
  - ELECTRIC PULL BOX
  - WATER METER
  - LIGHT POLE
  - BOLLARD
  - CONCRETE LIGHT POLE
  - CURB INLET
  - FIBER OPTIC PEDESTAL
  - FLAG POLE
  - GREASE TRAP MH
  - IRRIGATION CONTROL VALVE
  - MONITORING WELL
  - PEDESTRIAN SIGNAL
  - SPOT-FLOOD LIGHT
  - SANITARY SEWER CLEAN OUT
  - STORM CLEAN OUT
  - TELEPHONE PULL BOX
  - TRAFFIC POLE
  - TRAFFIC PULL BOX
  - TRANSFORMER PAD
  - WATER METER
  - WATER VALVE

G:\1998\980037.dwg (S-3) LOCATIONS 2010 UPDATE.dwg [SIGS SHEET 3] Oct 13, 2010 3:03pm DDAVIE



# NOTICE OF PUBLIC HEARINGS

## Town of Lake Park

Please take notice and be advised that the Planning & Zoning Board of the Town of Lake Park will hold quasi-judicial public hearings on **Monday, November 6, 2017, at 7:00 p.m., or as soon thereafter as can be heard** to hear the following applications that will also be heard by the Town Commission of the Town of Lake Park on the dates indicated below in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida. Records related to these items may be inspected at the Community Development Department located at Town Hall. The application scheduled for these meetings is as follows:

A Site Plan Application submitted by The Milcor Group Inc. on behalf of the owner 754 Park Ave LLC for the redevelopment of the 754 Park Avenue building for the development of a 4,225 square foot business office; 1,575 square foot conditional use restaurant; 1,600 square foot conditional use brewery and 270 seat rooftop open-air tasting area, with waivers. The site is located on the southeast corner of Park Avenue and 8<sup>th</sup> Street in the Town. The Parcel Control Number is 36-43-42-20-01-010-0201. Following the Planning & Zoning Board meeting hereinabove mentioned, the Town Commission will consider this application at their meeting of **Wednesday, November 15, 2017 at 6:30 p.m., or as soon thereafter as can be heard.** A separate Right-of-Way Abandonment application by the same applicant will also be considered by the Town Commission at the **November 15, 2017** meeting as an Ordinance on first reading and at the **December 6, 2017** meeting, at 6:30pm, or as soon thereafter as can be heard, as an Ordinance on second reading for adoption. The abandonment request is for a 0.9 foot by 53.8 foot section of western building wall that was previously built in the public right-of-way, a street abandonment is NOT being considered.

A Site Plan Application submitted by CPH Corp. on behalf of the owner AutoZone Stores LLC, for the development of a 7,372 square foot retail store (AutoZone) that is proposed to be located on a 1.04 acre vacant site along the east side of North Congress Avenue between Park Avenue West and Watertower Road within the Congress Business Park Planned Unit Development. The Parcel Control Number is 36-43-42-19-26-001-0020 (parcel A2B). Following the Planning & Zoning Board meeting hereinabove mentioned, the Town Commission will consider this application at their meeting of **Wednesday, December 6, 2017 at 6:30 p.m., or as soon thereafter as can be heard.**

A Special Exception Use application submitted by the Gunster Law Firm on behalf of the owner SC Lake Park Associates LLLP for the approval of a 3,000 square foot dental office in the existing Plaza at Lake Park Planned Unit Development located on the southwest corner of Old Dixie Highway and Northlake Boulevard with Parcel Control Number 36-43-42-20-40-001-0000. Following the Planning & Zoning Board meeting hereinabove mentioned, the Town Commission will consider this application at their meeting of **Wednesday, November 15, 2017 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 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 – Friday, October 27, 2017

***Notification of Public Meetings***

*October 27, 2017*

*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 following development applications 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 you may disregard this notice.*

**AGENDA ITEM**

A Special Exception Use application submitted by the Gunster Law Firm on behalf of the owner SC Lake Park Associates LLLP for the approval of a 3,000 square foot dental office in the existing Plaza at Lake Park Planned Unit Development located on the southwest corner of Old Dixie Highway and Northlake Boulevard with Parcel Control Number 36-43-42-20-40-001-0000 (and 36-43-42-20-40-003-0000 and 36-43-42-20-40-002-0000).

**PUBLIC HEARINGS**

**MEETING:** PLANNING AND ZONING BOARD  
**LOCATION:** 535 PARK AVENUE, COMMISSION CHAMBERS  
LAKE PARK, FL 33403  
**DATE:** MONDAY, NOVEMBER 6, 2017  
**TIME:** 7:00 P.M.

**MEETING:** TOWN COMMISSION (QUASI-JUDICIAL)  
**LOCATION:** 535 PARK AVENUE, COMMISSION CHAMBERS  
LAKE PARK, FL 33403  
**DATE:** WEDNESDAY, NOVEMBER 15, 2017  
**TIME:** 6:30 P.M.

*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](mailto:nditommaso@lakeparkflorida.gov).*



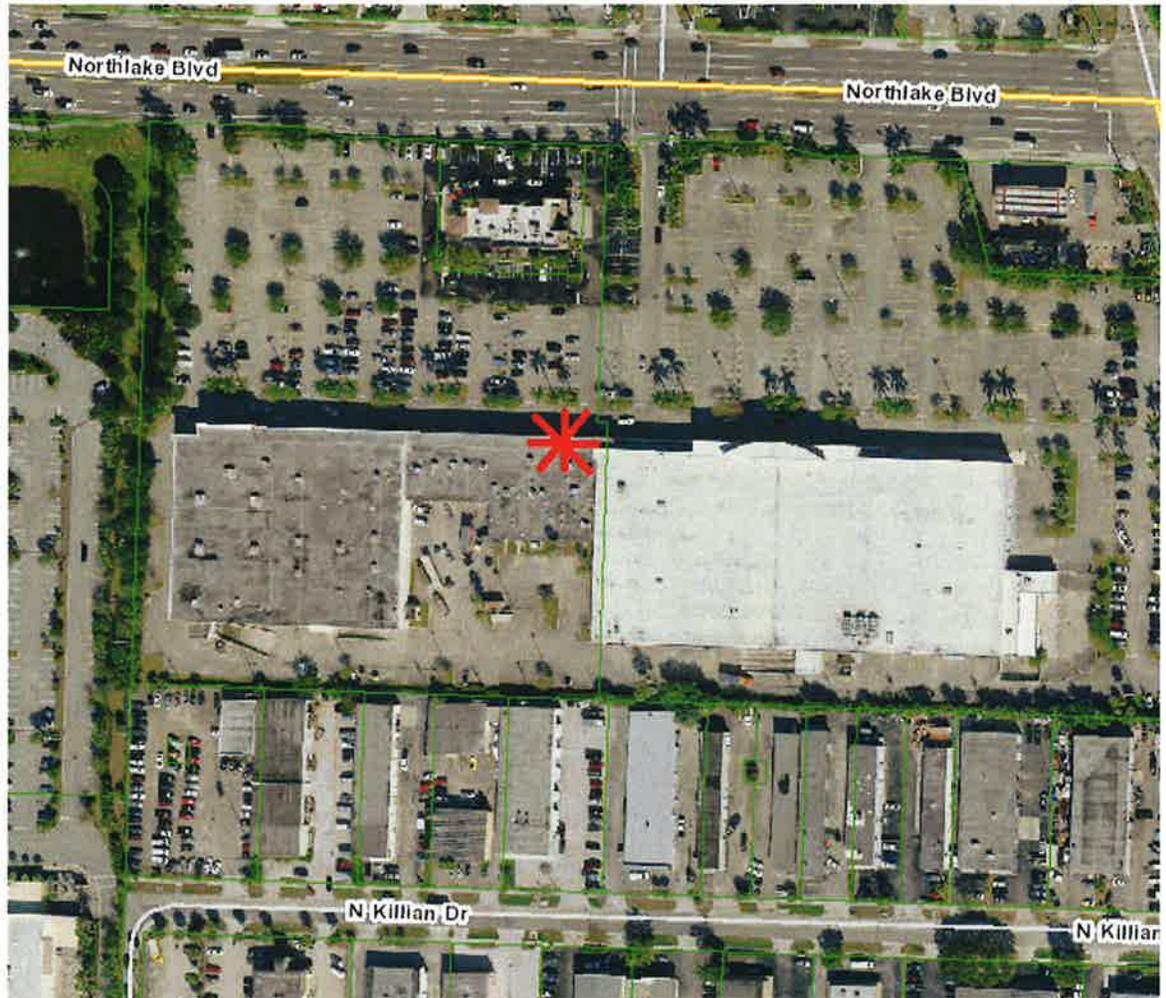
Community  
Development  
Department

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

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

Sent via certified mail

## LOCATION MAP



Community  
Development  
Department

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

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