



# TOWN OF LAKE PARK

## PLANNING & ZONING BOARD

### MEETING AGENDA

MAY 6, 2019

6:30 P.M.

535 PARK AVENUE  
LAKE PARK, FLORIDA

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

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

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

#### APPROVAL OF AGENDA

#### APPROVAL OF MINUTES

- PLANNING & ZONING BOARD MEETING; APRIL 1, 2019

#### PUBLIC COMMENTS

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

## **ORDER OF BUSINESS**

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

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

## **NEW BUSINESS**

**PZ-19-006: A CONDITIONAL USE APPLICATION FILED BY THE BREWHOUSE GALLERY FOR A 522 SQUARE FOOT MICROBREWERY TO BE LOCATED AT 720 PARK AVE, LAKE PARK, FLORIDA.**

**PROJECT UPDATES FROM THE COMMUNITY DEVELOPMENT DIRECTOR**

**PLANNING & ZONING BOARD MEMBER COMMENTS**

**COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

**ADJOURNMENT**

**FUTURE MEETINGS**

**JUNE 3, 2019 @ 6:30 P.M. – PLANNING & ZONING BOARD MEETING**

**JULY 1, 2019 @ 6:30 P.M. – PLANNING & ZONING BOARD MEETING**



**Town of Lake Park, Florida  
Planning & Zoning Board  
Meeting Minutes**

**Monday, April 1, 2019 6:30 PM**

Commission Chamber, Town Hall  
535 Park Avenue, Lake Park, Florida 33403

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Thomas lead the Pledge of Allegiance.

**ROLL CALL**

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

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

**Appointment of Chair**

**Motion: Board Member Rice moved to appoint Judith Thomas as Chair; Board Member Metayer seconded the motion.**

Vote on Motion:

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

Motion Passed 4-0

**Appointment of Vice-Chair**

**Motion: Board Member Metayer moved to appoint Martin Schneider as Vice-Chair; Board Member Rice seconded the motion.**

Vote on Motion:

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

Motion Passed 4-0

### APPROVAL OF AGENDA

**Motion: Board Member Metayer moved to approve the agenda; Vice-Chair Schneider seconded the motion.**

Vote on Motion:

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

Motion passed 4-0.

### APPROVAL OF MINUTES

- Special Call Joint Planning & Zoning Board Meeting with the Village of North Palm Beach Planning Commission: March 5, 2019 minutes.

**Motion: Vice-Chair Schneider moved to approve the Special Call Joint Planning & Zoning Board Meeting with the Village of North Palm Beach Planning Commission; March 5, 2019 minutes; Board Member Metayer seconded the motion.**

Vice-Chair Schneider asked that the meeting minutes be amended as follows: Page 4, second paragraph - Vice-Mayor Schneider spoke about CPTED, not sub-tab. CPTED, stands for Crime Prevention through Environmental Design.

Vote on Motion:

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

Motion passed 4-0.

- Special Call Planning & Zoning Board Meeting; March 5, 2019 minutes.

**Motion: Vice-Chair Schneider moved to approve the Special Call Planning & Zoning Board Meeting; March 5, 2019 minutes; Board Member Rice seconded the motion.**

Vote on Motion:

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

Motion passed 4-0.

**Public Comment**

Chair Thomas explained the Public Comment procedure.

**ORDER OF BUSINESS**

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

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

**NEW BUSINESS – SITE PLAN APPLICATIONS:**

1. **PZ-19-004** On behalf of Geneva Park LLC (“Property Owner”), Charles C. Chase – Coastal Karma Brewing (“Applicant”) is requesting the review of a special exception application for the use of a microbrewery at 798 10<sup>th</sup> Street (legal address for the plaza is 796 10<sup>th</sup> Street), located in the C-2 Business District. This request is contingent upon the adoption of a microbrewery special exception use which is being considered by the Town Commission as a separate Ordinance agenda item. The 2.2886 acre site has an existing 26,182 square foot building and the microbrewery is proposing to occupy 4,888 square feet within the building. The property is identified as Property Control Number (PCN): 36-43-42-20-06-001-0010.

Community Development Director Nadia DiTommaso explained the item (see Exhibit “A”). Mr. Charles Chase, owner of Coastal Karma Brewing introduced himself as well as his fiancé. He spoke of the positive impact this Brewery would have on the community.

Board Member Rice asked if the process of reviewing this application was wise since the Commission has not approved the definition of a microbrewery yet. Community

Development Director DiTommaso explained that it was recommended by the Board to approve the application with the change that it would be considered a Special Exception Use along with the other uses that had been proposed in the C-2 District. As a result, staff is moving it forward to the Town Commission. She explained how the Board could frame their recommendation to the Town Commission, which would be contingent on the adoption of the Ordinance.

Vice-Chair Schneider asked where they were currently brewing. Mr. Chase explained that currently brewing is done out of his home and that he donates his brew at events. He explained that legally he could not sell his beer. By attending events and donating the brew, he is able to highlight his product and obtain feedback from the public. Vice-Chair Schneider asked how much was anticipated to be brewed once operational. Mr. Chase stated that between 600 and 800 barrels in the first year. He stated the goal was to sell in-house the first year. Vice-Chair Schneider noted that earlier in the presentation it was stated that they would participate in one event per month. He asked how they would participate in Special Events. Community Development Director DiTommaso explained that they would need a Special Events permit and the Town Code allows for one event per month.

Board Member Metayer stated that they seemed experienced and asked how long were they in this business. Mr. Chase stated that he has 12-years of experience. He gave a brief history of his experience.

Chair Thomas asked where was the text language change in the approval process. Community Development Director DiTommaso explained that the Ordinance is appearing before the Town Commission on Wednesday, April 3, 2019. This application would not be appearing on that Commission agenda. She stated that on April 17, 2019, the Ordinance would appear on second reading and this application would follow the second reading on that agenda.

Public Comment open:

None

Public Comment closed:

**Motion: Board Member Rice moved to approve of PZ 19-004 with staff conditions; Vice-Chair Schneider seconded the motion.**

Vote on Motion:

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

Motion passed 4-0.

2. **PZ-19-005** On behalf of AI Fund III, LLC (Property Owner”), Jordan Ford (“Applicant”) and Brandon Ulmer of the Thomas Engineering Group (“Agent”) are

requesting site plan approval for a 2,374 square foot building expansion, with minor parking and landscaping reconfigurations and additional site elements, of the existing ALDI grocery store located at 220 North Congress Avenue. The site is approximately 2.38 acres (PCN: 36-43-42-19-25-006-0000), and is generally located on the northeast corner of Park Avenue West and Congress Avenue within the Congress Business Park PUD (“Subject Property”).

Community Development Director DiTommaso explained the item (see Exhibit “B”). Mr. Brandon Ulmer of Thomas Engineering Group presented to the Board (see Exhibit “C”).

Board Member Metayer asked why they were expanding. Mr. Ford explained that the expansion would be to accommodate additional refrigeration to carry the extended product range.

Vice-Chair Schneider commented regarding the proposed two (2) handicap parking spaces on the site plan. He pointed out that the crosswalk would need to run across the drive isle with a designated crosswalk to the landing and to please be sure that the landing was ADA accessible. Mr. Ulmer agreed and explained that the areas has bollards that are flush, so they would be able to add crosswalks in that location.

Chair Thomas asked who the property manager was. Mr. Ford stated that the store operations handles maintenance along with a landscape company. Chair Thomas expressed concern with the unsightly trash around the property, more specifically along the west side and north side of the property.

Board Member Rice commented about the maintenance cleanup along Congress Avenue and how Culvers Restaurant was asked to do the same. Chair Thomas recalled the same conversation during the Culvers Restaurant site plan meeting that Congress Avenue was a Palm Beach County road.

Public Comment open:

None

Public Comment closed:

**Motion: Vice-Chair Schneider moved to approve of PZ 19-005 with the extension of crosswalk to the handicap spaces and to the landing up to the store; Board Member Metayer seconded the motion.**

Vote on Motion:

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

Motion passed 4-0.

## **Planning & Zoning Board Member Comments**

Board Member Rice asked if the comments related to the cleanup efforts along Congress Avenue could be brought to the Town Managers attention. Community Development Director DiTommaso explained that when the concern was originally brought up by the Chair, Staff spoke to representatives at Palm Beach County. She explained which property owners were responsible for the different sections of Congress Avenue. She stated that it was an ongoing issue and staff does reach out to the appropriate property owner regarding maintaining their property.

Vice-Chair Schneider stated that the LED light outside of Culvers Restaurant was extremely bright at night. Chair Thomas agreed and stated that the illuminates are brighter than what we have at other properties along the road.

## **Community Development Director Comments**

Community Development Director DiTommaso explained project updates as follows:

- 918 Park Avenue property went to the Town Commission, approved and they are now in the permit stage.
- Mullinax Ford property went to the Town Commission, approved and they are now in the permit stage.
- Murphy Oil project went to the Town Commission, approved and they are now in the permit stage. They are looking to start construction in May 2019.
- Helix Urgent Care project will be forwarded to the Town Commission for consideration at a future date. Chair Thomas asked if the delay was due to the changes that were suggested by the Board and the Village of North Palm Beach. Community Development Director DiTommaso stated that they have considered all of the recommendations.
- Northlake Promenade Expansion project has not been submitted for permit yet.

Chair Thomas asked when the construction on Old Dixie Highway would be complete. Community Development Director DiTommaso stated that she was not sure when they were expected to complete that project. Public Works Director Richard Scherle stated that the Town has been unsuccessful in obtaining a timeline from Palm Beach County. He explained that the delay was due to some utility conflicts discovered underground, which required Change Orders. He stated that the contractor was being assessed with liquidated damages at \$2,400 per day. He assured the Board that the Town was doing everything they could to remain in communication with the Palm Beach County.



**ADJOURNMENT**

There being no further business to come before the Planning & Zoning Board, the meeting adjourned at 7:14 p.m.

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

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Vivian Mendez, CMC, Town Clerk

Town Seal

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2019



Town of Lake Park  
 Planning and Zoning Board  
 Meeting Date: April 1, 2019  
 Agenda Item: PZ19-004

*Exhibit "A"*

**SPECIAL EXCEPTION APPLICATION FILED BY COASTAL KARMA BREWING  
 FOR THE SPECIAL EXCEPTION USE OF A 4,888 SQUARE FOOT  
 MICROWBREWERY AT 798 10<sup>TH</sup> STREET, LAKE PARK, FLORIDA**

**BACKGROUND INFORMATION:**

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**Applicant:** Coastal Karma Brewing  
**Owner:** Geneva Park LLC  
**Site:** 798 10<sup>th</sup> Street (legal address of the property is 796 10<sup>th</sup> Street)  
**Net Acreage:** 2.2886 acres (Overall: 26,182 SF)  
 Coastal Karma (4,888 SF)  
**Legal Description (from PAPA):** CITY SQUARE TR A (LESS NLY 277 FT)  
 MEAS ALONG E LI  
  
**Current Zoning:** C-2 Business District  
  
**Future Land Use Map (FLUM)  
 land use category:** Commercial

**Adjacent Zoning Designation**

**North:** C-2 Business District  
**South:** Park Avenue Downtown District (PADD)  
**East:** C-1 Business District  
**West:** Campus Light Industrial and Commercial (CLIC)

**Adjacent Land Use Designation**

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



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FIGURE 1: Aerial View





**Town of Lake Park  
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**FIGURE 2: Town Zoning Map**



# Lake Park Zoning Map



Legend		Zoning	
	TOWN BOUNDARY		CUC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL
	PLANNED UNIT DEVELOPMENT OVERLAY		CONSERVATION
	180E Overlay		C1 BUSINESS DISTRICT
	CBA Overlay		C2 BUSINESS DISTRICT
	ENTHLED Federal Highways, Mixed Use District Overlay		CE BUSINESS DISTRICT
			P PUBLIC DISTRICT
			PADD PARK ALLEY/DOWNTOWN DISTRICT
			R1 SINGLE FAMILY RESIDENCE DISTRICT
			R1A SINGLE FAMILY RESIDENCE DISTRICT
			R1AA RESIDENCE DISTRICT
			R1B TWO FAMILY RESIDENCE DISTRICT
			R2 MULTIPLE FAMILY RESIDENCE DISTRICT
			R2A MULTIPLE FAMILY RESIDENCE DISTRICT
			R2 MULTIPLE FAMILY RESIDENCE DISTRICT
			T2D TRADITIONAL NEIGHBORHOOD DEVELOPMENT

**Location of site**

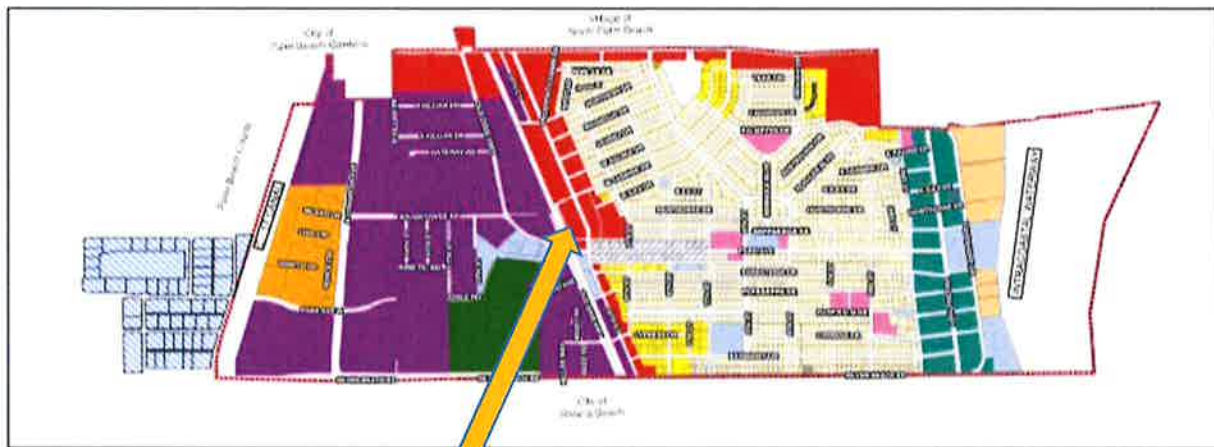


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**FIGURE 3: Town Future Land Use Map (FLUM)**



# Lake Park Future Land Use Map



**Legend**

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

**Location of site**



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**SUMMARY OF REQUEST:**

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Coastal Karma Brewing is interested in opening their first Microbrewery in the Town of Lake Park. Their management team is comprised of the Head Brewer/Owner, Charles Chase and Operations Manager/Owner, Sara Mahoney. Charles Chase has 12 years of brewing experience and has participated in several events, winning many prizes. Sara Mahoney has 10 years of restaurant management experience. Together, they were drawn to Lake Park because of our downtown area, our vision, and community atmosphere.

The Town is currently undergoing Town Code text amendments for the C-2 Business District so as to allow Microbreweries as special exception uses. The Planning & Zoning Board rendered a favorable recommendation for this change at their Special Call Meeting of March 5, 2019. These amendments are moving forward to the April 3 and 17 Town Commission meetings and will need to be adopted prior to this Special Exception agenda item being considered by the Town Commission. **The Planning & Zoning Board's recommendation will also be contingent on the Town Commission's adoption of a Microbrewery special exception use in the C-2 District.**

A Microbrewery is proposed as the following:

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

1. The microbrewery shall produce no more than 15,000 barrels (465,000 US gallons/17,602.16 hectoliters) of beer per year;
2. This use shall be permitted only in conjunction with the use of restaurant with a 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 to brew beer including, but not limited to, the brewing house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
  - (b) The façade of an interior accessory use(s) (examples listed hereinabove) shall be oriented toward the street, and, if located in a shopping center, to spaces of public access;
  - (c) Pedestrian connections shall be provided between public sidewalks and the primary entrance(s) to any accessory use(s).
3. All mechanical equipment visible from the street, or public right-of-way, an adjacent residential use or residential zoning district shall be screened using architectural features consistent with the principal structure;
4. Access and loading bays shall not be located along primary facades.
5. Access and loading bays facing any street, adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of raw materials used for brewing, and finished products into and out of the building;



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6. Service trucks for the purpose of loading and unloading materials and equipment are prohibited between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;
7. No outdoor storage of portable storage units, cargo containers, or permanent parking of tractor trailers, is permitted except spent or used grain may be stored outdoors for more than 24 hours consecutively. The temporary storage area of spent or used grain shall be:
  - (a) Designated on the approved 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 a residential zoning district;
  - (d) Fully enclosed within a suitable container, secured and screened behind a solid, opaque fence or wall measuring a minimum five feet in height.

Please refer to the enclosed narrative and floor plan from the Applicant, along with a copy of the site survey that identifies the existing 97 front and side parking spaces, inclusive of 5 ADA spaces (with an additional 15+ spaces in the rear if needed). The center is generally parked at 4-5 spaces per thousand square feet and is able to accommodate retail sales and similar type operations.

The Applicant is not proposing any major changes to the exterior of the site since parking, landscaping, and lighting are already in existence. They are however proposing the interior reconfiguration of the 4,888 square foot unit pursuant to their proposed site plan and a building permit application will be submitted by their contractor. A traffic analysis was also submitted and indicates that the use is expected to generate a decrease in total PM peak hour trips, compared general retail use occupying the entire space (copy is enclosed).



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Planning and Zoning Board  
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**FIGURE 4: Existing Site Views**







**Town of Lake Park  
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## ANALYSIS OF SPECIAL EXCEPTION CRITERIA

*The six criteria (Town Code Section 78-184) required for the granting of a Special Exception and staff comments to each 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:

Chapter 3 Future Land Use, Objective 1, Policy 1.1:

j. Encourage redevelopment, renewal or renovation, that maintains or improves existing neighborhoods and commercial areas;  
l. Facilitates the achievement of economic development, historic preservation, resource preservation, and other key goals.

Chapter 3 Future Land Use, Objective 5:

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

#### **STAFF COMMENTS**

The proposed special exception use is consistent with the Comprehensive Plan as it will facilitate economic development and provide for site improvements to an existing developed site. The proposed use is compatible with the surrounding businesses and with the overall vision of our downtown area which is adjacent to the site on the south side. The Microbrewery owners are proposing to work with the community in synergizing with existing businesses in an attempt to further revitalize the area. This project also has the potential of attracting additional uses to the site and nearby area that will work in conjunction with the Microbrewery.

***FINDING: CRITERIA MET***



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**Criteria 2:**

*The proposed special exception is consistent with the land development and zoning regulations and all other portions of this code.*

**Staff Comments**

Parking:	The Microbrewery is proposing an indoor beer manufacturing area similar to a warehouse space (approximately 2,640 SF), along with a retail sales area (approximately 2,250 SF). Per Section Town Code Table 78-142, a warehouse requires a total of 1 parking space per 2,000 SF (total of 2 required spaces if rounded up), plus 5 spaces per 1,000 SF of retail (total of 11 required parking spaces), plus 2 employees at maximum shift (total of 2 required spaces)...for a total of 15 required parking spaces which the center can accommodate. Of the 26,182 total square footage, Coastal Karma will occupy 4,888 SF, leaving 21,294 SF of remaining space and an additional 80+ parking spaces to accommodate the remaining square footage and its end users.
Display area:	The front portion of the Microbrewery will consist of customer service area per the proposed floor plan. The back portion will hold the brewing operations with an ability to provide a public viewing area.
Landscaping:	Existing onsite and will be maintained by the Property Owner.
Building Height, Size, Setbacks:	Existing and compliant with the C-2 District regulations as it relates to lot coverage, height and setbacks. Applicant is not proposing any exterior alterations or additions.
Signage:	An existing monument sign is located onsite and the Applicant will utilize space on the existing monument sign to advertise their business. A wall sign will also be applied for through a signage permit application in the future.
Drainage	No changes proposed.

**Conditions of Approval Proposed by Staff:**

- (1) The Property Owner will be required to install High-definition security cameras that provide facial recognition. These cameras shall be permitted, installed and inspected prior to the issuance of a Business Tax Receipt for Coastal Karma.**

***FINDING: CRITERIA MET with Condition of Approval proposed by Staff.***



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**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**

<p>Function and Impact::</p>	<p>The Site is located in the C-2 Business District, which provides for a wide variety of commercial uses including offices, appliance stores, grocers, personal service uses. The activities on the site are compatible with the character and uses of the surrounding commercial properties. The operator intends to form partnerships with local businesses so as to work together and exchange services. The Microbrewery will likely attract additional, compatible uses, such as restaurants, to the area.</p> <p>The use will not have any exterior/outdoor impacts since outdoor storage is not being proposed. The brewing process does not emit any offensive odot and will not be a disruption at all. A small outdoor seating area may be proposed in the future if the site permits. The property is surrounding by commercial uses, with the railroad located on the back side.</p>
<p>Hours of Operation:</p>	<p>The business proposes to operate daily similar to other nearby businesses, such as the restaurants on Park Avenue. Monday – Thursday: 12-10 PM; Friday – Saturday: 12-11 PM; and Sunday: 1 – 8 PM).</p>
<p>Traffic:</p>	<p>The Applicant’s traffic analysis concludes that the use of a Microbrewery will result in a <u>decrease</u> of (7) PM peak hour trips and that consequently, a Traffic Performance Standards review by Palm Beach County is not needed.</p>
<p>Location\Mass\ Setbacks:</p>	<p>The existing building is compatible with the surrounding area and has been in existence since 1963.</p>
<p>Future Land Use:</p>	<p>The Site’s future land use is designated as <i>Commercial</i> which is defined by the Comprehensive Plan as” Lands and structures devoted primarily to the delivery, sale or otherwise transfer of goods or services on a retail basis, with a maximum F.A.R. of 2.0. This category also includes personal and professional services. Public schools are a permitted use within this land use designation”</p> <p>A Microbrewery is consistent with the land use designation.</p>

The proposed special exception use is compatible and complimentary to the existing and future uses and character of the surrounding properties.

***FINDING: CRITERIA MET***



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**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**

There are currently no other Microbreweries in the area or in the Town. One is proposed along the 7<sup>th</sup> block of Park Avenue and should be coming online later this year. Microbreweries in proximity to one another actually benefit operations rather than hinder them because they create an attractor that draws patrons to the area.

***FINDING: CRITERIA MET***



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**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 Applicant indicates that there will be minimal staff on the site (maximum of 2 full time employees consisting of the owners to start). Part-time employees may be hired moving forward and for special events that will be applied for in advance.
- b. Impacts to noise, odor, visual or other potential nuisance factors are not anticipated.
- c. The Applicant's traffic analysis concludes that the use of a Microbrewery will result in a decrease of (7) PM peak hour trips and that consequently a Traffic Performance Standards review by Palm Beach County is not needed. The existing driveway connections will remain as-is and the site provides adequate parking and circulation. Two loading areas are available onsite in the rear and along the east side as identified on the survey.

The proposed special exception, if approved, is not anticipated to create a nuisance, nor have any detrimental impacts on surrounding properties.

***FINDING: CRITERIA MET***



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**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, (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) The proposed special exception use **will not** reduce light or air to adjacent properties since the application does not propose any additions or exterior renovations that will alter building height and mass.
- (b) The proposed special exception use **will not** adversely affect property values in the surrounding areas.
- (c) The proposed special exception use **will not** be a deterrent to the improvement, development or redevelopment of surrounding properties. It may help to encourage new business location in the area.
- (d) The proposed special exception use **will not** have a negative impact on adjacent natural systems or public facilities as there are no adjacent natural areas or public facilities.
- (e) The Applicant proposes an exterior bike rack and possibly some outdoor seating if the existing area can accommodate the seating.

**Conditions of Approval Proposed by Staff:**

- (2) A bike rack and outdoor seating, or a bench, if outdoor seating cannot be accommodated, shall be included in building permit and installed prior to the issuance of a Business Tax Receipt for Coastal Karma.**

***FINDING: CRITERIA MET with Condition of Approval proposed by Staff.***



**Town of Lake Park  
Planning and Zoning Board  
Meeting Date: April 1, 2019**

*\*\*A public notice was advertised in the Palm Beach Post on March 22, 2019 and certified letters to all property owners within 300 feet of the Subject Property were mailed on March 22, 2019\*\**

**FINDINGS OF FACT AND STAFF RECOMMENDATION**

---

Staff finds that this application for a special exception use meets each of the six criteria required for the granting of a special exception use. Staff recommends **APPROVAL** with the following conditions (*may be rephrased as needed in the final Resolution presented to the Town Commission*):

1. The Property Owner will be required to install High-definition security cameras that provide facial recognition. These cameras shall be permitted, installed and inspected prior to the issuance of a Business Tax Receipt for Coastal Karma.
2. A bike rack and outdoor seating, or a bench, if outdoor seating cannot be accommodated, shall be included in building permit and installed prior to the issuance of a Business Tax Receipt for Coastal Karma.
3. The Planning & Zoning Board's recommendation is contingent upon the Town Commission's adoption of the Town Code text amendments that will allow Microbreweries as special exception uses in the C-2 Business District.



Exhibit "B"



**TOWN LAKE OF PARK  
PLANNING & ZONING BOARD  
MEETING DATE: April 1, 2019  
Agenda Item: PZ19-005**

**APPLICATION:** SITE PLAN AMENDMENT PROPOSING AN ADDITIONAL 2,374 SQUARE FEET FOR THE PREVIOUSLY APPROVED SPECIAL EXCEPTION USE OF AN ALDI GROCERY STORE

**SUMMARY OF APPLICANT'S REQUEST:** On behalf of AI Fund III, LLC ("Property Owner"), Jordan Ford ("Applicant") and Brandon Ulmer of the Thomas Engineering Group ("Agent") are requesting site plan approval for a 2,374 square foot building expansion (for a total building size of 19,392 SF), with minor parking and landscaping reconfigurations and additional site elements, to the existing ALDI grocery store (previously approved special exception use) located at 220 North Congress Avenue. The site is approximately 2.38 acres (PCN: 36-43-42-19-25-006-0000), and is generally located on the northeast corner of Park Avenue West and Congress Avenue within the Congress Business Park PUD ("Subject Property"). The Site has a "Commercial/Light Industrial" land use designation and is within the previously approved Congress Business Park Planned Unit Development (PUD) Zoning District with an underlying Commercial-2 Business District (C-2) zoning designation.

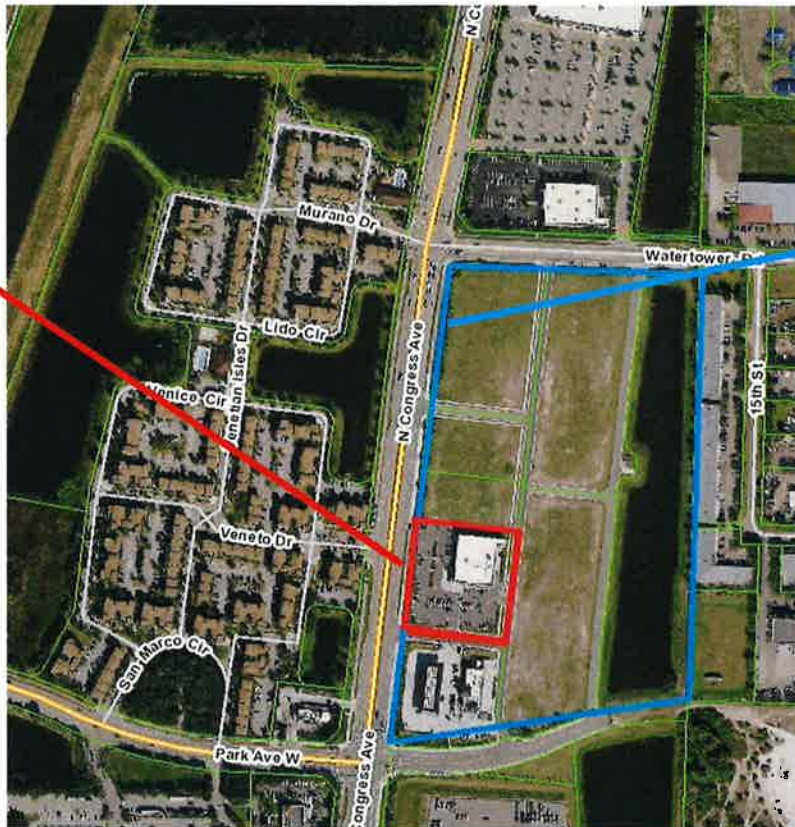
The site plan and special exception use were previously approved pursuant to Resolution 33-10-14 (copy is enclosed).

**BACKGROUND:**

Applicant(s):	Jordan Ford
Agent:	Brandon Ulmer of the Thomas Engineering Group
Owner(s):	AI Fund III, LLC
Address/Location:	North Congress Avenue
Net Acreage:	2.38 acres
Legal Description:	19-42-43, PT OF SE 1/4 LYG BET WATER TOWER RD R/W & PB21P3 & E OF & ADJ TO CONGRESS AVE R/W (LESS SLY 728.69 FT & PT K/A
Existing Zoning:	Planned Unit Development (PUD) Commercial 2 (C-2) Business District
Future Land Use:	Commercial/Light Industrial

**Figure 1: Aerial View of Site (image not to scale; for visual purposes only) and Existing Site Photos**

Proposed  
ALDI  
location



Boundary of  
Congress  
Business Park  
PUD  
(additional lots  
have since  
been  
developed)



**LAKE PARK ZONING MAP**



**Lake Park Zoning Map**



Legend	
TOURN BOUNDARY	CLC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL
Planned Unit Development Overlay	CONSERVATION
NEDE Overlay	MUNICIPAL USE
CRA Overlay	PUBLIC DISTRICT
SHUJOD Regional Highway Street Use Design Overlay	PAGE PARK ALBANY DOWNTOWN DISTRICT
	C1 BUSINESS DISTRICT
	C2 BUSINESS DISTRICT
	C3 BUSINESS DISTRICT
	C4 BUSINESS DISTRICT
	R1 SINGLE FAMILY RESIDENCE DISTRICT
	R2 SINGLE FAMILY RESIDENCE DISTRICT
	R3 AA RESIDENCE DISTRICT
	R4 TWO FAMILY RESIDENCE DISTRICT
	R5 MULTIPLE FAMILY RESIDENCE DISTRICT
	R6 MULTIPLE FAMILY RESIDENCE DISTRICT
	R7 MULTIPLE FAMILY RESIDENCE DISTRICT
	R8 MULTIPLE FAMILY RESIDENCE DISTRICT
	R9 MULTIPLE FAMILY RESIDENCE DISTRICT
	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Subject Site

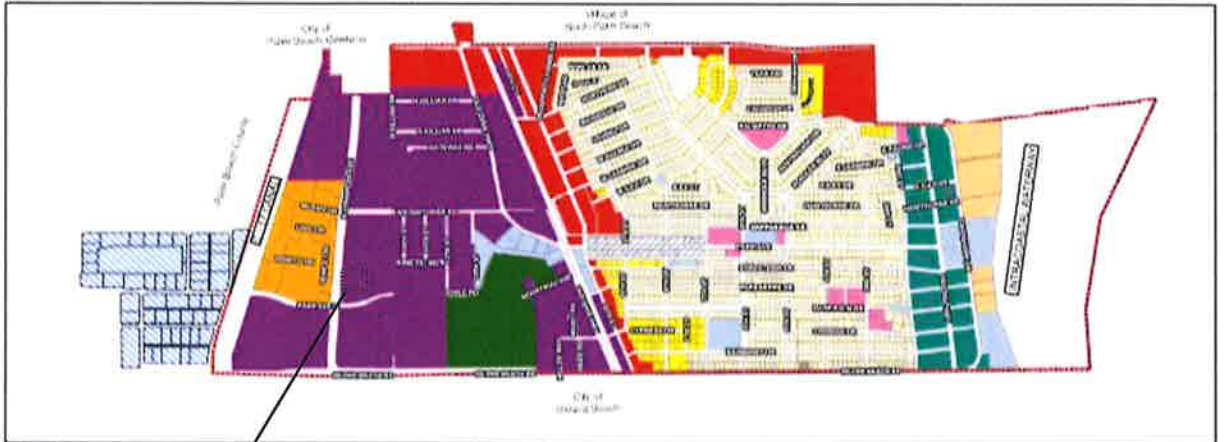
**Adjacent Zoning**

- North: Planned Unit Development (PUD) / Commercial 2 (C-2)
- South: Planned Unit Development (PUD) / Commercial 2 (C-2)
- East: Planned Unit Development (PUD) / Commercial 2 (C-2)
- West: Traditional Neighborhood District (TND)

**LAKE PARK FUTURE LAND USE MAP**



**Lake Park Future Land Use Map**



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

Subject Site

**Adjacent Existing Land Use**

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

## PART I: SITE PLAN AMENDMENT APPLICATION

The Site Plan has been reviewed by the Town's Engineer, Landscape Architect, and Community Development Department. Based upon this review, the Staff finds that the Site Plan meets the Land Development Regulations of the Town Code, and is consistent with the PUD's established Signage Guidelines, Architectural Guidelines, and Landscaping Plan.

### SITE PLAN PROJECT DETAILS:

**Building Site:** The Site is a parcel within a Master Plan associated with a PUD. The PUD's underlying zoning designation is C-2. The Site was previously developed as a general grocery store with a building size of 17,098 square feet. The special exception use of a grocery store was also previously approved. **This application proposes an additional 2,374 square feet of interior floor area and certain parking and foundation landscaping modifications to accommodate the additional building footprint.**

**Site Access:** The Site has two entrances. One entrance is on the west side of the Site and the other is on the south side, both of which are accessible by the PUD's interior roads. The interior roads can be accessed by using the Park Avenue West Extension road which is currently under construction. **The site access remains unchanged from the original approval and development of the site.**

**Traffic:** The Applicant received a Traffic Performance Standard (TPS) concurrency letter from Palm Beach County's Traffic Division which confirms that there is adequate capacity on the roadways which serve the Site.

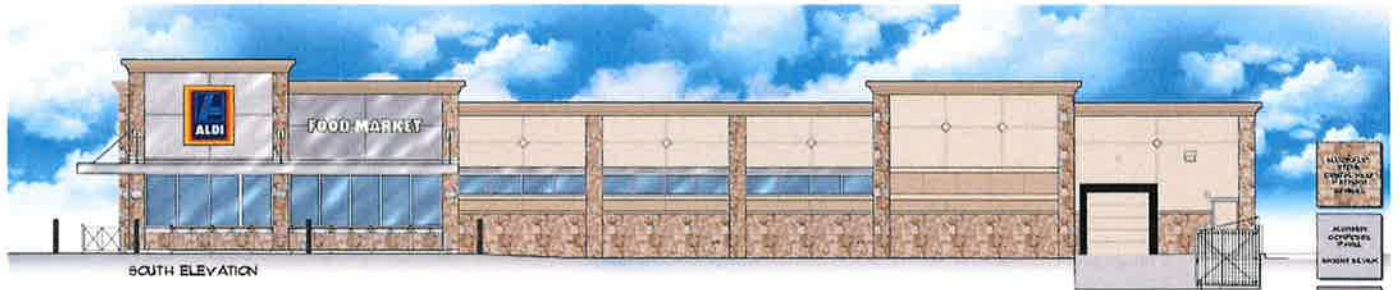
**Landscaping:** The Landscaping modifications have been deemed satisfactory by the Town's consulting Landscape Architect. The modifications are minimal and are simply required to accommodate the revised foundation plantings around the main facades and the parking island landscaping given the proposed addition that will extend the building footprint to the south.

*(COMPARISON PLANS ON THE FOLLOWING PAGES)*





**ORIGINALLY APPROVED ELEVATIONS (full versions also enclosed):**



- ALUMINUM  
CORPUSCULE  
PANEL
- ALUMINUM  
CORPUSCULE  
PANEL
- ALUMINUM  
CORPUSCULE  
PANEL
- ALUMINUM  
CORPUSCULE  
PANEL
- ALUMINUM  
CORPUSCULE  
PANEL



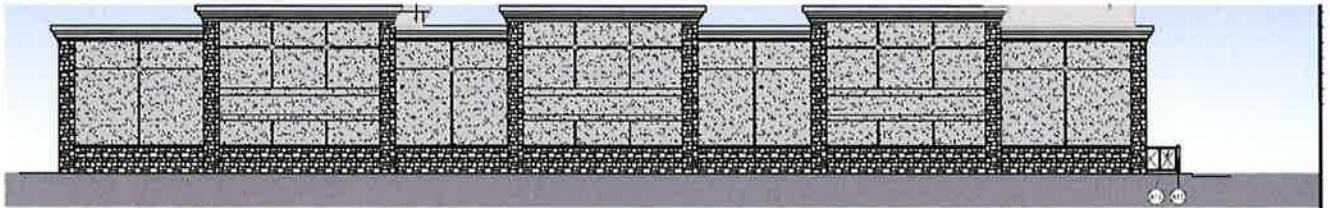
- ALUMINUM  
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- ALUMINUM  
CORPUSCULE  
PANEL



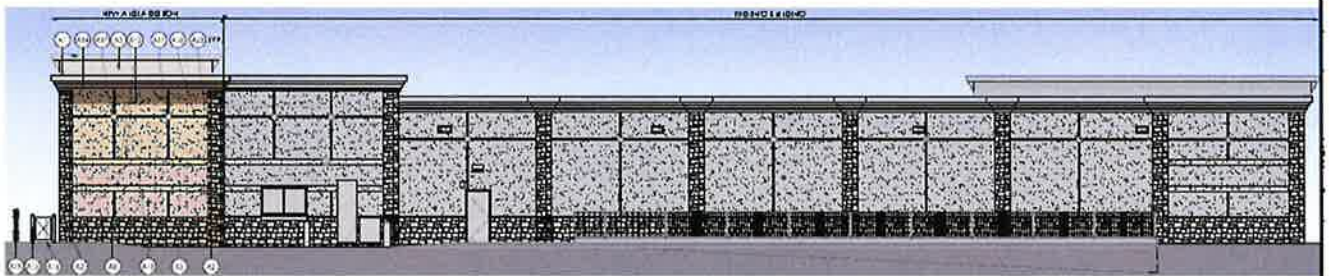


**PROPOSED ELEVATIONS** (full versions also enclosed):

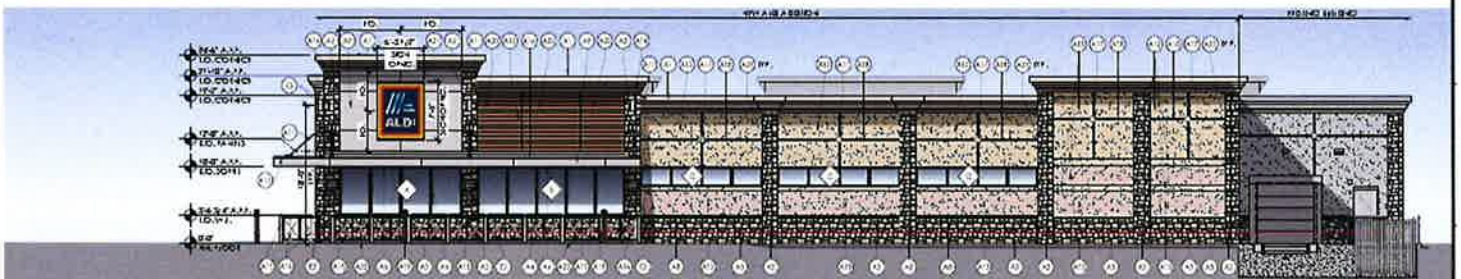
(areas in Gray are not being altered – the wall colors are NOT changing, they are simply shaded to highlight the addition area)



4 North Elevation



3 East Elevation

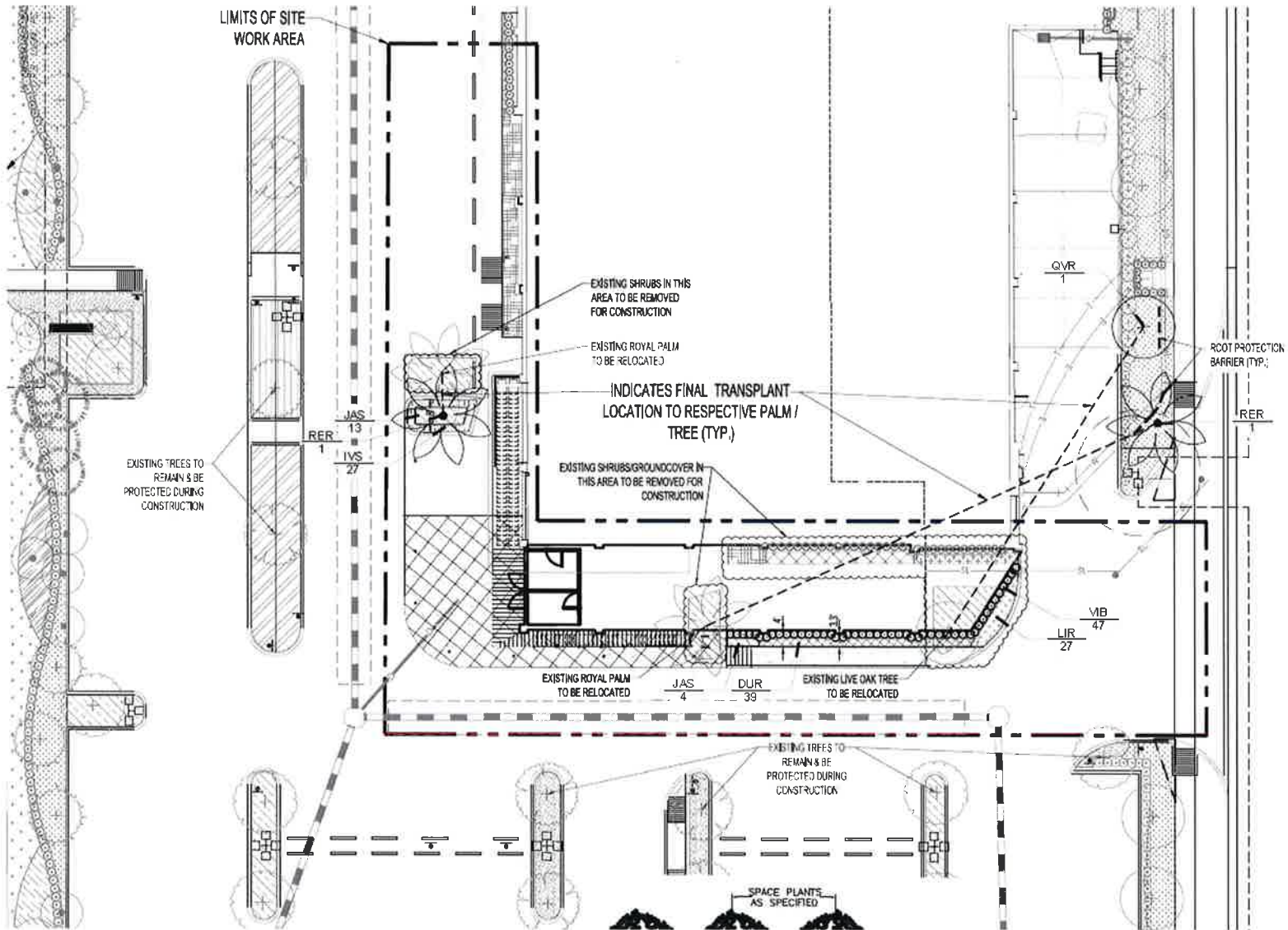


2 South Elevation





**PROPOSED LANDSCAPE PLAN (full version also enclosed):**



**Drainage:** The Town's Engineer has reviewed the Applicant's Paving and Drainage Plan and has determined that it meets the engineering requirements for Site Plan review.

**Parking:** The Town's Parking Code requires 5 spaces per 1,000 square feet of gross floor customer service area. For a newly proposed building footprint of 19,392 with 13,444 square feet of customer service area and 5,948 square feet of storage area, a total of 75 parking spaces are required (67 for the retail component, plus 8 for employees at maximum shift). The Applicant is proposing 81 parking spaces, which keeps the 4 required handicap parking spaces. The parking requirement is exceeded.

**Signage:** The signage exists today and will remain unchanged. It will need to be removed during construction and then reinstalled.

**Zoning:** The special exception use of a grocery store was previously granted special exception approval. The nature and overall operation of the use that is analyzed as part of the special exception review process remains unchanged.

**Water/Sewer:** Previously reviewed and is already in place. Seacoast will review the renovation plans at the building permit stage.

**Design:** The Applicant's proposed Elevations are in line with the originally approved elevations. All design features will remain the same.

**Fire:** Given the simplistic nature of this application, PBC Fire did not have any comments at this time, but will review at the building permit stage.

**PBSO:** The Crime Prevention Through Environmental Design (CPTED) review was performed with the original site plan approval. PBSO does not have any additional comments for this review.

## **PART II: STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the Site Plan Amendment for a 2,374 square foot building expansion (for a total building size of 19,392 SF), with minor parking and landscaping reconfigurations and additional site elements, to the existing ALDI grocery store (previously approved special exception use) located at 220 North Congress Avenue, subject to the following conditions:

1. The Applicant shall develop the Site consistent with the following Plans:
  - a. Site Plan, Site Plan Details, Demolition Plan, Construction Plans, Photometric Plans and Landscape Plans, referenced as Sheets C-01 through C-08, L-01 and L-02; signed and sealed February 19, 2019 and for C-03 on March 20, 2019 and prepared by Thomas Engineering Group; received and dated by the Department of Community Development on March 21, 2019.
  - b. Operations Plan and Exterior Elevations, referenced as Sheets CFP-5 and CEE-1, dated May 10, 2018 and received and dated by the Community Development Department on March 26, 2019.
2. Construction 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.
3. Any proposed disruption to the normal flow of traffic within the rights of way of North Congress Avenue or the Park Avenue West Extension during the construction of the Site, shall be subject to the review and approval of the Community Development Director (the Director).
4. Should any disruption to the normal flow of traffic occur during construction of the Site, the construction shall immediately cease until the Directors of the Town's Public Works Department and Community Development Departments have reviewed the situation and given the Applicant written approval to proceed.
5. Should any disruption to the surrounding entrance/exit streets and parking areas along North Congress Avenue or the Park Avenue West Extension occur such that the daily operation of nearby businesses is adversely impacted, the construction activities shall cease until the Applicant has secured the written approval of the Director.
6. All landscaping shown on the Site Plan and the Landscaping Plan shall be continuously maintained from the date of the issuance of the Certificate of Occupancy by the Town. The Owner/Applicant shall replace any and all dead or dying landscaping materials so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
7. The hedge material for the Site shall be maintained at five feet unless otherwise noted on the approved plans for the Site or the PUD.

8. Safe and adequate pedestrian passage shall be maintained along the Site's entrances.
9. The Applicant shall ensure that any and all contractors use commonly accepted practices to reduce airborne dust and particulates during construction of the Site.
10. The dumpster shall be screened as noted on the Site Plan and kept closed at all times. All dumpsters shall be acquired from the approved franchise supplier for the Town.
11. Prior to issuance of the Certificate of Completion, the Applicant shall provide certification from the Landscape Architect of record that the plant installations on the Site are in accordance with the approved Site Plan and the Landscaping Plan.
12. Prior to the issuance of any building permits, the Applicant shall submit copies of any 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.
13. Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, statement of use, photometric plan, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Department, and shall be subject to its review and approval.
14. Continuous access shall be maintained between all parcels in accordance with the PUD Master Plan and Section 78-144 of the Town Code.
15. The Owner or Applicant shall initiate bona fide and continuous development of the Site within 18 months from the effective date of this Development Order. Failure to do so shall render the Development Order void. Once initiated, the development of the Site shall be completed within 18 months.
16. **Cost Recovery.** All fees and costs, including legal fees incurred by the Town in reviewing the Application and billed to the Owner shall be paid to the Town within 10 days of receipt of an invoice from the Town. Failure by an Owner or an Applicant to reimburse the Town within the 10 day time period may result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order.

Exhibit "C"

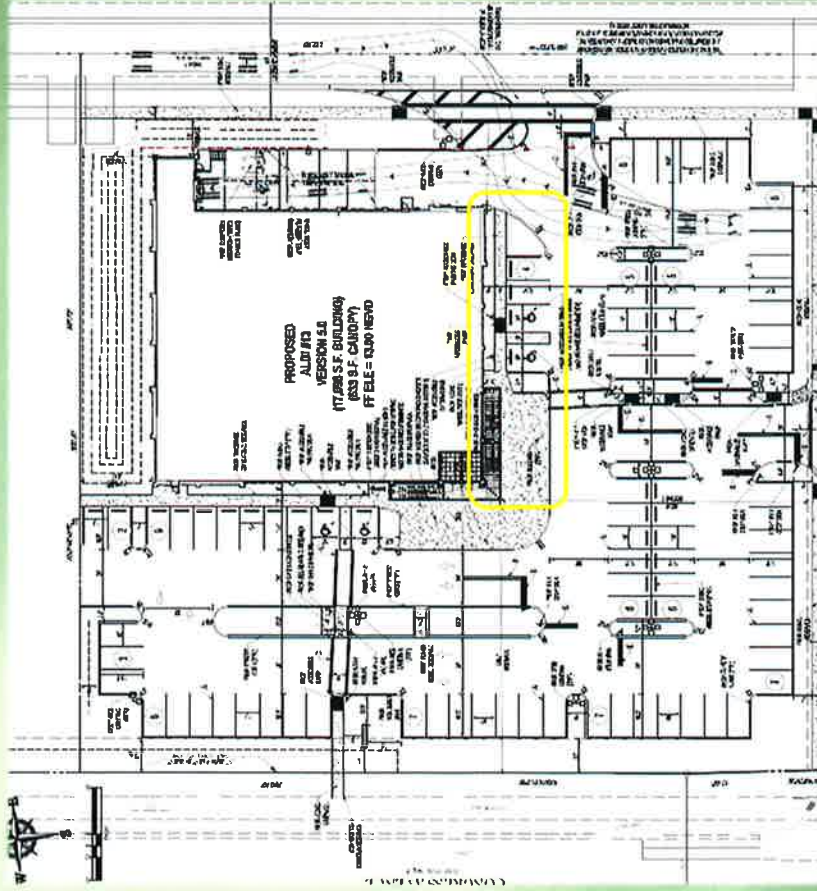
# ALDI LAKE PARK EXPANSION

LOCAL PLANNING AGENCY MEETING

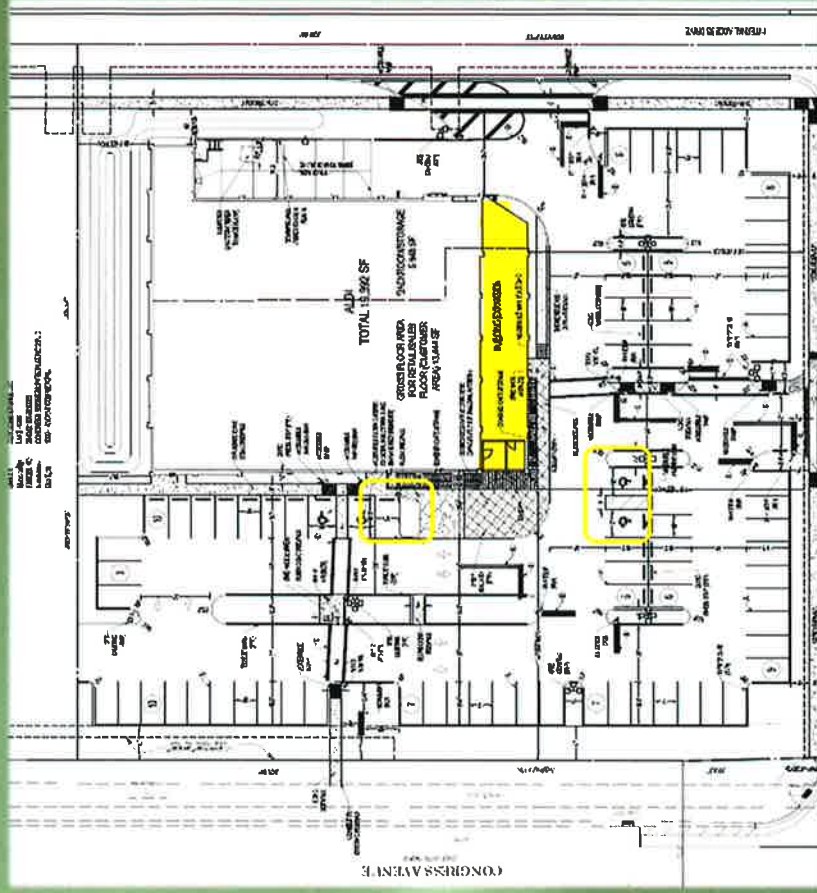
April 1, 2019



# Site Plan



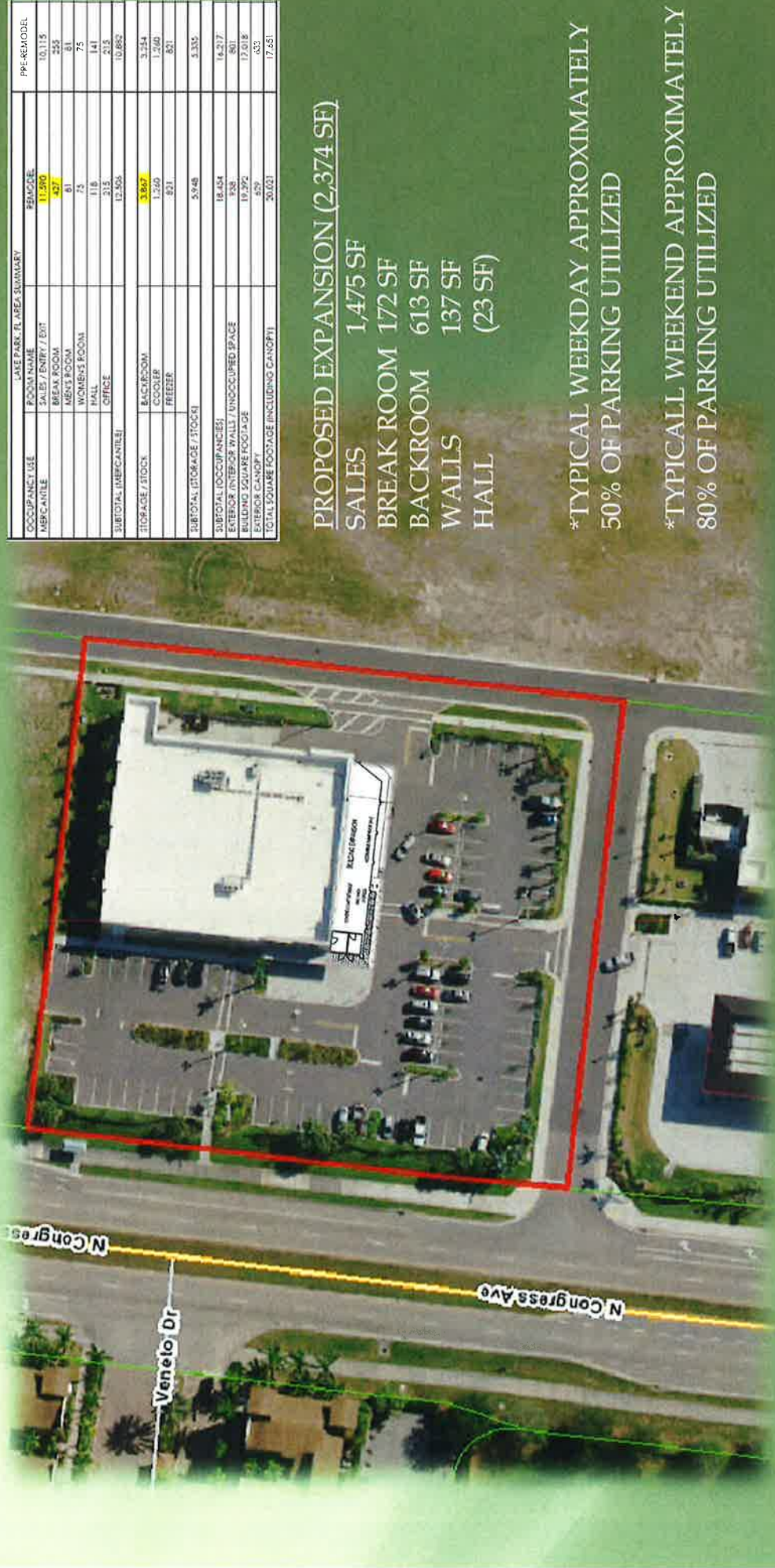
- EXISTING CONDITION**
- TOTAL PARKING 85 (4 HC)
  - BUILDING 17,018 SF



- PROPOSED CONDITION**
- TOTAL PARKING 81 (4 HC)
  - BUILDING 19,392 (2,374 SF EXPANSION)



# SITE PLAN OVERLAY



LATE PARK PL AREA SUMMARY		PERMITS	PER-MODEL
OCCUPANCY USE	ROOM NAME	11,650	10,115
MERCANTILE	SALES / ENTRY / EOT	1,475	549
	MEET ROOM	41	41
	MEN'S ROOM	51	75
	WOMEN'S ROOM	51	75
	HALL	118	141
	OFFICE	318	271
	STORAGE / STOCK	12,506	10,895
	BACKROOM	3,867	3,244
	COOLER	1,500	1,500
	FREEZER	821	821
	STORAGE / STOCK	5,948	5,335
	STORAGE / STOCK	18,484	16,217
	EXTERIOR INTERIOR WALLS / UNOCCUPIED SPACE	1,538	1,538
	BUILDING SQUARE FOOTAGE	18,392	17,018
	EXTERIOR CANOPY	459	459
	TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)	20,021	17,931

## PROPOSED EXPANSION (2,374 SF)

- SALES 1,475 SF
- BREAK ROOM 172 SF
- BACKROOM 613 SF
- WALLS 137 SF
- HALL (23 SF)

\*TYPICAL WEEKDAY APPROXIMATELY 50% OF PARKING UTILIZED

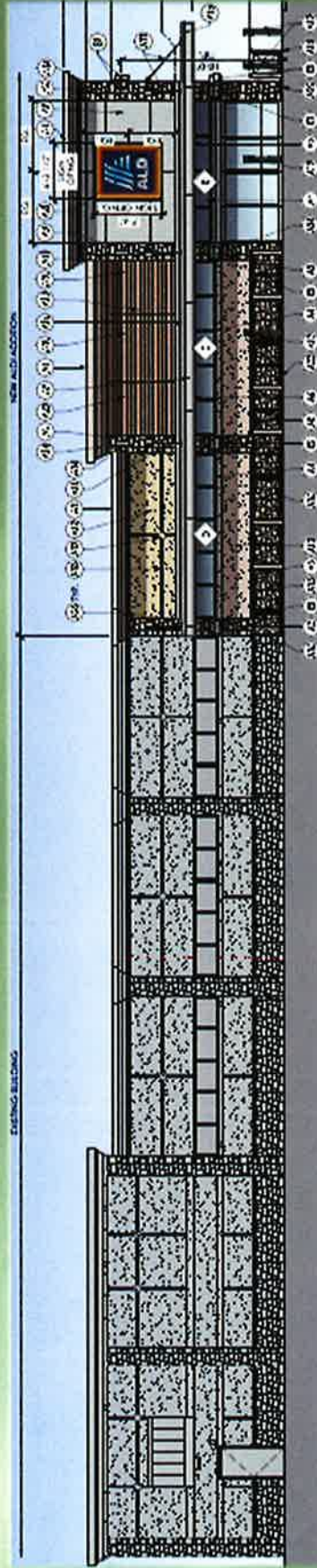
\*TYPICAL WEEKEND APPROXIMATELY 80% OF PARKING UTILIZED

# Thank You



2 South Elevation

SCALE: 1/8" = 1'-0"



1 West Elevation

SCALE: 1/8" = 1'-0"



Town of Lake Park  
 Planning and Zoning Board  
 Meeting Date: May 6, 2019  
 Agenda Item: PZ-19-006

**CONDITIONAL USE APPLICATION FILED BY THE BREWHOUSE GALLERY FOR  
 A 522 SQUARE FOOT MICROWBREWERY TO BE LOCATED AT 720 PARK AVE,  
 LAKE PARK, FLORIDA**

**BACKGROUND INFORMATION:**

---

**Applicant:** The Brewhouse Gallery  
**Owner:** Rhonda “Jo” Brockman  
**Site:** 720 Park Avenue (legal address of the property is 700 Park Ave)

**Total Parcel Acreage:** 1.22 acres (Overall: 53,125 SF)  
**Total Built Square Footage:** 23,760 SF (700 Park Avenue)  
**Total Unit Square Footage:** 3,312 SF (Brewhouse Gallery)  
**Total Proposed Spec Ex SF:** 522 SF (Brewhouse Gallery Micro(Nano)-Brewery)

**Legal Description (from PAPA):** KELSEY CITY LTS 1 TO 17 INC BLK 10

**Current Zoning:** PADD Park Avenue Downtown District

**Future Land Use Map (FLUM)  
 land use category:** DOWNTOWN

**Adjacent Zoning Designation**

**North:** Park Avenue Downtown District (PADD)  
**South:** Public District / R2 Multiple Family District  
**East:** R-1A Single Family Residential District  
**West:** Park Avenue Downtown District (PADD)

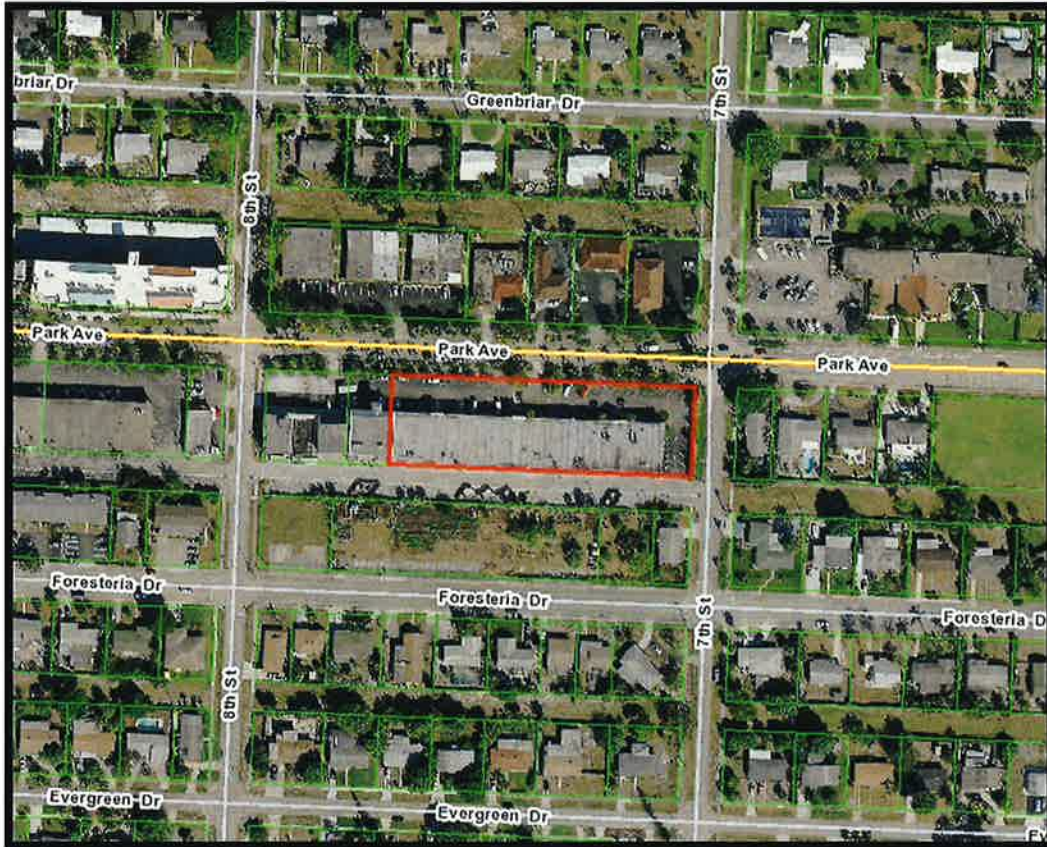
**Adjacent Land Use Designation**

**North:** Downtown  
**South:** Commercial  
**East:** Commercial  
**West:** Downtown



**Town of Lake Park  
Planning and Zoning Board  
Meeting Date: May 6, 2019**

**FIGURE 1: Aerial Views**





Town of Lake Park  
 Planning and Zoning Board  
 Meeting Date: May 6, 2019

FIGURE 2: Town Zoning Map



# Lake Park Zoning Map



**Legend**

- |  |                       |  |                                       |  |
|--|-----------------------|--|---------------------------------------|--|
| TOWN BOUNDARY  | C1 BUSINESS DISTRICT  | C2C CAMPUS LIGHT INDUSTRIAL & COMMERCIAL | R1 SINGLE FAMILY RESIDENCE DISTRICT   | R2A MULTIPLE FAMILY RESIDENCE DISTRICT   |
| Planned Unit Development Overlay                           | C2 BUSINESS DISTRICT  | CONSERVATION                             | R1A SINGLE FAMILY RESIDENCE DISTRICT  | R2 MULTIPLE FAMILY RESIDENCE DISTRICT    |
| NBDC Overlay   | C3 BUSINESS DISTRICT  | MULTIPLE USE                             | R1AA RESIDENCE DISTRICT               | THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT |
| CRA Overlay  | C1A BUSINESS DISTRICT | P PUBLIC DISTRICT                        | R1B FIVE FAMILY RESIDENCE DISTRICT    |  |
| Int'l 600 Interstate Highway, U.S. 90 Use District Overlay | C2 BUSINESS DISTRICT  | P200 PARKWAY/BLVD DOWNTOWN DISTRICT      | R2 MULTIPLE FAMILY RESIDENCE DISTRICT |  |

Location of site



**Town of Lake Park  
 Planning and Zoning Board  
 Meeting Date: May 6, 2019**

**FIGURE 3: Town Future Land Use Map (FLUM)**



**Lake Park Future Land Use Map**



**Legend**

TOWN BOUNDARY	COMMERCIAL	COMMERCIAL AND LIGHT INDUSTRIAL	PUBLIC BUILDINGS & FACILITIES	RESIDENTIAL LOW DENSITY
ADJUTORY	COMMUNITY	MIXED RESIDENTIAL AND COMMERCIAL	RECREATION OVERLAY	RESIDENTIAL MEDIUM DENSITY
ANNEXATION	FEDERAL HIGHWAY	OTHER PUBLIC FACILITIES	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL HIGH DENSITY
OTHER				

**Location of site**





**Town of Lake Park  
Planning and Zoning Board  
Meeting Date: May 6, 2019**

**SUMMARY OF REQUEST:**

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AJ and Jo Brockman, the owners and operators of The Brewhouse Gallery are seeking Conditional Use Approval for the addition of a microbrewery component to their existing use. To accommodate this addition, The Brewhouse Gallery is proposing the adaptive reuse of the existing space within their business for the brewing operation, which they describe as a “nano-brewery.” Totalling less than 1,500 SF (522 SF), the proposed additional internal use would meet the Conditional Use criteria for a micro-brewery in the Park Avenue Downtown District and would provide an entirely unique and innovative implementation of the microbrewery concept.

In contrast with traditional micro-brewing operations in the Town and elsewhere, The Brewhouse Gallery’s full-time two-person brewing team lead by Head Brewer John Hampp is proposing to produce no more than 3,285 BBl annually with a planned production capability of 345 BBl annually through use of 4 fermentation vessels and a single brite tank, made exclusively at the Brewhouse Gallery. The limited scope of the proposed brewing operation will be focused on augmenting the Brewhouse Gallery’s selection of beers available on tap with their own custom crafted blends. They believe this will contribute to both their own branding and the Town’s objective of drawing patrons to the Park Avenue Downtown District by offering unique selections that can only be found in Lake Park.

The Park Avenue Downtown District code governing microbreweries reads as follows:

- c. *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).



**Town of Lake Park  
Planning and Zoning Board  
Meeting Date: May 6, 2019**

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.





**Town of Lake Park  
Planning and Zoning Board  
Meeting Date: May 6, 2019**

Please refer to the enclosed narrative and floor plan detailing the Applicant's proposed addition, along with a copy of the site survey from our records which identifies the existing conditions at the 700 Park Avenue plaza parking lot.

Staff has assessed that the plaza is sufficiently parked at the rate 1 space per 500 SF for retail and commercial uses per table 78-70-4 and has a total of 65 spaces existing, including 4 ADA spaces. Since breweries and similar indoor open areas are classified at the same parking rate of 1 space per 500 SF, staff has determined that there is no net increase in intensity from the proposed Conditional Use alteration.

The Applicant is not proposing any changes to the exterior of the site since parking, landscaping, and lighting are already in existence. The proposed interior changes will mostly consist of the reconfiguration of 522 SF of space to host the microbrewing operation's various components. The other changes will be structural (internal reconfigurations) pursuant to their proposed site plan, all of which will be submitted through permitting by the Applicant's selected contractor, following the approval of this Conditional Use application. The main structural change will be the improvement of electrical infrastructure within the building as well as an additional wall to enclose the brewing space.

Given the nature of the proposal and the existing context, staff has determined that a traffic analysis is not applicable to the proposed change.



**Town of Lake Park  
Planning and Zoning Board  
Meeting Date: May 6, 2019**

**FIGURE 4: Street Views of site**





## ANALYSIS OF CONDITIONAL USE CRITERIA

*The five criteria (Town Code Section 78-70j) required for the granting of a conditional use and staff comments to each are as follows:*

---

### Criteria 1

*Conformance with the requirements of this section, including any standards contained in Table 78-70-1 and any applicable architectural or landscaping standards.*

#### **Applicable Goals and Objectives:**

Chapter 78, Article III, Section 78-70, Table 78-70-1:	The proposed microbrewery use of less than 1,500 square feet is a Conditional Use per table 78-70-1. Additionally, the standards set forth in 78-70-1 (15) c. <i>Microbrewery</i> stipulate performance standards for the use which staff has determined have been met.
Chapter 78, Article III, Section 78-70 (q) <i>Landscaping.</i>	Due to the nature of this Conditional Use application, the Community Development Department has determined that the landscaping plan requirement can be waived because existing landscaping is already in place for the site and proposed changes do not constitute a substantial renovation, nor any impacts to the exterior.
Chapter 78, Article III, Section 78-70 (r) <i>Architectural requirements.</i>	Due to the nature of this Conditional Use application, the Community Development Department has determined that the architectural requirements of the PADD are not applicable to the changes proposed.

#### **STAFF COMMENTS**

The proposed Conditional Use meets the standards of Table 78-70-1. Architectural and landscape standards are not applicable.

***FINDING: CRITERIA MET***



**Town of Lake Park  
 Planning and Zoning Board  
 Meeting Date: May 6, 2019**

**Criteria 2:**

*Conformance with the requirements of this Code.*

**Staff Comments**

Parking:	The 700 Park Avenue Site is currently parked at the rate 1 space per 500 SF for retail and commercial uses and has a total of 65 spaces currently existing, including 4 ADA compliant spaces. For the 23,760 SF of Gross Floor Area (GFA), 48 spaces are required per the Town Code, therefore the site is currently in excess of the minimum required parking. Per table 78-70-4, breweries and similar indoor open areas are parked at the same rate of 1 space per 500 SF and thus there is no net increase in intensity by altering the proposed 522 SF of interior floor space (representing 16% of the overall Brewhouse Gallery which is 3,312 square feet in overall size). Therefore, staff finds the existing parking to be sufficient for the proposed Conditional Use.
Landscaping:	Existing onsite landscaping will be maintained and no alterations are proposed.
Building Height, Size, Setbacks:	The existing structure conforms to the height, size, and setback requirements of the PADD. The Applicant is not proposing any exterior alterations or additions.
Signage:	Wall signage currently exists for the Brewhouse Gallery per Sign Permit 633 and the applicant is not proposing any changes at this time.
Drainage	No changes proposed.
Performance Standards:	Per section 78-70-1 (15) c., the proposed microbrewery will not produce more than 15,000 barrels of beer a year, will operate in conjunction with a tasting room, and does not exceed 75 percent of the total gross floor space. No mechanical equipment shall be visible from the street or an adjacent use. No outdoor storage is being proposed. The interior area will be designated for grain storage prior to being placed in the exterior enclosed area for recycling (utilizing the existing dumpster area located in the alleyway). Used grain and brewing byproducts will not be stored outdoors and temporary storage has been submitted on their site plan. Architectural and landscape standards are not applicable
Screening of mechanical equipment:	Per Section 78-70 (n) (20), all mechanical equipment shall be located at the rear of the structure. The proposed construction of the brewery operation will comply with the standards for screening and placement on the site.

***FINDING: CRITERIA MET***



**Town of Lake Park  
Planning and Zoning Board  
Meeting Date: May 6, 2019**

**Criteria 3**

*Conformance with applicable requirements of a prior development order issued by the town.*

**Staff Comments**

Prior development orders:

There are no applicable requirements from prior development orders issued by the Town that are relevant to this site.

***FINDING: CRITERIA MET***



**Town of Lake Park  
Planning and Zoning Board  
Meeting Date: May 6, 2019**

**Criteria 4**

*Conformance with all requirements of any other governmental agencies.*

**Staff Comments**

The Brewhouse Gallery is currently in the process of acquiring the approvals from other government entities that it will need to legally operate the Micro(Nano)Brewery at 720 Park Avenue. The Applicant indicated the following: "We are in the initial stages of the federal and state licensing for the manufacture of beer since the application process requires acceptance of the location for brewing activities by the applicable municipality including zoning approvals...". A copy of the applicant's environmental information disclosure for the Microbrewery is also enclosed with the application documents. More specifically, the Head Brewer, John Hampp, is overseeing the application process for the appropriate state and federal licenses for the commercial manufacture of beer. These include a Permit To Manufacture Alcoholic Beverages from the Tax and Trade Bureau, a State License from the Bureau of Professional Regulation, and a license from the Florida Department of Health. However, the Brewhouse Gallery will not be able to complete these submittals until they have received approval for their Conditional Use Application with the Town. Their existing State COP-2 licenses for sale of alcohol on site will be adequate for the sale of alcohol on their premises going forward.

***FINDING: CRITERIA MET***



**Town of Lake Park  
Planning and Zoning Board  
Meeting Date: May 6, 2019**

**Criteria 5**

*Conformance with occupational licenses (Business Tax Receipt) from the Town and Palm Beach County.*

**Staff Comments**

Community Development staff have communicated to AJ and Jo Brockman that they will need to apply for a Town and County Business Tax Receipt prior to commencing brewing operations at their location. The Brewhouse Gallery currently holds an active business tax receipt with the Town.

***FINDING: CRITERIA MET***



**Town of Lake Park  
 Planning and Zoning Board  
 Meeting Date: May 6, 2019**

**Additional Information (Part 1)**

Though **not required** for the Conditional Use Application, the submitted Application (which has since been revised by Staff in order to specify the Conditional Use Town Code provisions), contains a number of its own criteria which Jo Brockman has responded to in the application. It is being included here as additional information since it is relevant to the proposal and the overall Microbrewery operation. The relevant information is summarized below.

	<i>Consistency with the goals, objectives, and policies of the Town's Comprehensive Plan.</i>
<b><u>Staff Comments:</u></b>	Over the last five years, the Brewhouse Gallery has operated successfully in the Park Avenue Downtown and become a local attraction. This is in keeping with Chapter 3 Future Land Use, Objective 1, Policy 1.1: j. Encourage redevelopment, renewal or renovation, that maintains or improves existing neighborhoods and commercial areas; l. Facilitates the achievement of economic development, historic preservation, resource preservation, and other key goals.
	<i>Consistency with the land development and zoning regulations and all other portions of this code.</i>
<b><u>Staff Comments:</u></b>	See Conditional Use Criteria 2.
	<i>Compatibility 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 use and the surrounding property.</i>
<b><u>Staff Comments:</u></b>	The Brewhouse Gallery is not proposing a change to their hours of operation at this time. However, they would like to expand their hours in the future and cultivate business along 'downtown' Park Avenue 7 days a week. Staff has determined that the addition of the micro-brewery component would not result in a change to vehicular traffic since many of the patrons currently accessing the Brewhouse Gallery would be the same patrons enjoying the new beer selections produced by the microbrewery. Building location, mass, height, and setbacks currently exist and the applicant is not proposing changes.
	<i>Does not create a concentration or proliferation of the same or similar types of uses, which may be deemed detrimental to the development or redevelopment of the area in which the proposed use is to be developed.</i>
<b><u>Staff Comments:</u></b>	The Brewhouse Gallery already operates as a purveyor of unique craft beers in Lake Park. It is the intent of the owners to further differentiate their business on Park Avenue by providing their own unique brand of beers available only at their location. In contrast with previously approved Micro Breweries like Coastal Karma, the Brewhouse Gallery will simply be expanding their selection. Furthermore, these types of businesses have a complimentary relationship by creating an entertainment district for patrons visiting the downtown.





**Additional Information (Part 2)**

	<p><i>The proposed 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 use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the use; and, (c) The effect on the amount and flow of traffic within the vicinity of the proposed use.</i></p>
<p><b><u>Staff Comments:</u></b></p>	<ul style="list-style-type: none"> <li>a. The Applicant indicates that they will maintain two additional employees to work on the site maintaining the microbrewery use.</li> <li>b. Impacts to noise, odor, visual or other potential nuisance factors are not anticipated.</li> <li>c. Staff does not believe the proposed Conditional Use will generate significant amounts of new vehicular traffic.</li> </ul>
	<p><i>That the proposed 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, (e) Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.</i></p>
<p><b><u>Staff Comments:</u></b></p>	<ul style="list-style-type: none"> <li>a. The proposed use <b><u>will not</u></b> reduce light or air to adjacent properties since the application does not propose any additions or exterior renovations that will alter building height and mass.</li> <li>b. The proposed use <b><u>will not</u></b> adversely affect property values in the surrounding areas.</li> <li>c. The proposed use <b><u>will not</u></b> be a deterrent to the improvement, development or redevelopment of surrounding properties. It may help to encourage new business location in the area.</li> <li>d. The proposed use <b><u>will not</u></b> have a negative impact on adjacent natural systems or public facilities as there are no adjacent natural areas or public facilities.</li> <li>e. The applicant is not proposing to provide any additional pedestrian amenities.</li> </ul>



**Town of Lake Park  
Planning and Zoning Board  
Meeting Date: May 6, 2019**

***\*\*Certified letters issuing a public notice for this meeting were mailed to all property owners within 300 feet of the Subject Property on April 29, 2019\*\****

### **FINDINGS OF FACT AND STAFF RECOMMENDATION**

---

Staff finds that this application for a Conditional Use meets each of the five criteria required for granting a Conditional Use. Staff recommends **APPROVAL**. *(May be revised as needed in the final Resolution presented to the Town Commission):*



\* application form has since been reused by staff \*

TOWN OF LAKE PARK  
COMMUNITY DEVELOPMENT DEPARTMENT

CONDITIONAL USE

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: THE BREWHOUSE GALLERY, LLC  
Address: 720-722 PARK AVENUE LP 33403  
Telephone: 561-234-0989 Fax: 561-  
E-mail: info@brewhousegallery.com

- Owner
- Agent (Attach Agent Authorization Form)

Owner's Name (if not Applicant): RHONDA JO BROCKMAN  
Address: 139 EVERGREEN DR. LP 33403  
Telephone: 561-234-0989 Fax: \_\_\_\_\_  
E-Mail: ajomama@gmail.com

Property Location: 700 PARK AVENUE. LP 33403  
Legal Description: KELSEY CITY LTS 1-17 INC BLK 10  
Property Control Number: 56-43-42-20-01-010-0010

Future Land Use: Downtown Zoning: PADD  
Acreage: 1.22 Square Footage of Use: 330

Proposed Use: MICRO/NANO BREWERY IN EXISTING BUSINESS. INSIDE THE BREWHOUSE GALLERY.

# Conditional Use

## Zoning/Existing Use of Adjacent Properties:

North: PADO - BUSINESS - APARTMENTS South: RESIDENTIAL/PARKING  
East: RESIDENTIAL / BUSINESS West: BUSINESS - PADO

## APPLICATION REQUIREMENTS:

- (Provided information as added L see staff report for additional Conditional Use information.)*
1. Please discuss how the ~~Special Exception~~ use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

THE BREWHOUSE GALLEY HAS GROWN IN THE LAST 5 YRS INTO A SUCCESSFUL BUSINESS THAT HAS BEEN THE ANCHOR IN THE 700 BLOCK OF PARK AVENUE AND GREATLY CONTRIBUTED TO THE GOAL OF PUTTING THE TOWN OF LAKE PARK "ON THE MAP" AND BROUGHT AT LEAST 11 NEW BUSINESSES INTO THE AREA, ADDING THIS MICRO BREWERY TO OUR EXISTING WILL BRING EVEN MORE RECOGNITION / DESTINATION TO OUR TOWN.

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.

BREWRIES ARE ALLOWED IN OUR TOWN & THIS MICRO/NAVO BREWERY WILL BE IN FULL COMPLIANCE WITH ALL GUIDELINES STATED IN EXHIBIT (A) (ATTACHED) EVEN MORE UNIQUE WILL BE THE ENHANCEMENT OF THE ALREADY EXISTING BREWHOUSE GALLEY. WE WILL BE ABLE TO HAVE SMALL BATCH BREWING OF OUR OWN BEER AND ONLY CONSUMED ON PREMISE. NO DISTRIBUTION.

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.

OPERATING HOURS WILL BE THE SAME AS BREWHOUSE INITIALLY BUT ONCE PRODUCING THERE WILL BE OPPORTUNITY TO OBSERVE THE BREWING PROCESS, IN DAY HOURS AND EXPAND TO 7 DAYS A WEEK. - DEVELOPMENT OF DAILY BUSINESS HAS ALWAYS BEEN A GOAL FOR THE PLAZA.

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 PROCESS IN THIS DISTANCE IS LESS OF AN IMPACT SINCE THE ESTABLISH THE BREWHOUSE BUSINESS EXISTS ALREADY. THE PAUD BREWERY ONLY ENHANCES THE EXISTING.

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.

① BRINGING MORE VISITORS TO OUR TOWN IS NOT DETRIMENTAL  
 \* INCREASING DAYTIME VISITORS IS A PLUS  
 ② NOT RELEVANT. / SAME  
 ③ NO IMPACT.

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.

① - NO CHANGE IN WHAT IS EXISTING, ② PRESENT TIME  
 ② NOT IMPACTING NEGATIVELY, ONLY TO INCREASE VALUE  
 ③ NO CHANGE.  
 ④ NOT RELEVANT.  
 ⑤ NOT APPLICABLE.

BREWERY WILL FUNCTION TOTALLY INSIDE EXISTING BREWHOUSE. THE ONLY THINGS NEEDED WILL BE NON-STRUCTURAL BUILDOUT IN UNDERUTILIZED BAR AREA, (EXHIBIT B) UPGRADED ELECTRICAL PANEL.

# BREWHOUSE GALLERY, LLC

720 PARK AVENUE

LAKE PARK, FL 33403

APRIL 4, 2019

This is written on behalf of AJ Brockman and Jo Brockman, the current owners and operators of The Brewhouse Gallery.

After many successful years operating in the downtown district and developing the "arts and entertainment" district, we are looking to expand on our original concept. We intend to create Lake Park's first nano brewery.

We will be operating under the same scope as we currently do business, but will be adding the in-house production of our own craft beer within our pre-existing layout. This will be set up in the "rear bar" area. (exhibit B ) Patrons will not have access to this area, but it will be in full display and operate daily so patrons can see how the beer is produced as well as an educational element on the process with daily tours. We will abide by all of the "microbrewery" guidelines set forth in the code ( exhibit A ) and are simply adding to our existing use.

We have hired a two-person brew master team that will be developing our own recipes. They are well known, respected, and national award-winning home Brewers looking to release their highly anticipated beer to an already established following. We will have a specific plan for water runoff, spent grain (donated to local farmers) and other byproducts that will be removed or treated to the highest standards in complying with codes and regulations. We will not be distributing, you will have to come to the establishment to have these signature beers. We may sell limited releases from time to time but that falls under our appropriate licensing and is not considered distribution.

All improvements are considered cosmetic and there will be no structural changes, other than some additional electrical needs performed by a licensed electrician with the appropriate permits. Parking, lighting, easements, egress, and other existing infrastructure will not be changed.

We feel this will increase foot traffic as well as further the vision of the town by putting us on the map in the craft beer community by becoming even more of a destination for visitors to our town.

A handwritten signature in black ink, appearing to read 'AJ Brockman', with a stylized flourish below it.

**Please provide the following:**

1. Fees:

✓/##

1. Special Exception Fees:

Structure Size:

0 - 14,999 sq. ft. = \$1,500.00

+ 15,000 sq. ft. = \$3,000.00

2. Minimum Initial Escrow Fee: \$1,500.00

Advertising costs:

The petitioner shall pay all costs of publication of Public Hearing required in a newspaper of general circulation within the Town. This cost will be deducted from the escrow.

2. Property Owners List:

A complete list of property owners and mailing addresses of all property owners within 300 feet of the subject parcel as recorded in the latest official Palm Beach County Tax Roll. Certified Mail will be sent to all owners within 300 feet; postage will be deducted from escrow.

3. Location Map

4. Site Plan:

AFTER APPROVAL OF USAGE

A site plan drawn to scale indicating:

1. size of the buildings;
2. intended floor area ratios;
3. quantity of parking spaces;
4. intended access road(s);
5. the general type of construction in accordance with the Florida Building Code and the Codes of the Town of Lake Park; and,
6. availability and approximate location of utilities.

5. Site Survey: ✓

A certified boundary survey by a surveyor registered in the State of Florida containing an accurate legal description of the property and a computation of the total acreage of the parcel.

6. Applicants statement: ✓

On the Applicants letterhead please provide a statement of interest in the property.

7. Warranty Deed: ✓

A Warranty Deed with an affidavit from the Applicant stating that the Deed represents the current ownership.

8. Traffic Analysis:

A Traffic Impact Analysis, if required by the Town Engineer or Staff.

**UPON THE APPROVAL OF ALL GOVERNING AGENCIES,  
PLEASE SUBMIT SIX (6) COMPLETE SETS OF THE  
REQUIRED DOCUMENTS FOR FINAL REVIEW**



**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>RHONDA JO BROCKMAN</u> , have read and understand the regulations above regarding cost recovery.	
<u>RJ Brockman</u> Property Owner Signature	<u>4/3/2019</u> Date



*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.

3

CFN 20150406471  
OR BK 27908 PG 456  
RECORDED 11/04/2015 10:30:43  
Palm Beach County, Florida  
AMT 1,400,000.00  
DEED DOC 9,800.00  
Sharon R. Bock  
CLERK & COMPROLLER  
Pgs 0456-0457; (2Pgs)

Prepared by and return to:

**Jared Quartell**  
Attorney at Law  
Law Offices of Jared Quartell, P.A.  
11770 US Highway One Suite 406  
North Palm Beach, FL 33408  
561-627-7797  
File Number: 2015-265  
Will Call No:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 29<sup>th</sup> day of October, 2015 between SUE-ELLEN GAMBLE MOSLER, INDIVIDUALLY AND AS TRUSTEE OF THE SUE-ELLEN GAMBLE MOLSLER LIVING TRUST w/d October 1, 2008, whose post office address is 175 Oneida Street, Saint Augustine, FL 33048, herein "grantor", and 700 PARK AVENUE HOLDINGS, LLC, a Florida limited liability company, whose post office address is 3566 Cosmos St. PBG, FL 32110, herein "grantee":

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit ("Real Property"):

Lots 1 through 19, inclusive, and the Eastern 10 feet of Lot 20, Block 10, LAKE PARK (fka Kelsey City), according to the map or plat thereof as recorded in Plat Book 8, Page 27, Public Records of Palm Beach County, Florida.

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

1) [Signature]  
Witness Name: Sarah M. Ogley

2) [Signature]  
Witness Name: K. M. Torpe

[Signature]  
Sue-Ellen Gamble Mosler, individually and as Trustee of the  
Sue-Ellen Gamble Mosler Living Trust u/a/d October 1, 2008

State of Florida  
County of

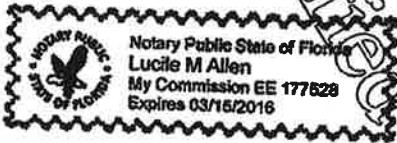
The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of October, 2015 by Sue-Ellen Gamble Mosler, individually and as Trustee of the Sue-Ellen Gamble Mosler Living Trust u/a/d October 1, 2008 who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

[Signature]  
Notary Public

Printed Name: Lucie M Allen

My Commission Expires: \_\_\_\_\_



Not Certified Copy



**DEPARTMENT OF THE TREASURY**  
**ALCOHOL AND TOBACCO TAX AND TRADE BUREAU (TTB)**  
**ENVIRONMENTAL INFORMATION**

**INSTRUCTIONS**

1. **COMPLETION.** Answer all items in sufficient detail or as not applicable to your activity. The information on all items should relate to the activity in which the Bureau has an interest. If additional space is required for any item, please attach a separate sheet identified by the item number of this form. Your answers are evaluated by the Bureau to determine whether the activity will have a significant effect on the environment. If TTB F 5000.30, Supplemental Information on Water Quality Considerations - Under 33 U.S.C. 1341(a), is also being submitted for your activity, you may make reference to any relevant information given on TTB F 5000.30 for items 6 and 7 of this form.
2. **FILING.** Submit an original and one copy of this form to the Director, National Revenue Center, 550 Main St, Ste 8002, Cincinnati, OH 45202-5215.
3. **DISPOSITION.** After final action taken on the related application or other document, the copy of this form will be returned to the applicant.

1. Name and Principal Business Address of Applicant	2. Description of Activity in which Alcohol and Tobacco Tax and Trade Bureau has an interest	3. Number of Employees
	Brewery	3

4. Location Where Activity is to be Conducted *(Be specific, Number, Street, City, State, ZIP Code; describe locations of buildings and outside equipment and their situation relative to surrounding environment including other structures, land use, lakes, streams, roads, railroad facilities, etc. Maps, photos, or drawings may be provided.)*

5. Heat and Power:

- A. Describe types of heat and power to be used and their sources. If they are to be produced in connection with the proposed activity, estimate type and quantity of fuel to be used for each purpose. *(Example: 40 tons/yr. anthracite coal for heat, 20 million cu.-ft./yr. natural for power generating.)*

All brewery operations are electric service only provided by Florida Power & Light Company (FPL). Projected annual operation for years 1 - 3 are estimated to require an average annual consumption of 16,400 kWh of electricity including production of beer, chilling of fermentation vessels and storage of finished beer product. Discussions with FPL have identified that electricity provided to customers represents 710 lbs CO<sub>2</sub> per MWh generated resulting in a lower environmental impact than direct fired natural gas for production of beer.

- B. Describe any air pollution control equipment proposed for use in connection with fuel burning equipment, boilers, or smokestacks.  
 N/A

6. Solid Waste:

- A. Describe amount and composition of all solid waste to be generated.

Solid waste produced primarily represented by spent grains from brewery operations (30,000 lbs annually), grain packaging bags ((150 lbs), and miscellaneous ingredient packaging (100 lbs)

- B. Discuss proposed methods of disposal *(Incineration, open burning, landfill, government or commercial garbage collection, etc.)*  
 Specify whether on-site or off-site.

Spent brewery grains will be recycled through use as animal feed (~99%). Solid waste from product bags and containers represents less than 1% of total products received and have been estimated as an average of less than 1000 lbs annually which will be collected by commercial garbage collection.

- C. Describe any air pollution control equipment proposed for use in connection with any incinerators.

None

Community  
 APR 17 2019  
 Development

7. Liquid Waste (Complete this item irrespective of any certification obtained as to compliance with any environmental quality standards of any Federal, State, or local agency having responsibility for environmental protection including any certification under the Federal Water Pollution Control Act.)

A. Describe amount and content of any liquid waste to be generated.

Liquid waste represents rinse water for cleaning brewery equipment and residual beer from keg cleaning . Based on brewery industry averages, 3 - 7 liter of waste water are produced per liter of finished beer. Brewery design has maximum throughput of 500 bbl per year with a calculated wastewater volume of between 46,000 gallons per year and 108,000 gallons per year. Based on brewery best practices being employed in operation of this brwery it is anticipated that wastewater will be less than 5 liters per liter of finished beer or a maximum

B. Describe proposed method of disposal (sewer, flaming, recycling, etc). Describe any proposed means to monitor quality and characteristics, and any proposed equipment or facilities for treatment or control of liquid wastes.

Direct disposal to City Sewer (POTW) with solid byproducts removed by strainers before disposal.

Community  
APR 17 2013  
Development

8. Noise (Describe operational noise sources other than those normally associated with office operations, building maintenance, or utilities.)

Noise of equipment in use within the brewery is anticipated to be less than 75dB interior based on equipment design and use. Noise sources are represented by centrifugal pumps and glycol chilling units. External noise is not anticipated to be adversely impacted by operation of equipment within the brewery during operation as all equipment is 100% contained within the brewery premises.

UNDER PENALTIES OF PERJURY, I DECLARE THAT I HAVE EXAMINED THE INFORMATION SHOWN ON THIS FORM AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS TRUE, CORRECT, AND COMPLETE. I AGREE THAT COPIES OF THIS FORM MAY BE FURNISHED TO CONCERNED FEDERAL, STATE, AND LOCAL AGENCIES HAVING RESPONSIBILITIES FOR ENVIRONMENTAL PROTECTION AND THAT THE INFORMATION HEREON MAY BE USED IN THE PREPARATION OF AN ENVIRONMENTAL STATEMENT PURSUANT TO THE REQUIREMENTS OF THE NATIONAL ENVIRONMENTAL POLICY ACT, 42 U.S.C. 4332.

9. Date	10. Applicant Rhonda J Brockman	11. By (Signature and Title)
---------	------------------------------------	------------------------------

Alcohol and Tobacco Tax and Trade Bureau Determination of Effect. After consideration of all available environmental information relevant to the proposed activity, it is determined that:

The conduct of the activity described in item 2, pursuant to issuance or approval of the \_\_\_\_\_ (Specify whether application, bond, formula, permit, license, etc.)

will  will not significantly affect the environment.

Signature of Director, National Revenue Center	Date
--	------

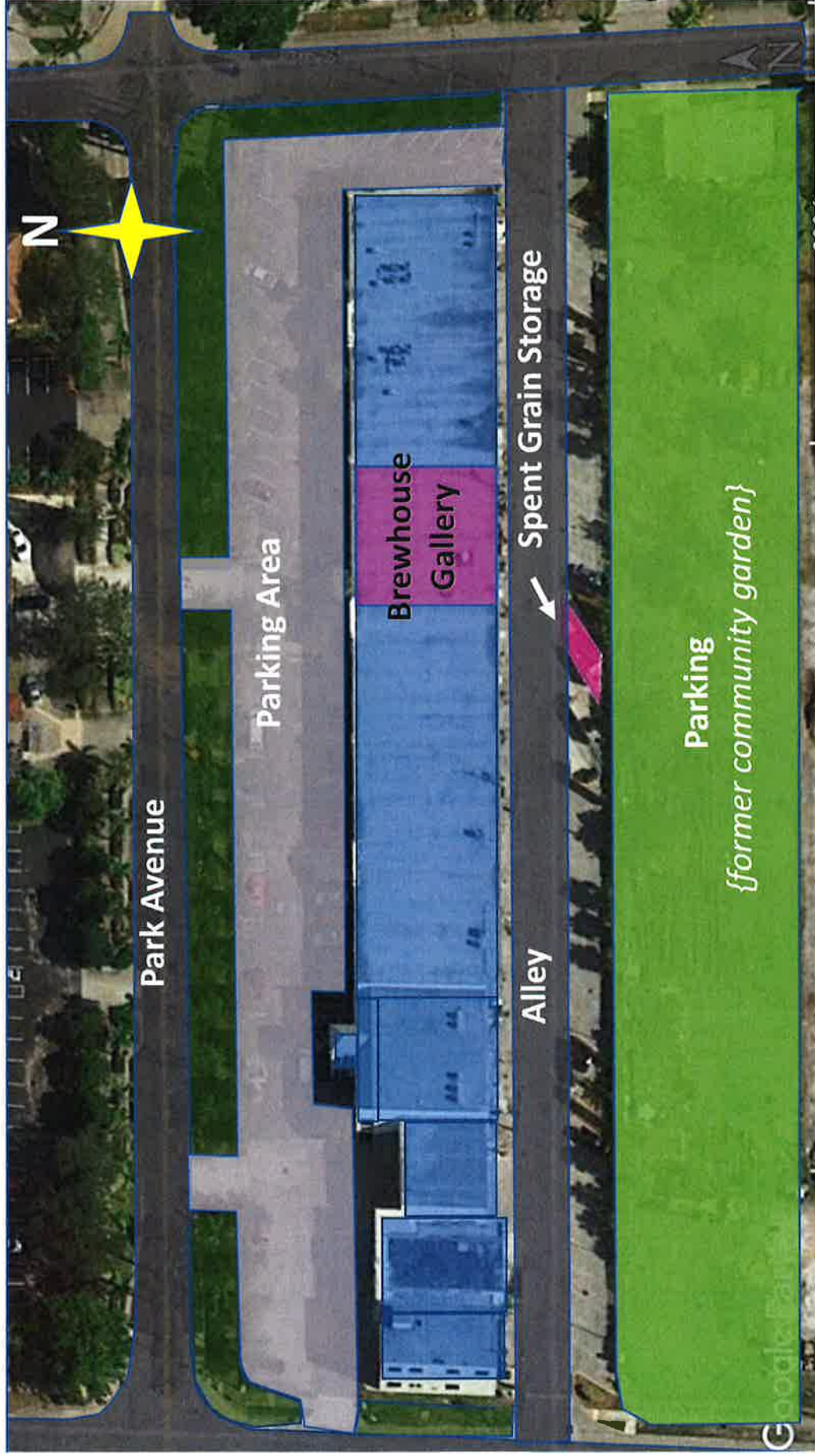
**PAPERWORK REDUCTION ACT NOTICE**

This request is in accordance with the Paperwork Reduction Act of 1995. This information collection is used by TTB to determine if any environmental impact statement or environmental permit is necessary for the proposed operation. The information is required to obtain a benefit.

The estimated average burden associated with this collection of information is 30 minutes per respondent or recordkeeper, depending on individual circumstances. Comments concerning the accuracy of this burden estimate and suggestions for reducing this burden should be addressed to the Reports Management Officer, Regulations and Rulings Division, Alcohol and Tobacco Tax and Trade Bureau, 1310 G Street, NW, Box 12, Washington, DC 20005.

An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a current, valid OMB control number.

### Brewhouse Gallery : Brewery Operations Solid Waste Plan



**Sustainability: Spent Grain** : Spent grains will be stored in tightly covered 30 gallon poly barrels on asphalt hard surfacee within screening enclosure dumpster area immediately to the rear of the back door exit of the Brewhouse Gallery. Spent grains will be stored within enclosed area until picked up for recycled use as animal feed with approximately 4 barrels per week containing product for 2 -3 days.

### Brewhouse Gallery

Waste Disposal Area & Spent Grain Temporary Storage

### Legend

Untitled Polygon



Google Earth

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# Brewhouse Gallery Brewing Operations Sustainability

Community

APR 17 2013

Development

## Spent Grain Recycling

Example Storage Container:

30 Gallon Poly Drum with Quick-Lock lid

Nominal Dimension:

- Height: 29"
- Width: 19"
- Weight: 18 lbs (empty)  
93 lbs (full)

Spent grain estimated product recycled annually:

- Volume: 2,185 ft<sup>3</sup>
- Weight: 8,625 lbs



# Brewhouse Gallery

Waste Disposal Area & Spent Grain Temporary Storage

Legend



Google Earth

©2019 Google  
©2018 Google

7.83 ft



Community  
APR 17 2019  
Development



**Town of Lake Park**  
Community Development Department

**Certified Mail – You are receiving this notice because you are the legal owner of record for property that is located within 300 feet of the subject property.**

April 22, 2019

**Re: 720 Park Avenue – Conditional Use Application for a Microbrewery**

Dear Property Owner:

Please be advised that the property owner of 720 Park Avenue has filed an application for a Conditional Use to establish a microbrewery at the above address, internal to the existing Brewhouse Gallery. The **Planning and Zoning Board** will conduct a public hearing to consider this application on **Monday, May 6 at 6:30pm.**

The Town Commission will then conduct a quasi-judicial public hearing on **Wednesday, June 5, 2019 at 6:30pm.**

All meetings will be held in the Town Hall Commission Chambers located at 535 Park Avenue, Lake Park, Florida, 33403. If you have any questions, please do not hesitate to contact me directly at (561) 881-3320. The application documents are also available for viewing in the Community Development Department located in the Town Hall building.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anders R. Viane', is written over a horizontal line.

Anders R. Viane, Planner

**LEGAL NOTICE OF PUBLIC HEARINGS**  
**TOWN OF LAKE PARK, FLORIDA**

Please take notice and be advised that the Planning and Zoning Board will hold a public hearing on **Monday, May 6, 2019, at 6:30 p.m., or as soon thereafter as can be heard**, and the Town Commission will hold a quasi-judicial public hearing at the Town Commission Meeting on **Wednesday, June 5, 2019 at 6:30 p.m., or as soon thereafter as can be heard**, in the Town Hall Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider an application for a Conditional Use to approve a "Microbrewery" use for the property located at 720 Park Avenue, occupying 522 square feet within the existing Brewhouse Gallery. This application is being brought forward by Mrs. Rhonda "Jo" Brockman (Owner and Applicant). Records related to this item may be inspected at the Community Development Department located at Town Hall.

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

**Town Clerk:** Vivian Mendez

**PUB:** The Palm Beach Post – Friday, April 26, 2019