



AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, December 4, 2019,
Immediately Following the Community
Redevelopment Agency Board Meeting,
Lake Park Town Hall
535 Park Avenue

Michael O'Rourke	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Erin T. Flaherty	—	Commissioner
John Linden	—	Commissioner
Roger Michaud	—	Commissioner
<hr style="border-top: 1px dashed black;"/>		
John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, MMC	—	Town Clerk

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

- A. **CALL TO ORDER/ROLL CALL**
- B. **PLEDGE OF ALLEGIANCE**
- C. **SPECIAL PRESENTATIONS/REPORTS**
None
- D. **PUBLIC COMMENT:**
This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.
- E. **CONSENT AGENDA:** All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal

sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

1. Regular Commission Meeting Minutes of November 6, 2019. Tab 1
 2. Regular Commission Meeting Minutes of November 20, 2019. Tab 2
 3. Resolution No. 94-12-19 Canceling the January 1, 2020 Regular Commission Meeting. Tab 3
 4. Resolution No. 95-12-19 Authorizing and Directing the Town Manager to Effectuate the Purchase of a Replacement “Grabber Arm” on Sanitation Vehicle #51. Tab 4
 5. Authorize the Town Manager to Sign the Solid Waste Authority 2019/2020 Annual Governmental Assessment Invoice of \$18,509.94, which Exceeds his Authority. Tab 5
- F. **PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:**
None
- G. **PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:**
None
- H. **NEW BUSINESS:**
6. Discussion regarding inability of the State of Florida and the Palm Beach County Supervisor of Elections to conduct Rank-Order Elections as Proposed by The Department of Justice. Tab 6
- I. **PUBLIC COMMENT:**
This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.
- J. **TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**
- K. **REQUEST FOR FUTURE AGENDA ITEMS:**
- L. **ADJOURNMENT:**

Next Scheduled Regular Commission Meeting will be held on Wednesday, December 18, 2019

Consent Agenda

TAB 1



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 4, 2019

Agenda Item No. Tab 1

Agenda Title: Regular Commission Meeting Minutes of November 6, 2019

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

Approved by Town Manager [Signature] Date: 11/18/19

Vivian Mendez, MMC, Town Clerk
Name/Title

Table with 3 columns: Originating Department (Town Clerk), Costs (\$ 0.00), Attachments (Agenda Minutes Exhibits "A-E"), Advertised (Not Required), and notification status.

Recommended Motion: To approve the Regular Commission Meeting Minutes of November 6, 2019.



AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, November 6, 2019,
Immediately Following the
Special Call Community Redevelopment Agency
Board Meeting
Lake Park Town Hall
535 Park Avenue

Michael O'Rourke	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Erin T. Flaherty	—	Commissioner
John Linden	—	Commissioner
Roger Michaud	—	Commissioner
.....		
John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, MMC	—	Town Clerk

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- A. CALL TO ORDER/ROLL CALL
- B. PLEDGE OF ALLEGIANCE
- C. SPECIAL PRESENTATIONS/REPORTS
 - 1. Certificate of Completion of the 2019 Institute for Elected Municipal Officials awarded to Commissioner John L. Linden.

Tab 1

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

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

None

F. **BOARD MEMBERSHIP:**

2. Nomination of Rhonda Jo Brockman for Reappointment to the Community Redevelopment Agency Board.

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

3. Ordinance No. 12-2019 Repealing Section 78-69, Entitled “C-1B Business Districts” and Creating a New Section 78-69 to be Entitled “C-1B Neighborhood Commercial District”.

Tab 3

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 78, ARTICLE III, BY REPEALING SECTION 78-69, ENTITLED “C-1B BUSINESS DISTRICTS” AND CREATING A NEW SECTION 78-69 TO BE ENTITLED “C-1B NEIGHBORHOOD COMMERCIAL DISTRICT”; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

4. Ordinance No. 13-2019 Amending Section 78-83, Appendix A, Figure 1 “Tower Building Type” to Eliminate the Interior Side Setback Requirement for Buildings When 80% Block Consolidation is Achieved for a Development Plan; Providing for the Creation of Town Code Section 78-84 K. (3), (4), and (5); Providing for Height and Stories Exemptions for Parking Garages.

Tab 4

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING TOWN CODE SECTION 78-83, APPENDIX A, FIGURE 1 “TOWER BUILDING TYPE” TO ELIMINATE THE INTERIOR SIDE SETBACK REQUIREMENT FOR BUILDINGS WHEN 80% BLOCK CONSOLIDATION IS ACHIEVED FOR A DEVELOPMENT PLAN; PROVIDING FOR THE CREATION OF TOWN CODE SECTION 78-84 K.(3), (4), AND (5); PROVIDING FOR HEIGHT AND STORIES EXEMPTIONS FOR PARKING GARAGES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

5. Ordinance No. 10-2019 Amending Chapter 18 Pertaining to the Requirements for Special Event Permits. Tab 5

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 18, PERTAINING TO THE REQUIREMENTS FOR SPECIAL EVENT PERMITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

6. Ordinance No. 11-2019 Amending Chapter 70 Entitled "Sign Regulations" Providing for the Addition of a Definition of Outdoor Seasonal Sales; Providing for the Amendment of Section 70-103 to Add Outdoor Seasonal Signs as a Permitted Sign. Tab 6

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 70, ENTITLED "SIGN REGULATIONS" PROVIDING FOR THE ADDITION OF A DEFINITION OF OUTDOOR SEASONAL SALES; PROVIDING FOR THE AMENDMENT OF SECTION 70-103 TO ADD OUTDOOR SEASONAL SIGNS AS A PERMITTED SIGN; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

I. NEW BUSINESS:

7. Resolution No. 92-11-19 Award of the Contract for Security Services at the Lake Park Harbor Marina between the Town of Lake Park, Florida and United Special Patrol, Inc. d/b/a United K9 Special Patrol (RFP No. 108-2019). Tab 7

8. Addition of Temporary Parking within the Properties previously occupied by the Community Garden. Tab 8

9. Discussion of Social Media Platforms to Disseminate Information to Residents. Tab 9

J. PUBLIC COMMENT:

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

K. TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

L. REQUEST FOR FUTURE AGENDA ITEMS:

M. ADJOURNMENT:

Next Scheduled Regular Commission Meeting will be held on Wednesday, November 20, 2019



**Minutes
Town of Lake Park, Florida
Regular Commission Meeting Minutes
Wednesday, November 6, 2019, Immediately
Following the Community Redevelopment
Agency Board Meeting,
Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, November 6, 2019 at 7:00 p.m. Present were Mayor Michael O'Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, John Linden, Town Manager John O. D'Agostino, Town Attorney Jamie Gavigan, and Town Clerk Vivian Mendez. Commissioner Roger Michaud was absent.

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

SPECIAL PRESENTATION/REPORT:

1. Certificate of Completion of the 2019 Institute for Elected Municipal Officials awarded to Commissioner John L. Linden.

Mayor O'Rourke presented Commissioner John Linden with the Certificate of Completion of the 2019 Institute of Elected Municipal Officials.

PUBLIC COMMENT:

1. Rebecca Strenges, Lake Park resident, expressed concerns with speeding on Teak Drive. She explained that the Palm Beach County Sheriff's Office had conducted a traffic survey analysis (see Exhibit "A"). She stated that as a result of the survey a petition had been signed by 37 people requesting that the speed limit be reduced to 25 miles per hour, signs with the speed limit be posted on the east and west side of the street, and the installation of a speed hump or suitable traffic calming device.

2. Irene Malanga, Lake Park resident, expressed concerns with the speeding on Teak Drive. She supported Ms. Strenges in the effort to have traffic calming measures placed on Teak Drive.

CONSENT AGENDA: None

BOARD MEMBERSHIP:

2. Nomination of Rhonda Jo Brockman for Reappointment to the Community Redevelopment Agency Board.

Motion: Vice-Mayor Glas-Castro nominated Jo Brockman to the Community Redevelopment Board; Commissioner Flaherty seconded the nomination.

Vote on Motion:

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

Motion passed 4-0.

PUBLIC HEARING – ORDINANCE ON FIRST READING:

3. Ordinance No. 12-2019 Repealing Section 78-69, Entitled “C-1B Business Districts” and Creating a New Section 78-69 to be Entitled “C-1B Neighborhood Commercial District”.

Town Manager D’Agostino explained the item. Town Planner Karen Golonka made a brief presentation regarding the Ordinance (see Exhibit “B”). Commissioner Flaherty questioned the current Massage Parlor that was on Prosperity Farms Road. Community Development Director Nadia DiTommaso explained that the business was currently under review by the Code Compliance Department because the business did not obtain the proper permits for this business. Commissioner Linden asked if the current business would be “grandfathered in”. Town Planner Golonka explained that the Code would apply to all businesses. Discussed ensued between the Commission and staff regarding the current businesses and the proposed language.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 78, ARTICLE III, BY REPEALING SECTION 78-69, ENTITLED “C-1B BUSINESS DISTRICTS” AND CREATING A NEW SECTION 78-69 TO BE ENTITLED “C-1B NEIGHBORHOOD COMMERCIAL DISTRICT”; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion: Commissioner Linden moved to approve Ordinance 12-2019 on first reading; Commissioner Flaherty seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

Town Attorney Jamie Gavigan read the Ordinance by title only.

4. Ordinance No. 13-2019 Amending Section 78-83, Appendix A, Figure 1 “Tower Building Type” to Eliminate the Interior Side Setback Requirement for Buildings When 80% Block Consolidation is Achieved for a Development Plan; Providing for the Creation of Town Code Section 78-84 K. (3), (4), and (5); Providing for

Height and Stories Exemptions for Parking Garages.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING TOWN CODE SECTION 78-83, APPENDIX A, FIGURE 1 “TOWER BUILDING TYPE” TO ELIMINATE THE INTERIOR SIDE SETBACK REQUIREMENT FOR BUILDINGS WHEN 80% BLOCK CONSOLIDATION IS ACHIEVED FOR A DEVELOPMENT PLAN; PROVIDING FOR THE CREATION OF TOWN CODE SECTION 78-84 K.(3), (4), AND (5); PROVIDING FOR HEIGHT AND STORIES EXEMPTIONS FOR PARKING GARAGES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Manager D’Agostino explained the item. Community Development Director DiTommaso made a presentation to the Commission (see Exhibit “C”). Town Manager D’Agostino explained the potential financial benefit as a result of the Text Amendment. Mayor O’Rourke asked questions regarding the public benefit, which Town Manager D’Agostino answered.

Public Comment:

- a. Brian Berman**, Lake Park resident expressed support for the Text Amendment.
- b. Susan Ray**, Lake Park resident expressed support for the Text Amendment.
- c. Stephanie Brown**, staff of the Marine Industries Association of Palm Beach County expressed support for the Text Amendment.
- d. John Hyne**, Lake Park resident expressed support for the Text Amendment.
- e. David Markarian**, Palm Beach Gardens resident expressed support for the Text Amendment.
- f. Chip Armstrong**, Chair of the Palm Beach County Chamber expressed support for the Text Amendment. He read a letter of support into the record (see Exhibit “D”).
- g. Diane Bernhard**, Lake Park resident expressed support with modifications of the Text Amendment.
- h. Carrie Wood**, Riviera Beach resident, was not in support of the Text Amendment.
- i. Peter Baytarian**, Developer of the proposed project expressed support of the Text Amendment.
- j. Brian Terry**, Land Planner for the developer expressed support of the Text Amendment.

k. **Larry Zabik**, Impact Analyst for the developer expressed support of the Text Amendment.

l. **Harvey Oyer**, Law Firm hired by the developer expressed support of the Text Amendment.

m. **Roger Ramdeen**, Land Planner for the developer expressed support of the Text Amendment.

Vice-Mayor Glas-Castro stated that with the consideration of the exemption for parking, does that adjust the height of the base of the building before the step back for the tower. Community Development Director DiTommaso explained that the step back would still be required at the fifth level. Vice-Mayor Glas-Castro asked if a perimeter buffer was required of other lots on the block. Community Development Director DiTommaso explained that perimeter buffers were required, which are mostly along the street fronts.

Commissioner Linden expressed concern with not including the parking in the overall height. Mayor O'Rourke asked staff if the parking structure parking exemption was for five levels of parking south of Cypress Drive, and three levels of parking north of Cypress Drive on the east side of US Highway One. Community Development Director DiTommaso agreed. Commissioner Linden expressed concern with the language in the staff report.

Motion: Commissioner Flaherty moved to approve Ordinance 13-2019 on first reading; Vice-Mayor Glas-Castro seconded the motion.

Commissioner Linden suggested including the garage levels count in the overall height of the building. Discussion ensued between the Commission and staff regarding the overall height of the building, parking level exemptions, setbacks, step-backs, and holding a public workshop.

Mayor O'Rourke asked Mr. Oyer if there would be time to conduct a public presentation before the item was heard on second reading. Attorney Gavigan explained that it would not be up to the developer to state when the second reading of the Ordinance were held, it was up to the Commission. Mr. Oyer stated that the timeline would adversely affect them. He stated that getting the construction funding was important before a shift takes place in the economy. He stated that the Town would lose this as well as other projects if delayed too long. Vice-Mayor Glas-Castro suggested holding a workshop before the regular scheduled Commission meeting on November 20, 2019 at 6:00 p.m. Commissioner Flaherty disagreed with holding a workshop stating that this item has been discussed publicly several time over the past two-years. He stated that there was nothing else that could be discussed that had not already been discussed with the public.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		
Commissioner Michaud			X

Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 4-0.

Town Attorney Gavigan read the Ordinance by title only.

PUBLIC HEARING – ORDINANCE ON SECOND READING:

5. Ordinance No. 10-2019 Amending Chapter 18 Pertaining to the Requirements for Special Event Permits.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 18, PERTAINING TO THE REQUIREMENTS FOR SPECIAL EVENT PERMITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion: Commissioner Flaherty moved to approve Ordinance 10-2019 on second reading; Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

Town Attorney Gavigan read the Ordinance by title only.

6. Ordinance No. 11-2019 Amending Chapter 70 Entitled “Sign Regulations” Providing for the Addition of a Definition of Outdoor Seasonal Sales; Providing for the Amendment of Section 70-103 to Add Outdoor Seasonal Signs as a Permitted Sign.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 70, ENTITLED “SIGN REGULATIONS” PROVIDING FOR THE ADDITION OF A DEFINITION OF OUTDOOR SEASONAL SALES; PROVIDING FOR THE AMENDMENT OF SECTION 70-103 TO ADD OUTDOOR SEASONAL SIGNS AS A PERMITTED SIGN; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion: Vice-Mayor Glas-Castro moved to approve Ordinance 11-2019 on second reading; Commissioner Linden seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

Town Attorney Gavigan read the Ordinance by title only.

NEW BUSINESS:

7. Resolution No. 92-11-19 Award of the Contract for Security Services at the Lake Park Harbor Marina between the Town of Lake Park, Florida and United Special Patrol, Inc. d/b/a United K9 Special Patrol (RFP No. 108-2019).

Town Manager D'Agostino explained the item. Commissioner Linden asked if a golf cart was included as part of the contract. Town Manager D'Agostino stated the contactor would supply a golf cart. The Marina has a golf cart as well.

Motion: Commissioner Flaherty moved to approve Resolution number 92-11-19; Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

8. Addition of Temporary Parking within the Properties previously occupied by the Community Garden.

Motion: Vice-Mayor Glas-Castro moved to approve the temporary parking within the properties previously occupied by the Community Garden; Commissioner Flaherty seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

9. Discussion of Social Media Platforms to Disseminate Information to Residents.

Town Manager D'Agostino explained that each department had their own platform to disseminate information during the storm. The Town was now moving toward one platform for all departments to use. Commissioner Linden asked who would answer questions posted by the public. Town Manager D'Agostino explained that the appropriate department would answer the messages. Vice-Mayor Glas-Castro asked if the Granicus website would have Civic Engagement. Town Manager D'Agostino stated "yes". Commissioner Flaherty asked what it meant for the Town's Facebook page. Town Manager D'Agostino explained that staff would be pushing out information using all of the Town's social media platforms, which would be monitored. Mayor O'Rourke expressed concern with the ADA Compliance aspect of using social media. Town Manager D'Agostino explained that the website would be ADA compliant and all the platforms would also be in compliance.

PUBLIC COMMENT: None

FUTURE AGENDA SUGGESTIONS:

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Gavigan had no comment.

Town Manager D'Agostino distributed his comments (see Exhibit "E"). He stated that construction on Northlake Blvd would begin in January 2020 and tracking of the construction was possible using www.construction.sua.com. Dover Kohl would hold a visioning workshop on December 4, 2019 at 6:00 p.m. for the C-3 areas.

Commissioner Linden announced that he read to the children at Bright Futures. He stated that there were issues with the businesses along 10th Court and the third railroad track that was being installed.

Commissioner Michaud was absent.

Commissioner Flaherty had no comments.

Vice-Mayor Glas-Castro asked for the status of Coastal Karma. Community Development Director DiTommaso explained that they were still working on the electrical and still hope to open by December.

Mayor O'Rourke appreciated everyone for attending the meeting. He thanked the developers for attending the meeting. He thanked staff for the great explanation of the Text Amendment.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Vice-Mayor Glas-Castro and seconded by Commissioner Flaherty, and by unanimous vote, the meeting adjourned at 9:39 p.m.

Mayor Michael O'Rourke

Town Clerk, Vivian Mendez, MMC

Town Seal

Approved on this _____ of _____, 2019

Exhibit "A"

Petition Supporting Traffic Changes to Teak Drive Analysis of PBSO's Traffic Survey

	Hidden: 10/8/19 - 10/15/19	Visible: 9/25/19 - 10/2/19
Total cars	3,510	2,793
Cars heading West towards signal (Closing)	2,083	1,612
Cars heading East (Away)	1,427	1,181
% of cars heading West toward traffic signal	59.34%	57.72%
# of cars only heading West	656	431
% of cars only heading West	18.69%	15.43%
# of cars over 25 mph	1,410	984
% of cars over 25 mph	40.17%	35.23%
# of cars over 30 mph	548	321
% of cars over 30 mph	15.61%	11.49%
# of cars over 35 mph	170	65
% of cars over 35 mph	4.84%	2.33%
# of cars over 40 mph	42	22
% of cars over 40 mph	1.20%	0.79%
# of cars over 45 mph	17	13
% of cars over 45 mph	0.48%	0.47%
# of cars over 50 mph	7	6
% of cars over 50 mph	0.20%	0.21%
Number of households on Teak Drive	22	22
Average trips per household per day	10	10
Days in survey	7	7
Estimated trips/cars during survey period	1,540	1,540
Actual trips/cars during survey period	3,510	2,793
Estimated trips/cars during survey period	1,540	1,540
Difference between actual and estimated trips/cars	1,970	1,253
% of trips/cars above estimate	127.92%	81.36%

Palm Beach County Sheriff's Office

Survey Description

Survey Details

Survey Location	500 blk Teak Dr	
Survey GPS Coordinates		
Survey Dates	Start	Stop
	Tuesday, 10/8/2019 8:52 AM	Tuesday, 10/15/2019 8:58 AM
Posted Speed Limit	30 (mph)	
Traffic Zone	Residential	
File Name	STALKER_ROADSIDE_LOG_150717_ZZ000000_0xB830@2019-10-15_10-06-24.xml	
Device Type		
Device Serial Number	SNAA000000	
Survey Note	Notes:	
Total Vehicle Count	3510	
<i>Traffic Direction</i>	Undefined (Closing)	Undefined (Away)
<i>Vehicle Count</i>	2083	1427

Survey Map



Palm Beach County Sheriff's Office

Survey Summary

Survey Description

Survey Location	500 blk Teak Dr	
Survey GPS Coordinates		
Survey Dates	Start	Stop
	Tuesday, 10/8/2019 8:52 AM	Tuesday, 10/15/2019 8:58 AM
Posted Speed Limit	30 (mph)	
Traffic Zone	Residential	

Survey Result

Total Vehicle Count		3510	
	Traffic Direction	Closing	Away
	Vehicle Count	2083	1427
			Combined
			3510
Posted Speed Limit			30 (mph)
	<i>Vehicles Under the Speed Limit Count</i>	1710	1250
	<i>Vehicles Under the Speed Limit Percentage</i>	82.09%	87.6%
	<i>Vehicles Over the Speed Limit Count</i>	373	177
	<i>Vehicles Over the Speed Limit Percentage</i>	17.91%	12.4%
			15.67%
Excessive Speed Threshold			40 (mph)
	<i>Vehicles Over the Excessive Speed Count</i>	33	21
	<i>Vehicles Over the Excessive Speed Percentage</i>	1.58%	1.47%
	<i>Average Speed Over Limit</i>	34.8 (mph)	34.97 (mph)
			34.85 (mph)
Speed Profile			
	Average Speed	24.83 (mph)	22.93 (mph)
	Minimum Speed	10 (mph)	10 (mph)
	Maximum Speed	100 (mph)	61 (mph)
	85th Percentile Speed	31 (mph)	30 (mph)
	Standard Deviation	12 (mph)	9 (mph)
	10 mph Pace	20-29 (mph)	18-27 (mph)
	In Pace Count	1090	715
			1758
Data Recording Limits			
	Highest Speed Allowed		120 (mph)
	Lowest Speed Allowed		10 (mph)
	Minimum Following Time		0 Second(s)

Palm Beach County Sheriff's Office

Survey Description

Survey Location 500 blk Teak Dr
Survey GPS Coordinates
Survey Dates **Start** **Stop**
 Tuesday, 10/8/2019 8:52 AM Tuesday, 10/15/2019 8:58 AM
Posted Speed Limit 30 (mph)
Traffic Zone Residential

Speed - Volume Matrix

Date Range: 2019-10-08 - 2019-10-15

Direction: Both

Date Span	Total	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76-80	81-85	86+
00:00 - 00:59	21		2	6	6	4	1	2										
01:00 - 01:59	9			3	2	3	1											
02:00 - 02:59	9		2	1	3	1		2										
03:00 - 03:59	7			2	3	1	1											
04:00 - 04:59	25		1	7	11	4	1	1										
05:00 - 05:59	61		4	15	18	19	2	3										
06:00 - 06:59	178	1	5	28	69	46	21	7	1									
07:00 - 07:59	194	1	8	39	57	56	28	5										
08:00 - 08:59	201	2	12	39	61	41	22	19	2	2			1					
09:00 - 09:59	205	2	33	34	53	45	22	12	1		1						1	1
10:00 - 10:59	256	3	65	37	56	50	32	7	3	2	1							
11:00 - 11:59	233		27	39	68	56	28	12	1	1	1							
12:00 - 12:59	234	3	19	40	64	59	35	10	4									
13:00 - 13:59	252	1	16	49	65	65	36	15	3	2								
14:00 - 14:59	249	3	15	42	75	72	33	5	2	2								
15:00 - 15:59	267	1	23	60	69	81	23	4	4	1	1							
16:00 - 16:59	237	2	26	49	78	60	18	4										
17:00 - 17:59	239	4	26	54	66	58	25	4			1	1						
18:00 - 18:59	181	1	23	38	64	35	14	5	1									
19:00 - 19:59	121		19	25	35	28	12	2										
20:00 - 20:59	106	1	11	27	32	23	9	3										
21:00 - 21:59	96	1	6	21	32	25	5	3	3									
22:00 - 22:59	93		7	27	32	22	4	1										
23:00 - 23:59	36		1	10	10	8	5	2										

Palm Beach County Sheriff's Office

Survey Description

Survey Details

Survey Location	500 blk Teak Dr	
Survey GPS Coordinates		
Survey Dates	Start	Stop
	Tuesday, 10/8/2019 8:52 AM	Tuesday, 10/15/2019 8:58 AM
Posted Speed Limit	30 (mph)	
Traffic Zone	Residential	
File Name	STALKER_ROADSIDE_LOG_150717_ZZ000000_0xB830@2019-10-15_10-06-24.xml	
Device Type		
Device Serial Number	SNAA000000	
Survey Note	Notes:	
Total Vehicle Count	3510	
<i>Traffic Direction</i>	Undefined (Closing)	Undefined (Away)
<i>Vehicle Count</i>	2083	1427

Survey Map



Palm Beach County Sheriff's Office

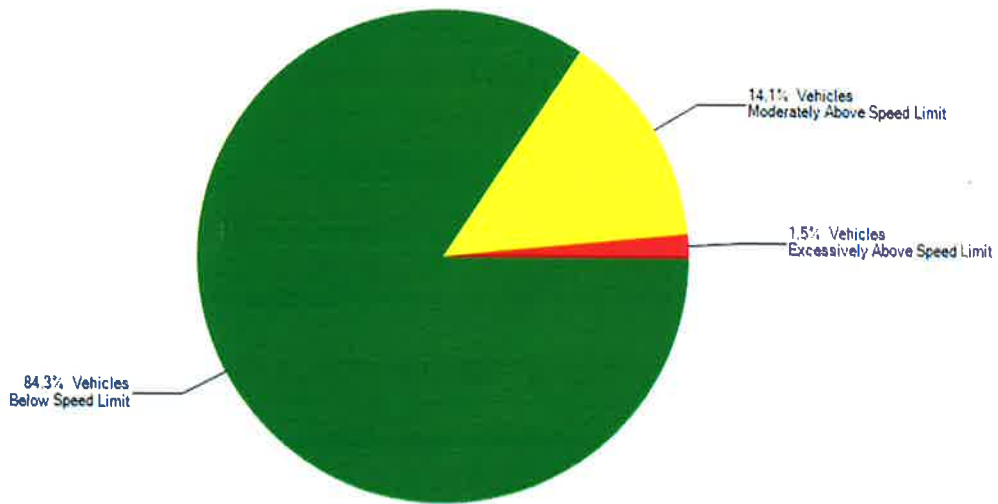
Survey Description

Survey Location 500 blk Teak Dr
Survey GPS Coordinates
Survey Dates **Start** **Stop**
 Tuesday, 10/8/2019 8:52 AM Tuesday, 10/15/2019 8:58 AM
Posted Speed Limit 30 (mph)
Traffic Zone Residential

Speed Pie Chart

Date Range: 2019-10-08 - 2019-10-15

Direction: Both



	Traffic Direction	Closing	Away	Combined
Posted Speed Limit				
			30 (mph)	
<i>Vehicles Under the Speed Limit Count</i>		1710	1250	2960
<i>Vehicles Under the Speed Limit Percentage</i>		82.09%	87.6%	84.33%
<i>Vehicles Over the Speed Limit Count</i>		373	177	550
<i>Vehicles Over the Speed Limit Percentage</i>		17.91%	12.4%	15.67%
Excessive Speed Threshold				
			40 (mph)	
<i>Vehicles Over the Excessive Speed Count</i>		33	21	54
<i>Vehicles Over the Excessive Speed Percentage</i>		1.58%	1.47%	1.54%
<i>Average Speed Over Limit</i>		34.8 (mph)	34.97 (mph)	34.85 (mph)

Palm Beach County Sheriff's Office

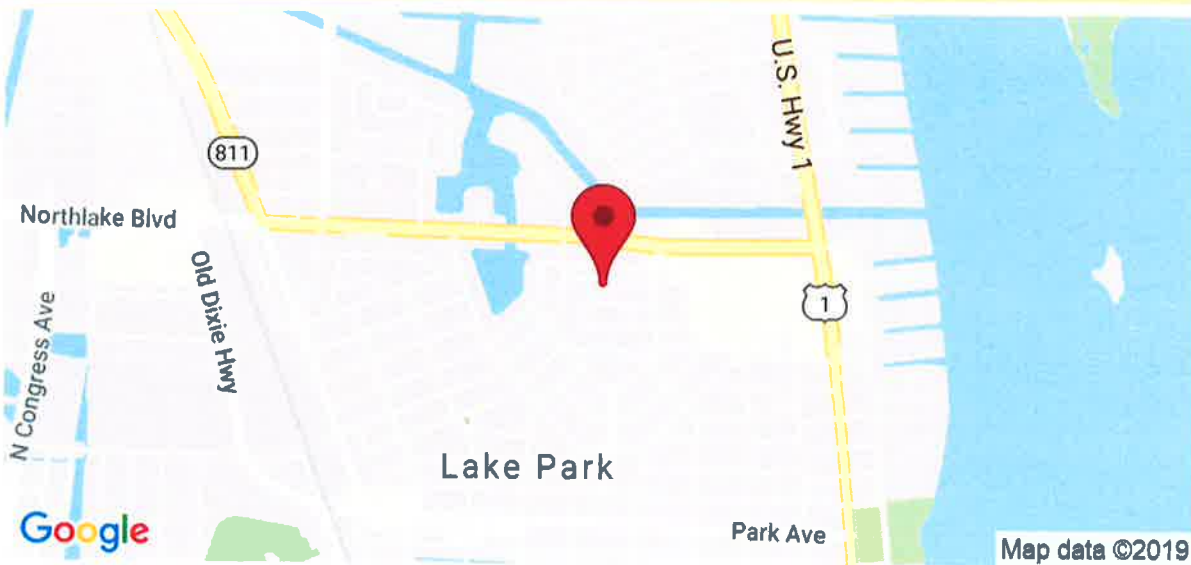
Survey Description

Survey Details

Survey Location 544 Teak Drive
Survey GPS Coordinates
Survey Dates **Start** Wednesday, 9/25/2019 2:47 PM **Stop** Wednesday, 10/2/2019 8:50 AM
Posted Speed Limit 30 (mph)
Traffic Zone Residential Zone
File Name STALKER_ROADSIDE_LOG_160217_EW001402_0x1969@2019-10-02_10-45-20.xml
Device Type 000
Device Serial Number SNAA000000
Survey Note Traffic Monitoring of Teak Drive

Total Vehicle Count 2793
Traffic Direction **(Closing)** **(Away)**
Vehicle Count 1612 1181

Survey Map



Palm Beach County Sheriff's Office

Survey Summary

Survey Description

Survey Location 544 Teak Drive
Survey GPS Coordinates
Survey Dates **Start** Wednesday, 9/25/2019 2:47 PM **Stop** Wednesday, 10/2/2019 8:50 AM
Posted Speed Limit 30 (mph)
Traffic Zone Residential Zone

Survey Result

Total Vehicle Count			2793	
	Traffic Direction	Closing	Away	Combined
	Vehicle Count	1612	1181	2793
Posted Speed Limit			30 (mph)	
<i>Vehicles Under the Speed Limit Count</i>		1415	1057	2472
<i>Vehicles Under the Speed Limit Percentage</i>		87.78%	89.5%	88.51%
<i>Vehicles Over the Speed Limit Count</i>		197	124	321
<i>Vehicles Over the Speed Limit Percentage</i>		12.22%	10.5%	11.49%
Excessive Speed Threshold			40 (mph)	
<i>Vehicles Over the Excessive Speed Count</i>		6	20	26
<i>Vehicles Over the Excessive Speed Percentage</i>		0.37%	1.69%	0.93%
<i>Average Speed Over Limit</i>		33.25 (mph)	35.53 (mph)	34.13 (mph)
Speed Profile				
	Average Speed	23.93 (mph)	23.1 (mph)	23.58 (mph)
	Minimum Speed	10 (mph)	10 (mph)	10 (mph)
	Maximum Speed	46 (mph)	61 (mph)	61 (mph)
	85th Percentile Speed	30 (mph)	29 (mph)	30 (mph)
	Standard Deviation	8 (mph)	8 (mph)	8 (mph)
	10 mph Pace	19-28 (mph)	19-28 (mph)	19-28 (mph)
	In Pace Count	921	628	1549
Data Recording Limits				
	Highest Speed Allowed		120 (mph)	
	Lowest Speed Allowed		10 (mph)	
	Minimum Following Time		2 Second(s)	

Palm Beach County Sheriff's Office

Survey Description

Survey Location 544 Teak Drive
Survey GPS Coordinates
Survey Dates **Start** **Stop**
 Wednesday, 9/25/2019 2:47 PM Wednesday, 10/2/2019 8:50 AM
Posted Speed Limit 30 (mph)
Traffic Zone Residential Zone

Speed - Volume Matrix

Date Range: 2019-09-25 - 2019-10-02

Direction: Both

Date Span	Total	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76-80	81-85	86+
00:00 - 00:59	22		1	5	8	4	3	1										
01:00 - 01:59	6			2	2		2											
02:00 - 02:59	8			1	4	2	1											
03:00 - 03:59	14		6	5	2	1												
04:00 - 04:59	12		1	4	3	1	3											
05:00 - 05:59	54		5	12	24	6	7											
06:00 - 06:59	164	6	12	31	40	53	17	4	1									
07:00 - 07:59	132	1	3	26	53	35	12	1	1									
08:00 - 08:59	124		6	41	28	28	18	1		2								
09:00 - 09:59	110		7	18	31	34	18	2										
10:00 - 10:59	163		13	30	43	56	12	6			2	1						
11:00 - 11:59	167		9	40	64	34	16	1		2		1						
12:00 - 12:59	172		18	28	61	43	21	1										
13:00 - 13:59	182		9	28	61	48	30	6										
14:00 - 14:59	183		11	41	62	40	23	4		1			1					
15:00 - 15:59	226	2	18	50	77	55	14	7	2	1								
16:00 - 16:59	239	1	18	54	85	60	16	3		1			1					
17:00 - 17:59	209		14	55	86	41	11	1	1									
18:00 - 18:59	158		17	42	64	26	7	2										
19:00 - 19:59	137		13	43	44	28	6	1	2									
20:00 - 20:59	127		13	35	49	24	4	1	1									
21:00 - 21:59	68	1	7	16	26	9	8		1									
22:00 - 22:59	75		10	19	18	23	4	1										
23:00 - 23:59	41		2	8	16	12	3											

Palm Beach County Sheriff's Office

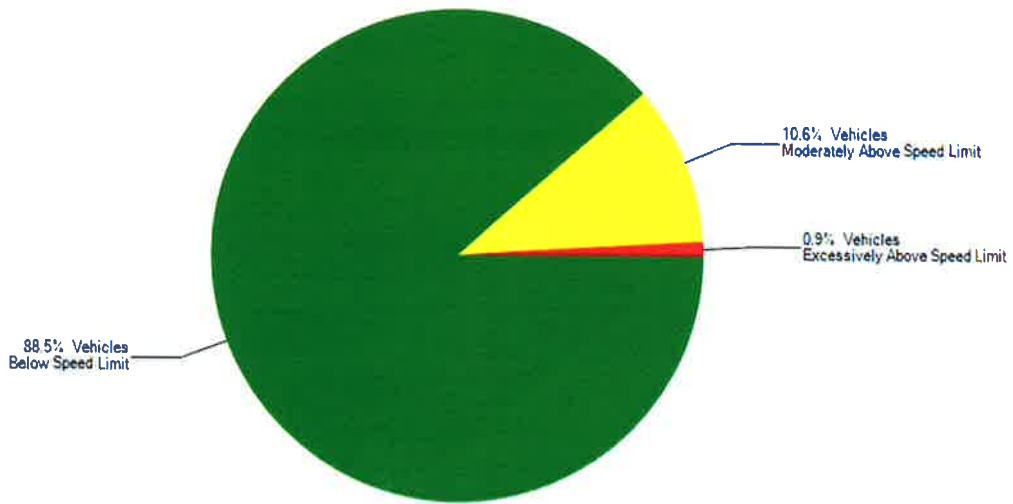
Survey Description

Survey Location 544 Teak Drive
Survey GPS Coordinates
Survey Dates **Start** **Stop**
 Wednesday, 9/25/2019 2:47 PM Wednesday, 10/2/2019 8:50 AM
Posted Speed Limit 30 (mph)
Traffic Zone Residential Zone

Speed Pie Chart

Date Range: 2019-09-25 - 2019-10-02

Direction: Both





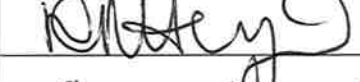



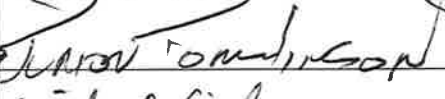



	Traffic Direction	Closing	Away	Combined
Posted Speed Limit				
			30 (mph)	
<i>Vehicles Under the Speed Limit Count</i>		1415	1057	2472
<i>Vehicles Under the Speed Limit Percentage</i>		87.78%	89.5%	88.51%
<i>Vehicles Over the Speed Limit Count</i>		197	124	321
<i>Vehicles Over the Speed Limit Percentage</i>		12.22%	10.5%	11.49%
Excessive Speed Threshold				
			40 (mph)	
<i>Vehicles Over the Excessive Speed Count</i>		6	20	26
<i>Vehicles Over the Excessive Speed Percentage</i>		0.37%	1.69%	0.93%
<i>Average Speed Over Limit</i>		33.25 (mph)	35.53 (mph)	34.13 (mph)

Petition Supporting Traffic Changes to Teak Drive

We, the undersigned residents of Lake Park, Street of Teak Drive, do hereby petition that the town take the following actions:

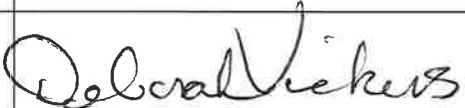

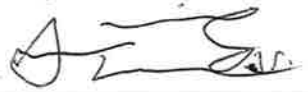



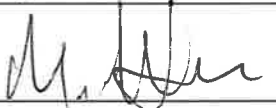
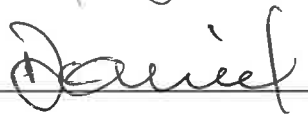
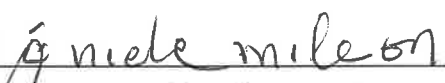

1. Reduce the speed limit on Teak Drive from 30 mph to 25 mph,
2. Post the speed limit on Teak Drive at the east and west ends of the street, and
3. Install speed humps or other suitable traffic calming devices on Teak Drive.

Date	Signature	Printed Name	Address	Action Item 1	Action Item 2	Action Item 3
10/16/19		Rebecca Stranges	545 TEAK DR LAKE PARK, FL	✓	✓	✓
10/16/19		IRENE MALANGA	538 TEAK DRIVE LAKE PARK, FLA.	✓	✓	✓
10/16/19		LARRY MALANGA	538 TEAK DR. LAKE PARK	✓	✓	✓
10/16/19		JENNIFER MARTINEZ	527 TEAK DR LAKE PARK	✓	✓	✓
10/16/19	 <small>Martinez</small>	DANIEL HAYDEN	532 TEAK DR	✓	✓	✓
10/16/19		Alex HAMMETT	520 TEAK DR. LAKE PARK, FL	✓	✓	✓
10/16/19		José A Gutierrez	508 TEAK DR LAKE PARK	✓	✓	✓
10/16/19		Reina canales	508 TEAK DR LAKE PARK.	✓	✓	✓
10/16/19		JASON TOMLINSON	515 TEAK DR	✓	✓	✓
10/16/19		RICH VICKERS	521 TEAK DR	✓	✓	✓

Petition Supporting Traffic Changes to Teak Drive

We, the undersigned residents of Lake Park, Street of Teak Drive, do hereby petition that the town take the following actions:

1. Reduce the speed limit on Teak Drive from 30 mph to 25 mph,
2. Post the speed limit on Teak Drive at the east and west ends of the street, and
3. Install speed humps or other suitable traffic calming devices on Teak Drive.

Date	Signature	Printed Name	Address	Action Item 1	Action Item 2	Action Item 3
10/16/19		Deborah Vickers	521 Teak Drive	✓	✓	✓
10/16/19		Lauren Thead	533 Teak Drive	✓	✓	✓
10/16/19		David Thead	533 Teak Drive	✓	✓	✓
10-16-19		Noris Santos	551 Teak Drive	✓	✓	✓
10-16-19		William Santos	551 Teak Drive	✓	✓	✓
10-16-19		Travis Rudolph	550 Teak Drive	✓	✓	✓
10-16-19		Mark Hess	563 Teak Dr.	✓	✓	✓
10/16/19		Daniel Daniel	534 Jasmine Dr	✓	✓	✓
10/16/19		Enede Mulem	569 Teak Dr	✓	✓	✓
10/16/19		Rosemarthe Florvilus	575 Teak Drive	✓	✓	✓

Petition Supporting Traffic Changes to Teak Drive

We, the undersigned residents of Lake Park, Street of Teak Drive, do hereby petition that the town take the following actions:

1. Reduce the speed limit on Teak Drive from 30 mph to 25 mph,
2. Post the speed limit on Teak Drive at the east and west ends of the street, and
3. Install speed humps or other suitable traffic calming devices on Teak Drive.

Date	Signature	Printed Name	Address	Action Item 1	Action Item 2	Action Item 3
10/16/19		BELONY FUSTINI	5717 TEAK DR	✓	✓	✓
10/16/19		RICHARD SILVIA JR.	506 W. JASMINE DR.	✓	✓	✓
10/16/19		Rebecca Viera	604 N. Redwood Dr.	✓	✓	✓
10/16/19		Cynthia Greg	503 Gable Palm Dr	✓	✓	✓
10/16/19		Marty Stranges	545 TEAK DR	✓	✓	✓
10/17/19		Emily Mauser	545 Teak Dr	✓	✓	✓
10/19/19		Bethany Smykay	544 TEAK DR	✓	✓	✓
10/30/19		Joanne Linden	568 E. Redwood Dr	✓	✓	✓
10/30/19		Cindy Southamunally	556 E. Redwood Dr	✓	✓	✓
10/30/19		Eric Spersht	1505 Crescent C	✓	✓	✓

Petition Supporting Traffic Changes to Teak Drive

We, the undersigned residents of Lake Park, Street of Teak Drive, do hereby petition that the town take the following actions:

1. Reduce the speed limit on Teak Drive from 30 mph to 25 mph,
2. Post the speed limit on Teak Drive at the east and west ends of the street, and
3. Install speed humps or other suitable traffic calming devices on Teak Drive.

Date	Signature	Printed Name	Address	Action Item 1	Action Item 2	Action Item 3
10/30/19	<i>Trudi (G.) Brown-Clark</i>	Trudi (G.) Brown-Clark	509 SABAL PALM DR LAKE PARK, FL 33463	✓	✓	✓
10/30/19	<i>Ralph E. Smith</i>	RANDOLPH E. SMITH Rsmith@bern.net	515 SABAL PALM DRIVE LAKE PARK, FL 33403	✓	✓	✓
11/6/19	<i>Tirones Merrard</i>	TIRONES MERRARD	516 Teak Dr	✓	✓	✓
11/6/19	<i>Jaime Andrade</i>	Jaime Andrade	502 Teak dr. L.P.	✓	✓	✓
11/6/19	<i>Paul Smyth</i>	Paul Smyth	544 Teak Dr Lake Park	✓	✓	✓
11/6/19	<i>Lisa Terry</i>	LISA TERRY	557 Teak Drive	✓	✓	✓
11/6/19	<i>Sue Francois</i>	SUE FRANCOIS	509 Teak Dr. Lake Park	✓	✓	✓



Exhibit "B"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 6, 2019

Agenda Item No. Tab 3

Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 78, ARTICLE III, BY REPEALING SECTION 78-69, ENTITLED "C-1B BUSINESS DISTRICTS" AND CREATING A NEW SECTION 78-69 TO BE ENTITLED "C-1B NEIGHBORHOOD COMMERCIAL DISTRICT"; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- Special presentation/reports, Board appointment, Public hearing ordinance on 1st reading, New business, Other, Consent agenda, Old business.

Approved by Town Manager [Signature] Date: 11/1/19

Nadia Di Tommaso/Community Development Director [Signature]

Table with 3 columns: Originating Department (Community Development), Costs (Legal Review / Legal Ad), Attachments (Staff Report, Ordinance 12-2019, Legal Ad), Advertised (Date: 9/30/19), and notification requirements.

Summary Explanation/Background:

(Item prepared by and will be presented by Karen Golonka, Town Planner).

At the request of the Planning and Zoning Board, Community Development staff has developed a new commercial zoning district - the "C1B - Neighborhood Commercial District".

The need for this type of district became evident while the Planning Board was considering rezoning eight properties on Prosperity Farms Road to a commercial zoning district, to bring them into conformity with their existing Commercial Land Use designation as required by State Statute. (The properties are currently zoned R-3 Residence, an archaic designation, but actually contain office and commercial uses.) Sine these properties back up to residences, the Board was concerned that some of the allowable uses in the Town's current commercial districts could potentially adversely impact the adjacent residential properties.

Therefore, the C-1B Neighborhood Commercial District has been developed to allow for commercial uses that are more compatible with a residential 'neighborhood', and limit the size and magnitude of any use. Approval of this district will increase the options for the Commission when considering future rezoning actions. If adopted, staff will initiate rezoning of the Prosperity Farms Road parcels to this district and pursue an official zoning map change.

The attached staff report (also presented to the Planning and Zoning Board) provides details of the proposed new district and should be referred to for analysis of the particular uses that were selected, as well as other regulations such as setbacks and lot size.

Planning and Zoning Board Recommendation

The Planning and Zoning Board held a Public Hearing on the proposed zoning district on October 7, 2019. The Board unanimously recommended approval with 2 conditions:

- 1) Clarify that the prohibition on massage parlors did not exclude massage as an ancillary use in a permitted business such as a beauty spa. ***Staff has modified the text by adding the following underlined words to the Ordinance: "Massage and tattoo parlors shall not be permitted as primary uses".***
- 2) At the time the properties are to be rezoned, in addition to the required (by State Statute and Town Code) display ad and certified notification to the owners of the actual properties being rezoned, that staff also send letters to the adjacent residential homes. ***As this exceeds the Town code requirements, this is left for the Town Commission to decide.***

RECOMMENDED MOTION: I MOVE TO APPROVE ORDINANCE 12 -2019 ON FIRST READING.



Exhibit "C"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 6, 2019

Agenda Item No. Tab 4

Agenda Title: AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING TOWN CODE SECTION 78-83, APPENDIX A, FIGURE 1 "TOWER BUILDING TYPE" TO ELIMINATE THE INTERIOR SIDE SETBACK REQUIREMENT FOR BUILDINGS WHEN 80% BLOCK CONSOLIDATION IS ACHIEVED FOR A DEVELOPMENT PLAN; PROVIDING FOR THE CREATION OF TOWN CODE SECTION 78-84 K.(3), (4), AND (5); PROVIDING FOR HEIGHT AND STORIES EXEMPTIONS FOR PARKING GARAGES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

- Special Presentation/Reports, Board Appointment, Public Hearing - Ordinance on 1st Reading, New Business, Other, Consent Agenda, Old Business

Approved by Town Manager Nadia Di Tommaso / Community Development Director Date: 11/1/19

Table with 3 columns: Originating Department (Community Development), Costs (Attorney Review & Legal Ads), Attachments (Cover Sheet and Staff Report, Ordinance 13-2019, Copy of Legal Ad), Advertised (Date: 11/01/19), and Yes I have notified everyone (ND).

Summary Explanation/Background:

Please refer to the enclosed documentation.

Planning & Zoning Board Meetings: August 5, 2019; October 7, 2019 and November 4, 2019 (results from 11/04 meeting forthcoming)

Recommended Motion: I move to APPROVE Ordinance 13-2019 on 1st reading.



TOWN LAKE OF PARK

TOWN COMMISSION

Meeting Date: November 6, 2019

TAB 4 – ORDINANCE 13-2019

- development would improve and fill the dead space and bring something new and this is good for the Town. Cliff Roberts (302 Lake Shore Drive) spoke to express his confusion since he saw one ad in the paper with a Monday, November 2 date and then a second ad (given the typo) of Monday, November 4. He expressed he only lives here 5.5. months out of the year, but is concerned with the smells the development would bring and that in the past, he has always received meeting notices late.

BOARD MEMBER COMMENTS

Board Member Malanga – reminded everyone that originally the maximum heights were lower and then they were increased through the visioning process and now we are considering the possibility of adding extra stories within the Sub Core Areas of the District. He indicated the project is beautiful, but if this happens every time a development is proposed, this is troublesome. He reminded everyone that he had asked for certain items to be considered regarding having additional outreach and expanding the notification area, but at this point, he is open to ideas on how to make this work.

Board Member Metayer – expressed his concerns with the height and concerns that the Town Commission did not make any recommendations other than direct the Board to take a vote.

Board Member Rice – apologized to the Board and to Staff for his actions last week since he was going through a difficult time, but also indicated he was happy he had multiple meetings to think about the text amendments in order to properly understand the information. He understands that in order to be the jewel we need to be aggressive however, there is a balance and standard we must upkeep and that the Board's role is to be advisory to the Town Commission and that at this point he is ready to advise.

Vice-Chair Schneider – expressed concerns that the Town went through a lengthy visioning process for heights and bonuses and that the process created a maximum height, after all is applied, of 209 feet to the roofline, adjacent to the Marina and now the first developer may be asking for up to 255 feet or more to the roofline if the text amendments are approved. The other amendment to waive the setback would allow for a structure to be built on a property line and he cannot support this.



11-05-2019 UPDATE

On Monday , November 4, 2019, the Planning & Zoning Board took action of the text amendments related to Town Code Sections: **78-84 K.(3), (4), and (5) RELATED TO HEIGHT AND STORIES EXEMPTIONS FOR PARKING GARAGES WITHIN THE FEDERAL HIGHWAY MIXED-USE DISTRICT OVERLAY (FHMUDO) AND AMENDING TOWN CODE SECTION 78-83, APPENDIX A, FIGURE 1 "TOWER BUILDING TYPE" TO ELIMINATE THE INTERIOR SIDE SETBACK REQUIREMENT FOR BUILDINGS WHEN 80% BLOCK CONSOLIDATION IS ACHIEVED FOR A DEVELOPMENT PLAN.**

PUBLIC COMMENTS

At this meeting, several individuals also gave public comments. Carrie Wood (140 Lake Shore Drive in Riviera Beach) spoke in opposition of any high-rise development since she bought her home in 2014 and is not interested in having her peaceful and beautiful environment affected and she does not want to lose her sense of privacy. Diane Bernard (301 Lake Shore Drive) advised the Board not to be distracted by the word "text" in text amendments since what the amendments are really asking the Board to do is change the decisions made not long ago. She further indicated that she is not asking for the plans to be rejected, but that they be reconsidered to be made consistent with the current Code and that the Town should not be naïve since she was also invited to an open house by the developer, which was informative, but did not present the full shadow study analysis yet. Karen Young (126 Lake Shore Drive) reminded the Board that every Board Member expressed concern over the height and that she would be directly affected by the zero setback. She said the Town and residents are in favor of development, but this project is concerning due to its colossal size. She reminded the Board that most residents do not know what is going on and said it was unfortunate the Town Commission gave the Board no other choice, but to take a vote and ultimately recommend denial and asked the Board if these same amendments were put to a vote by the residents, how would it turn out.

Additional public comments included Miles Joseph of the Lake Park Bakery on Park Avenue who was in favor of the development and the business it would bring to the Town. Wilfred Plancheu of the Lake Park Bakery on Park Avenue also gave a public comment in support of the project and his support to build more business in the Town. John Hynes (310 Lake Shore Drive) spoke to support the development and the building heights and indicated that all could benefit from it, including the other areas such as Park Avenue, including the 'arts'. He further explained that there are many vacancies on Federal and this type of



TOWN LAKE OF PARK

TOWN COMMISSION

Meeting Date: November 6, 2019

TAB 4 – ORDINANCE 13-2019

Chair Thomas – explained that as the P&Z Board, their position on text amendments is advisory in nature to the Town Commission and they have a responsibility to advise. The advice should be based on individual competence and knowledge based on appropriateness and consistency with the land development regulations and information made available to the Board, including the fact that the Town previously went through extensive visioning. It was then indicated that it is the Commission’s final responsibility to make a decision on what to do, or not to do, since that is what they are elected to do and that the Board is only advisory to the elected officials and that the elected officials do not have to always take the recommendations of the Board. She reminded the Board that they’ve had several meetings, including one-on-one meetings and asked them to now make a decision.

MOTION

Vice-Chair Schneider made a motion to DENY the text amendments since the height is not consistent with the vision plan and the setback request is not compatible with the neighbors.

Board Member Rice seconded the motion

The motion PASSED at a vote of 4-1 with Chair Thomas opposing the motion.

This agenda item proposes two text amendments to the Town Code. The text amendments were presented to the Planning & Zoning Board on August 5, October 7 and November 2 and I will be reviewing the outcome of the Board meetings and the discussions that took place in a moment. In the big picture, this agenda item can be looked at as a simple item however, if misinterpreted and misunderstood, it can seem quite complex. For this reason, staff also held individual one-on-one meetings with the P&Z Board Members in advance of their Board meetings as well to allow for added explanations and commentary.

This agenda item is for text amendments ONLY, not an actual development plan. A development plan will be presented at a separate public meeting. The text amendments, which are approved by Ordinance, were also advertised in the Palm Beach Post a few times. There is not an exact number of days in advance of the P&Z Board meeting that they need to be advertised per the Statute, however they were advertised in advance and will certainly meet the required 10-days in advance for the Town Commission meeting on 2nd reading requirement. In addition, certified mail notices were sent as a courtesy (not as a requirement) to those within 300 feet in advance of one of the first P&Z Board meetings. Naturally, the subsequent meeting dates then changed. Finally, as it relates to notification, staff was informed that the developer who is working on the development plan adjacent to the Marina, also notified those within 300 feet of their open house that was held on October 25 and October 28. They also alerted the businesses door-to-door. Consequently, these text amendments have been in the public eye for a few months with opportunity to review and comment.

Now, focusing back on the text amendments themselves. A detailed staff report has been included in your packets and I will be presenting the

information from this staff report using some visual aids when needed. In essence, staff is proposing flexibility which is important since sometimes land development regulations, as adopted, do not take into account the various design elements that are needed and required in order to make a development successful. **This does not mean that the original regulations as adopted were incorrect or that the original vision is being altered, this means that regulations are living and breathing documents that need to be finessed based on feasibility and marketability given that the intent has always been to introduce FEASIBLE and intense mixed-use development, particularly on the east side of the corridor...with the goal of IMPLEMENTATION!**

The text amendments are recommending:

(1) CREATING Town Code Section 78-84 K.(3), (4) and (5) allowing for a HEIGHT and STORIES exemption for parking garages within the CORE Sub-Areas on the EAST side of Federal Highway, with additional public benefit contributions, including, (1) free public parking equivalent to 10% of the required private parking; (2) a 1% dollar contribution into the Public Improvements Fund for the increased value; (3) active liner uses for the entire parking structure on the Federal and Lake Shore Drive sides. (with a CAP, south of Cypress Drive, EAST side only, 5 stories or 55 feet; north of Cypress Drive, EAST side only, 3 stories or 33 feet)

AND

(2) AMENDING Town Code Section 78-83, Appendix A, Figure 1 related to the “Tower Building Type” to eliminate the interior side

setback requirement when 80% block consolidation is achieved for a development plan.

This technically only applies to the EAST side of Federal Highway and I will explain why using some visual aids.

BEFORE I DO, I would like to take a moment to go back to the VISION that has been set in the Code for the redevelopment of the entire corridor as it relates to what is being presented to you this evening.

The Vision Lake Park created mixed-use redevelopment options on the east and west sides of the US-1 corridor. A developer who is proposing bringing forward an almost (100%) code-compliant project with a mixed-use concept that incorporates the necessary open space, pedestrian and streetscape elements that the Code requires, ultimately meets the original and adopted intent of the Vision Lake Park. An individuals' 'ground level' experience will not be altered by a modification to overall building height in certain areas. The intent of the corridor has always been to introduce more intense mixed-use development, particularly in the Sub-CORE areas. The more immediate reality is that from an economic development perspective, we need to introduce the best possible development that is successful in the long run and if granting some additional height is needed, this is minimal in comparison to the overall "vision" that will ultimately be achieved and that is, in reality, desired not only by Staff and any particular developer, but by those in the surrounding areas as well since they see the value in introducing this type of development in the Town. By fixating on number of feet and stories, and possibly setback, we run the risk of compromising on overall design and overall feasibility of any individual project. Naturally, we create 'code' and we rely on the private sector professionals to identify possible design integration and feasibility on private property.

(REFER TO THE SCREEN FOR THE REGULATING PLANS)

→ Explain the Sub Areas Regulating Plan

- *Created as part of the Master Plan*
- *CORE Sub-Area identified in red*
- *Text Amendments would technically only apply to the east side of the corridor*

→ Explain the Building Heights Regulating Plan

- *Created as part of the Master Plan as well*
- *Identifies the maximum heights and stories currently in the Code either by right or with bonuses – this is important because the proposal does not intend to impose a more intense transition on the east side of the corridor as you move north from Silver Beach, but places caps on the exemptions that would still deliver, IF maximized, the most intense development adjacent to the Marina and then less intense moving north and depending on the block area. The reason this regulating plan is more colorful is because it identifies various transitional heights and stories that will not change as it relates to applying the exemptions...the exemptions will still need to adhere to the base heights on this plan as their starting point therefore, the transition will not be lost and the development proposed adjacent to the Marina, if maximized, can never be duplicated further north in terms of its size and the original adopted vision to intensify this block area.*

→ Explain “Tower Building Type”

- *ONLY permitted in the CORE Sub-Area, whereby on the west side the CORE area, for the most part, makes up 25% or less of the entire block area (far from the 80 % block consolidation proposed) therefore, unless additional contiguous parcels are acquired within certain block areas on the west side AND the heights are significantly reduced to meet the regulating plans on these*

additional parcels, the text amendment related to the setback would NOT have any effect on the development on the west side of the corridor.

- *For the east side of the corridor where the setback proposal could apply, the only two block areas with single-family homes are 414 Lake Shore Drive, a vacant and abandoned home and the block area adjacent to the Marina.*

Finally, I would like to review some of the commentary and staff responses that transpired at the P&Z Board meetings:

→ COMMENT: The text amendment is catered to one developer specifically.

STAFF RESPONSE: The reality is that typically, when code regulations are created, they are only put to the test when the first developer submits their plans therefore, while it may seem this is being proposed for one developer, it is actually being proposed for the first developer, as well as any developer that entrusts the Town with their multi-million dollar proposal moving forward. In the end, the first developer takes on the most risk.

→ COMMENT: Since design is flexible, there should be a “cap” on how many stories of parking should actually be exempt and not leave it open-ended.

STAFF RESPONSE: A “cap” has been inserted into the proposed Section. It is also being limited to the east side of Federal Highway (for now).

→ COMMENT: The addition of public parking will be very difficult, if not impossible, to monitor and enforce.

STAFF RESPONSE: While this is true, this is like any other public parking area. Certain mechanisms such as signage, camera surveillance and fine impositions for enforcement purposes can be installed onsite to allow for the proper use of the parking spaces (some additional language has been included in the proposed Section which includes requirements for signage and camera surveillance). In the end, requiring additional public parking, for public use, that is free of charge, is an added benefit to the existing operation and future viability of the Marina, special events, and overall area.

→ COMMENT: A 200 foot (or more) structure is a big deal for the Town and we cannot focus solely on revenue, but rather on the community and our character as well.

STAFF RESPONSE: The *Vision Lake Park* process already established the ability to introduce a 200+ foot structure in the Core Sub-Area adjacent to the Marina. The text amendment would simply introduce some additional flexibility as it relates to the required private parking and additional public parking, in an attempt to maximize the value and viability of the development project. A cap has been incorporated to limit the additional flexibility.

In addition, at the P&Z meeting this past Monday, November 4, several individuals also gave public comments...

Carrie Wood (140 Lake Shore Drive in Riviera Beach) spoke in opposition of any high-rise development since she bought her home in 2014 and is not interested in having her peaceful and beautiful environment affected and she does not want to lose her sense of privacy. Diane Bernard (301 Lake Shore Drive) advised the Board not to be distracted by the word “text” in text amendments since what the amendments are really asking the Board to do is change the decisions made not long ago. She further indicated that she is not asking for the plans to be rejected, but that they be reconsidered to be made

consistent with the current Code and that the Town should not be naïve since she was also invited to an open house by the developer, which was informative, but did not present the full shadow study analysis yet. Karen Young (126 Lake Shore Drive) reminded the Board that every Board Member expressed concern over the height and that she would be directly affected by the zero setback. She said the Town and residents are in favor of development, but this project is concerning due to its colossal size. She reminded the Board that most residents do not know what is going on and said it was unfortunate the Town Commission gave the Board no other choice, but to take a vote and ultimately recommend denial and asked the Board if these same amendments were put to a vote by the residents, how would it turn out.

Additional public comments included Miles Joseph of the Lake Park Bakery on Park Avenue who was in favor of the development and the business it would bring to the Town. Wilfred Plancheu of the Lake Park Bakery on Park Avenue also gave a public comment in support of the project and his support to build more business in the Town. John Hyne (310 Lake Shore Drive) spoke to support the development and the building heights and indicated that all could benefit from it, including the other areas such as Park Avenue, including the 'arts'. He further explained that there are many vacancies on Federal and this type of development would improve and fill the dead space and bring something new and that this is good for the Town. Cliff Roberts (302 Lake Shore Drive) spoke to express his confusion since he saw one ad in the paper with a Monday, November 2 date and then a second ad (given the typo) of Monday, November 4. He expressed he only lives here 5.5 months out of the year, but is concerned with the smells the development would bring and that in the past, he has always received meeting notices late.

BOARD MEMBER COMMENTS

Board Member Malanga – reminded everyone that originally the maximum heights were lower and then they were increased through the visioning process and now we are considering the possibility of adding extra stories within the Sub Core Areas of the District. He indicated the project is beautiful, but if this happens every time a development is proposed, this is troublesome. He reminded everyone that he had asked for certain items to be considered regarding having additional outreach and expanding the notification area, but at this point, he is open to ideas on how to make this work.

Board Member Metayer – expressed his concerns with the height and concerns that the Town Commission did not make any recommendations other than direct the Board to take a vote.

Board Member Rice – apologized to the Board and to Staff for his actions last week since he was going through a difficult time, but also indicated he was happy he had multiple meetings to think about the text amendments in order to properly understand the information. He understands that in order to be the jewel we need to be aggressive however, there is a balance and standard we must upkeep and that the Board's role is to be advisory to the Town Commission and that at this point he is ready to advise.

Vice-Chair Schneider – expressed concerns that the Town went through a lengthy visioning process for heights and bonuses and that the process created a maximum height, after all is applied, of 209 feet to the roofline, adjacent to the Marina and now the first developer may be asking for up to 255 feet or more to the roofline if the text amendments are approved. The other amendment to waive the setback would allow for a structure to be built on a property line and he cannot support this.

Chair Thomas – explained that as the P&Z Board, their position on text amendments is advisory in nature to the Town Commission and they have a responsibility to advise. The advice should be based on individual competence and knowledge based on appropriateness and consistency with the land development regulations and information made available to the Board, including the fact that the Town previously went through extensive visioning. It was then indicated that it is the Commission’s final responsibility to make a decision on what to do, or not to do, since that is what they are elected to do and that the Board is only advisory to the elected officials and that the elected officials do not have to always take the recommendations of the Board. She reminded the Board that they’ve had several meetings, including one-on-one meetings and asked them to now make a decision.

MOTION OF THE BOARD

Vice-Chair Schneider made a motion to DENY the text amendments since the height is not consistent with the vision plan and the setback request is not compatible with the neighbors.

Board Member Rice seconded the motion

The motion PASSED at a vote of 4-1 with Chair Thomas opposing the motion.

Finally, since a feasibility analysis was requested by the P&Z Board to identify a “private development” point of reference, this has also been included in the packet and if the Commission is interested in hearing from those who submitted it to the Town, representatives are in the audience as well.

In conclusion, **the original vision is NOT being altered and the vision remains the same since as a reminder, regulations are living and breathing documents that must adapt to ensure feasibility and marketability of projects and most importantly, implementation.**

STAFF RECOMMENDATION

Staff’s position remains that we are recommending APPROVAL....

**OF THE TEXT AMENDMENTS CREATING SECTION 78-84 K.(3),(4), and (5).
AND AMENDING THE TOWER BUILDING TYPE.**

78-84 K.(3), (4), and (5).

(3) Structures with parking garages within identified development parcels in the Core Sub-Area of the Federal Highway Mixed Use District Overlay, east of Federal Highway, are entitled to an exception to the maximum height established for the Core Sub-Area to accommodate the parking of vehicles within the structure. The parking garage shall not be considered as part of the measurement of the total height of a building, provided that: (a) the developer contributes funds to the Federal Highway Mixed-Use District Public Improvement Fund in accordance with Section 78-84(L) proportionate to the overall construction value; and (b) at least 10%

of the total number of required parking spaces in the parking garage are designated as free public parking. The free public parking spaces shall be identified as free public parking by signage. The parking garage shall be equipped with camera surveillance of the public parking areas; (c) the parking garage shall be developed with an active use liner on the Federal Highway and Lake Shore Drive frontages of the building.

(4) Structures within identified development parcels in the Core Sub-Area of the Federal Highway Mixed Use District Overlay, south of Cypress Drive, are entitled to an exemption of up to 5 stories, or 55 feet.

(5) Structures within the development parcels in the other Core Sub-Areas of the Federal Highway Mixed Use District Overlay, north of Cypress Drive are entitled to an exemption cap of 3 stories, or 33 feet.

78-83, Appendix A, Figure 1

Interior side setback applies in the CORE Sub-Areas unless full block consolidation or at least 80% block consolidation is attained.



PALM BEACH NORTH
CHAMBER OF COMMERCE

Exhibit "D"

RECEIVED

OCT 31 2019

Town Manager
TOWN OF LAKE PARK

October 29, 2019

John D'Agostino
Town Manager
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

Dear John,

Developing and growing a prosperous, competitive economy is the highest priority for the Chamber and its partners as identified in Our Strategic Plan. Supporting municipal governments both individually and collectively in identifying and implementing economic development priorities is one of the strategies identified in Palm Beach North.

The Chamber was supportive of the Town of Lake Park taking the initiative in changing the height and density on the US 1 corridor to increase the Town's Ad Valorem revenues. The first project to take advantage of this zoning is called Nautilus 211.

Thank you for the presentation and opportunity to ask questions from the developer's representative. After careful consideration, the Economic Development Committee of the Chamber entertained a motion of support. This motion was approved by the Executive Committee of the Chamber.

As result, please accept this letter as support for the Nautilus 211 project and we look forward to collaborating in future.

Sincerely,

Noel Martinez
President & CEO

John Carr
Chairman of the Board of Directors



Marine Industries Association
OF PALM BEACH COUNTY, INC.

MIAPBC is a not-for-profit organization created to promote and protect the sound growth of the marine industry in Palm Beach County for the benefit and education of its members, the community, and the environment

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Gentile Glas Holloway
O'Mahoney & Associates

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STAFF

Alyssa Freeman
Executive Director

Stephanie Brown
Operations Director

Aubrey Fleming
Administrative Manager

October 29, 2019

To whom it may concern:

The Marine Industries Association of Palm Beach County, Inc. (MIAPBC) supports the Nautilus 211 project in the Town of Lake Park. The mission of the MIAPBC is to promote and protect the growth of the marine industry, which this project does by providing new amenities, upgrades and additional parking to the Town's marina. Additionally, the proposed two new waterfront restaurants will draw more people to enjoy the Town's waterfront.

Sincerely,

Alyssa Freeman,
Executive Director

TOWN MANAGER COMMENTS

NOVEMBER 6, 2019 – TOWN COMMISSION MEETING

SEACOAST CONSTRUCTION ON NORTHLAKE BLVD.- UPDATE

Seacoast Utility Authority is undergoing a construction project to replace the water and sewer infrastructure within the Northlake Boulevard right-of-way between Alternate A1A and US-1. Recently it was decided to delay the start of construction until after the holiday season. As such, construction is set to begin at the **beginning of January 2020** and last approximately 10 months. During the course of the project Seacoast intends to issue periodic newsletters to update stakeholders of construction progress and impacts. For more detailed information on this project, including how it will be phased to minimize any inconveniences, please visit www.construction.sua.com/

DOVER KOHL CONTRACT

In follow-up to the Dover Kohl contract approval for the C-3 area, we would like to schedule the Visioning Workshop for approximately 1.5 hours on **Wednesday, December 4th at 6pm.** This is a Commission meeting night. This announcement is being made in the event there are any issues with this schedule.

LAKE PARK HISTORIC PRESERVATION BOARD

The Town's Historic Preservation Board will be holding a one-hour 'design review refresher' workshop for identifying historic character and applying the secretary of the interior standards for rehabilitation of historic property on **Monday, December 9 at 9am** in the Town Hall Commission Chambers. The presentation will be provided from the State Bureau of Historic Preservation, Division of Historical Resources.

TEMPORARY PARKING UPDATE

We have continued work on the temporary parking lot expansion. We have delivered 7 dump truck loads of millings at a cost of just approx. \$140/load, and we anticipate needing an additional 18 loads. This would put us at about \$3,500 in total millings cost and the streets/roads account is the current source of funding. This is not a budgeted item. Once the expansion is completed the total space count will be between 75-85 spaces.

TOWN GRANTMAKING POLICY PROGRAM

The Town Grantmaking Application and Instructions are now available. The electronic version can be found on the front page of the Town's website, as well as on the documents page. Hard copies can be found in both the upstairs and downstairs information racks. The same application is to be used for the "small grant program" (\$500 and under) and the "large grant program" (\$500.01 up to \$25,000). All applicants requesting funds under the large grant program are required to attend a pre-application conference that will be held in Town Hall at 2:00 PM on November 21, 2019. Any applicant wishing to request guidance or assistance from the Town's grants writer may schedule an appointment with her at any time until December 18, 2019. Complete instructions are included with the application packet. **All applications must be submitted no later than 5:00 PM on January 17.**

DONATION - JOSH'S BENCHES FOR SUICIDE AWARENESS

Cindy Nadelbach, Founder of the non-profit organization, Josh's Benches for Awareness would like to donate an awareness bench to Kelsey Park.

"On May 22nd, 2018, we lost our son Joshua to suicide at the age of 21. At the age of 15 he was diagnosed with depression and anxiety. Although we had thought that his struggles were behind him, he had actually been suffering in silence.

I started Josh's Benches a few months after his passing. Our purpose is to educate organizations and individuals from a young age through adulthood about suicide prevention and awareness. We want to help spread important resources in a visible manner by building yellow benches and placing them in public spaces and schools.

We feel that with getting our bright yellow benches out there, we are hoping to finally stop the stigma that suicide has, and to let anyone who is struggling know that there is help available.

*Our first bench has been featured by WPTV local news. We donated this first bench to Pierson Park in the Village of Wellington. We also have a second and third bench installed at Westgate Recreation Center, and the West Boynton Beach Recreation Center. Also Wellington Dog Park, Tiger Shark park, Foreistier Park, Jaycee park, Okeeheelee park, Palm Beach State College, We have a High School in Palm beach county and we are waiting on many more approvals for our sponsors to get an awareness bench installed at different locations, We also just got approval for the Library system and are starting to grow nationwide as well. **The cost to sponsor a bench is \$790.00**, if you are located in Palm Beach County, it will be delivered and installed onto a cement areas. If you are outside of Palm Beach County, you would pay shipping and handling which can vary and if you*

have another way to get bench, you can pick it up at our Vendor. Check out the following links to see all of the great other things that we have done in the community: <https://www.facebook.com/watch/?v=613202665799872>
<https://www.wptv.com/news/region-c-palm-beach-county/lantana/palm-beach-county-family-raises-awareness-about-suicide> <https://www.sun-sentinel.com/local/palm-beach/wellington/fl-cn-wellington-joshs-benches-suicide-awareness-20190228-story.html> · <https://gotowncrier.com/2019/02/bench-aimed-at-suicide-prevention-finds-a-home-in-wellingtons-village-park/>

In order for our organization to grow, and our goals to be met, we need donations and sponsorships for our benches. We also need help with getting authorization for new bench locations. I would love to get the chance to speak with you, and discuss a possible partnership. Cinbarr@yahoo.com | support@joshsbenches.com

SOCCER SUMMER CAMP

The breakdown (by city) of the 121 kids that participated in the Soccer Summer Camp:

- 29 Lake Park (24%)
- 20 Riviera Beach (16%)
- 14 Palm Beach Gardens (11%)
- 10 Jupiter (8%)
- 5 Royal Palm Beach (4%)
- 3 North Palm Beach (3%)
- 2 Wellington (1.5%)
- 2 Port St. Lucie (1.5%)
- 1 Loxahatchee (~1%)
- 1 Palm Beach Shores (~1%)
- 34 West Palm Beach (29%)

AFTER SCHOOL SPORTS CLUB

Registration is open for the After School Sports Club to be held every **Tuesday and Thursday from 3:00 pm – 5:00 pm** at Bert Bostrom Park. The program is free for Lake Park residents' ages 6-12 years old. Activities include basketball, kickball, track & field and soccer.

VETERANS DAY PARADE

The 2019 Veterans Day Parade will be held on **Sunday, November 10th at 10:00 am**. The parade will begin at the Clock Tower located on Park Avenue. For more information please call the Special Events Department at 561-840-0160.

VETERANS DAY CAR SHOW

The 14th Annual Vets Day Car Show will be held on **Sunday, November 10th** in Kelsey Park immediately following the Veterans Day Parade. For more information please call the Special Events Department at 561-840-0160.

VETS DAY CAR SHOW NEWS COVERAGE

WPBF Channel 25 will do a preview of the Vets Day Car Show during their morning show with Meteorologist Sandra Shaw on **Friday, November 8th** in Kelsey Park. There will be a live broadcast at 9:00 am and then we will tape a segment that will air during the 5:00 pm and 6:00 pm shows. The Mayor, and Mike Scott (the event organizer) will be interviewed along with other car enthusiasts that will have their cars featured at the event.

OFFICES WILL BE CLOSED IN OBSERVANCE OF VETERANS DAY

Monday, November 11th – Town Hall, the CRA Office, Library and Public Works will be closed.

Sanitation Schedule: Residential-Garbage and Vegetation will be picked up on Tuesday, November 12th. Commercial – There will be no change to service on Monday, Veterans Day.



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

Commission

MEETING DATE: 11/6/19

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

Name: Rebecca Strenjes
Address: 545 Teak Rd

If you are interested in receiving Town information through Email, please provide your E-mail address: rebeccastrenjes@gmail.com

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

I would like to make comments on the following Non-Agenda Item(s):
Teak DR Speeding issue.

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

①



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

Commission

MEETING DATE: 11/06/19

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

Name: Irene Inacanga
Address: 538 TEAK DR

If you are interested in receiving Town information through Email, please provide your E-mail address:

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

TEAK Dr

I would like to make comments on the following Non-Agenda Item(s):

SPEED BUMPS

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

2



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

Commission

MEETING DATE: 11/6/2019

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

Name: Brian Berman

Address: 301 Lake Shore Dr, Apt. 400

If you are interested in receiving Town information through Email, please provide your E-mail address: BrianBerman13@yahoo.com

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

G. #4 - Nautilus 211

IN support

I would like to make comments on the following Non-Agenda Item(s):

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

3



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

Commission

MEETING DATE: 11/6/2019

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

Name: Susan Gray
Address: 301 Lakeside Dr. #107 Lake Park, FL 33403

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

TAB #4 Commission Agenda

in support

I would like to make comments on the following Non-Agenda Item(s):

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

4



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

Commission

MEETING DATE: 11/6/19

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

Name: Stephanie Brown Marine Industries Assn. of PBC

Address: 1200 W Hwy. 1 Ste. B North Palm Beach, FL 33407

If you are interested in receiving Town information through Email, please provide your E-mail address: Stephanie@marinepbc.org

I would like to make comments on the following Agenda Item:
Item 4 Nautilus 211 Project.

I would like to make comments on the following Non-Agenda Item(s):
in support

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

5



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

Commission

MEETING DATE: 11/6/19

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

Name: John Hynes

Address: 310 Lake Shore Dr.

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:
G-4 pertaining to the building project at
220 Lake Shore Drive

I would like to make comments on the following Non-Agenda Item(s):

_____ in support

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

(6)



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

Commission

MEETING DATE: 11/6/19

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

Name: David Markarian
Address: 215 Via Condeco Way, Palm Beach Gardens, FL 33418
If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

G-4 in support

I would like to make comments on the following Non-Agenda Item(s):

Mayor O'Rourke's new hairstyle.

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

7



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

Commission

MEETING DATE: 11/6/2014

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

Name: Chip Armstrong
Address: 4240 Delmara Court RB
If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

G 4. _____ in support

I would like to make comments on the following Non-Agenda Item(s):

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

8



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

Commission

MEETING DATE:

11/6/2019

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

Name: Diane Bernhardt
Address: 301 Lake Shore Drive

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:
Havana Area Improvement

I would like to make comments on the following Non-Agenda Item(s):
in support w/ modifications

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

9



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

Commission

MEETING DATE: 11/6/19

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

Name: Carrie Wood

Address: 140 Shore Drive

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

Nautilus 211

not in support

I would like to make comments on the following Non-Agenda Item(s):

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

(10)



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/6/19

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

Name: PETER BAYTARIAN
Address: 220 LAKE SHORE DR.

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:
220 LAKE SHORE | NAUTIGUSS 22
DEVELOPMENT

I would like to make comments on the following Non-Agenda Item(s):

in support

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

(11)



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11.6.19

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

Name: Brian Terry

Address: 3144 Okeechobee Blvd

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

#4 in support

I would like to make comments on the following Non-Agenda Item(s):

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

12



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/6/19

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

Name: Larry Zabik
Address: 277 Las Palmas ST RPB

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

G. 4. Text Amendment in support

I would like to make comments on the following Non-Agenda Item(s):

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

(13)



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 6 Nov-2019

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

Name: HARVEY DYER
Address: 525 Cranchfield Blvd, Suite 100, WPB, FL 33401
If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:
G. 4. Proposed Ordinance 12-2019

I would like to make comments on the following Non-Agenda Item(s):
in support

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

14



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/6/19

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

Name: ROGER RAMDEEN

Address: 525 OKEECHOBEE BLVD

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

ITEM # 4

in support

I would like to make comments on the following Non-Agenda Item(s):

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

15

TAB 2



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 4, 2019

Agenda Item No. *Tab 2*

Agenda Title: November 20, 2019 Regular Commission Meeting Minutes .

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

Approved by Town Manager *JM Edwards* Date: *11/22/19*

Shaquita Edwards *11/21/2019*
 Shaquita Edwards, MPA, CMC

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

Recommended Motion: To approve the November 20, 2019 Regular Commission Meeting Minutes.



**Minutes
Town of Lake Park, Florida
Regular Commission Meeting Minutes
Wednesday, November 20, 2019, 6:30 PM
Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, November 20, 2019 at 6:38 p.m. Present were Mayor Michael O’Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, John Linden, Roger Michaud, Town Manager John O. D’Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

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

SPECIAL PRESENTATION/REPORT:

1. Proclamation in Honor of Gregory S. Durgin.

Mayor O’Rourke presented the Proclamation to Mr. Durgin.

Mr. Durgin expressed his appreciation to the Town of Lake Park. He thanked Town Manager D’Agostino, Attorney Baird, the Commission, Community Development Director Nadia DiTommaso and all of the Town of Lake Park Department Heads and employees.

PUBLIC COMMENT:

Martha Andres of North Palm Beach, commented on behalf of a client seeking to acquire land for business expansion purposes. She explained that her client currently operated at Palm Beach Mazda, 2677 Northlake Blvd, Lake Park, Florida 33403. Additionally, she explained that her client expressed an interest in property located at 13th Street and Watertower Road. She questioned if the Commission would allow new vehicles to be parked at the aforementioned location. Mayor O’Rourke thanked Ms. Andres for her comment and advised that she contact the Community Development Department.

CONSENT AGENDA:

- 2. Special Call Commission Meeting Minutes of October 30, 2019.**
- 3. Resolution No. 93-11-19 Authorizing and Directing the Mayor to Execute an Agreement with PlayCore Wisconsin, Inc., DBA GameTime, to Furnish and Install a Shade Canopy and a Swing Set.**

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

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		

Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

BOARD MEMBERSHIP:

4. Nomination of Caleb Decius to the Planning & Zoning Board as an Alternate Member.

Motion: Commissioner Linden nominated Caleb Decius to the Planning & Zoning Board as an alternate member; Commissioner Michaud seconded the nomination.

Mr. Decius, lifelong resident of the Town of Lake Park expressed enthusiasm with regard to joining the Planning & Zoning Board. He explained that he served as an Educator throughout Palm Beach and Dade Counties.

Vote on Motion:

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

Motion passed 5-0.

Mayor O'Rourke welcomed Mr. Decius to the Planning & Zoning Board. Mr. Decius thanked the Commission for their consideration.

PUBLIC HEARING – ORDINANCE ON FIRST READING: None

PUBLIC HEARING – ORDINANCE ON SECOND READING:

5. Ordinance No. 09-2019 Repealing in its Entirety Chapter 2, Article V, Division 2, Entitled “Purchasing”, and Replacing and Readopting it as a Revised Division 2.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, REPEALING IN ITS ENTIRETY CHAPTER 2, ARTICLE V, DIVISION 2, ENTITLED “PURCHASING”, AND REPLACING AND READOPTING IT AS REVISED DIVISION 2; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.

Motion: Commissioner Flaherty moved to approve Ordinance 09-2019 on second reading; Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		

Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

Attorney Baird read the Ordinance by title only.

6. Ordinance No. 12-2019 Repealing Section 78-69, Entitled “C-1B Business Districts” and Creating a New Section 78-69 to be Entitled “C-1B Neighborhood Commercial District”.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 78, ARTICLE III, BY REPEALING SECTION 78-69, ENTITLED “C-1B BUSINESS DISTRICTS” AND CREATING A NEW SECTION 78-69 TO BE ENTITLED “C-1B NEIGHBORHOOD COMMERCIAL DISTRICT”; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Manager D’Agostino explained the item. Mayor O’Rourke asked for clarification regarding the transfer of liquor license. Community Development Director DiTommaso explained that she was uncertain if the transfer of the license to a new entity would require the approval of the Community Development Department. She explained that Town would encounter an issue due to distance separation if approval was required. Also, that there would be no impacts if approval was not required. Discussion ensued regarding state issued liquor licenses.

Mayor O’Rourke questioned if the Commission wanted a School in the above referenced area. Commissioner Michaud commented that a School had expressed interest in the general area, and asked if the School would be permitted. Community Development Director DiTommaso explained that the School would be permitted, and that they had completed the zoning process. (Coastal Middle & High School, Lake Park, Florida).

Commissioner Linden asked for clarification of Public/Private Schools per Section 78-69 C-1B Neighborhood Commercial District, (1) Permitted Uses, (k) (Proposed Language). Community Development Director DiTommaso recommended the removal of the terminology that only referenced Public/Private Schools. Vice-Mayor Glas-Castro questioned if the Town could seek a variance for distance separation. Attorney Baird commented that he believed the distance separation was part of a Florida State Statute. Mayor O’Rourke questioned if the Statute would impact grandfathered businesses.

Community Development Director DiTommaso explained two scenarios as follows:

(Scenario 1) Ordinance No. 13-2019 adopted as-is including permitted uses for public and private schools. She explained that in the future any businesses within 500 feet requiring a liquor license sign-off by Zoning would be restricted.

(Scenario 2) Removal of Public/Private School proposed permitted use. She explained that all businesses currently within 500 feet would be restricted.

Attorney Baird explained that the proposed Ordinance included the permitted uses: Public/Private Schools. Also, that he understood the discussion was to remove Public/Private Schools from the Ordinance, therefore eliminating the issue with alcohol sales.

Community Development Director DiTommaso explained that Coastal Middle & High School had completed the application, zoning approval, and made improvements to the property. Attorney Baird questioned if there was an administrative approval of the use. Community Development Director DiTommaso answered, “Yes”. Mayor O’Rourke questioned if the approval required a Quasi-Judicial Hearing. Community Development Director DiTommaso answered, “No, under the current zoning district it is a permitted use”.

Attorney Baird stated, “My understanding is that an administrative approval by staff for the zoning use has already occurred. That use is allowed by the current zoning code. So that use is now a legally established use. If you adopted this Ordinance and take Public and Private Schools out, the staff approved use will become a legal non-conforming grandfathered use”.

Vice-Mayor Glas-Castro referred to the Florida State Statute and clarified a means to seek deviation.

Community Development Director DiTommaso explained that the current alcohol Ordinance provides an exemption for Park Avenue. Also, the ability to revisit the Town Code to provide additional exemptions to allow certain corridors to serve alcohol and that the next step would be to rezone the district.

Motion: Commissioner Michaud moved to approve Ordinance 12-2019 on second reading; Commissioner Linden seconded the motion.

Discussion ensued regarding the exclusion of Public and Private Schools.

Motion: Commissioner Michaud moved to approve Ordinance 12-2019 on second reading, excluding Public and Private Schools as a permitted use; Commissioner Linden seconded the motion.

Additional discussion ensued regarding removing sub-section k completely.

Motion: Commissioner Michaud moved to approve Ordinance 12-2019 on second reading, excluding subsection (k) “Public or private schools, nursery, kindergarten or daycare, only when required parking can be accommodated. Accessory outdoor play areas are permitted; Commissioner Linden seconded the motion

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Linden	X		

Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

Attorney Baird read the Ordinance by title only.

7. Ordinance No. 13-2019 Amending Section 78-83, Appendix A, Figure 1 “Tower Building Type” to Eliminate the Interior Side Setback Requirement for Buildings When 80% Block Consolidation is Achieved for a Development Plan; Providing for the Creation of Town Code Section 78-84 K. (3), (4), and (5); Providing for Height and Stories Exemptions for Parking Garages.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING TOWN CODE SECTION 78-83, APPENDIX A, FIGURE 1 “TOWER BUILDING TYPE” TO ELIMINATE THE INTERIOR SIDE SETBACK REQUIREMENT FOR BUILDINGS WHEN 80% BLOCK CONSOLIDATION IS ACHIEVED FOR A DEVELOPMENT PLAN; PROVIDING FOR THE CREATION OF TOWN CODE SECTION 78-84 K.(3), (4), AND (5); PROVIDING FOR HEIGHT AND STORIES EXEMPTIONS FOR PARKING GARAGES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Manager D’Agostino explained the item.

PUBLIC COMMENT:

Cards are marked in support or opposition to the Text Amendment.

Chip Armstrong of Riviera Beach, commended and expressed support to the Commission and Developer for their dedication to the enhancement of the Town of Lake Park.

Alyssa Freeman, Executive Director of the Marine Industries Association of Palm Beach County expressed support the furtherance of the proposed Text Amendments and Project.

Karen Young of Lake Park, expressed disappointment with reference to the comments of Mayor O’Rourke at a previous meeting, “One parcel at this point appears to be holding out. The homeowner has gone through a death in the family, and probably needs a little more time to determine what she wants to do. In this particular case, I think what we are dealing with someone who is looking to make a substantial amount of money”. She asked that the board withhold comments, and speculations regarding her personal life. She explained that she was in support of the Text Amendments with considerations.

John Hyde of Lake Park, expressed support of the proposed Text Amendments and Project.

Wayne Felber of Lake Park, expressed support of the proposed Text Amendments and Project.

Sharon Felber of Lake Park, expressed support of the proposed Text Amendments and Project.

Sharon Merchant of West Palm Beach, read aloud a letter of support from D.S. Eakins, Construction Corporation (see Exhibit “A”).

Larry Zabik of Royal Palm Beach, announced that he was part of the project development team and was available to answer questions.

Brian Terry of West Palm Beach, waived his comment and confirmed support of the proposed Text Amendments and Project.

Peter Baytarian of Lake Park, waived his comment and confirmed support of the proposed Text Amendments and Project.

Roger Ramdeen, waived his comment and confirmed support of the proposed Text Amendments and Project.

Motion: Commissioner Michaud moved to approve Ordinance 13-2019 on second reading; Commissioner Flaherty seconded the motion.

Commissioner Linden explained that he would vote in support of the proposed Text Amendments and Project because he was aware of the favorable impact to the Town. He expressed disappointment with community outreach and lack of communication to residents.

Vote on Motion:

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

Motion passed 5-0.

Attorney Baird read the Ordinance by title only.

NEW BUSINESS:

8. Discussion on Incorporating Accessory Dwelling Unit (ADU) Provisions in the Town of Lake Park Code of Ordinances.

Town Planner Anders Viane presented to the Commission (see Exhibit “B”). The Commission thanked Planner Viane for his presentation. Commissioner Michaud questioned if a converted garage would be considered as an ADU. Town Planner Viane explained that a converted garage would not be considered as an ADU unless permitted.

Commissioner Michaud questioned the impact of ADU's on the Florida Homestead Exemption Status. Planner Viane explained that he was uncertain but would conduct research. Commissioner Flaherty asked for clarification regarding the allotted footprint of buildings, with reference to an additional story. Planner Viane answered, "Yes", and explained that the Town had not completed a Floor Area Ratio but the footprint of the building could not exceed 1,000 square feet.

Commissioner Linden questioned if a homeowner could sub-divide their lot and sell their ADU. Planner Viane answered, "No", and explained that a prohibition could be included in the draft ordinance. Commissioner Linden questioned the recommendation of an on-street parking space. Planner Viane explained that he believed the circular driveways were sufficient; however, the space would need to be verified. Commissioner Linden questioned if there would be a permanent access pathway to the sidewalk from the ADU. Planner Viane explained that it had not been considered. Commissioner Linden asked for clarification of the proposed two ADU's per block. Planner Viane explained that the projection was for properties that pay 30% above their income. Mayor O'Rourke referred to the Bert Harris Jr., Private Property Rights Protection Act as related to block restrictions. Commissioner Linden suggested the revision of the following draft language "If any of the above provisions are violated, occupancy of the ADU must cease immediately and the Town shall require that the kitchen and bathroom facilities be demolished" and the use of pre-fabricated structures.

Vice-Mayor Glas-Castro expressed concerns regarding parking requirements and referred to the 300 Block of Hawthorne Drive. She suggested that on-street parking looked better than additional parking in the front yard. She asked Planner Viane for a list of properties that had legitimate ADU's. Planner Viane explained that the Town would determine ADU's rentals via Residential Business Tax Receipts. Vice-Mayor Glas-Castro asked for clarification of the occupancy minimum size of the ADU. Planner Viane explained that the minimum specifications may be provided in the Florida Building Code. Community Development Director DiTommaso explained that she believed the minimum specifications to be 50 sq. ft. per bedroom, and 100 sq. ft. for two occupants. Vice-Mayor Glas-Castro asked Attorney Baird to share the definition of owner occupied. Attorney Baird explained that owner occupied requires the owner to live on the property, if the owner does not live on the property it is no longer considered an ADU.

Mayor O'Rourke commented that he was in support of ADU's and the provision of affordable housing. He asked for clarification of the proposed expenses of the South East quadrant of the Town. Town Manager D'Agostino explained that there was a socio-economic issue (lower incomes). Mayor O'Rourke questioned why the South West quadrant was not included. Planner Viane explained that the South West quadrant was considered as affordable housing. Mayor O'Rourke expressed concerns regarding parking, the preemption of short-term vacation rentals, and reiterated issues related to the Bert Harris Jr., Private Property Rights Protection Act. He suggested that the Town schedule a future Workshop to discuss ADU's.

PUBLIC COMMENT:

Tambia Goodson of Lake Park commented in support of ADU's. Also, that she enjoyed the Towns' waterfront and suggested that the Town create a pickleball park for exercise purposes.

9. Discussion regarding the Closure of 5th Street to Traffic from the City of Riviera Beach, Florida.

Town Manager D'Agostino reviewed the item and provided the Commission with Exhibit "C". Public Works Director Richard Scherle explained that the speed assessment (speed tables) along Northern Drive costs were approximately \$15,000.00. Vice-Mayor Glas-Castro suggested additional information regarding vehicle speeds along 4th Street & 6th Street. Mayor O'Rourke suggested a Town-wide comprehensive speed study. Commissioner Linden agreed with the suggestions of additional studies. Town Manager D'Agostino explained that he would collaborate with PBSO to conduct additional speed studies.

PUBLIC COMMENT:

Marion Bryant of Lake Park, commented regarding the issue of dangerous vehicle speeds along 5th Street.

FUTURE AGENDA SUGGESTIONS:

Accessory Dwelling Unit Workshop.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird had no comments.

Town Manager D'Agostino provided a copy of his comments to Commission (see Exhibit "D").

Commissioner Linden announced that Parent to Parent would host a Turkey Give Away at the Brew House Gallery on Sunday, November 24, 2019. He announced that Operation Hope would host a Turkey Give Away on Monday, November 25, 2019 at 6:00 p.m. He announced the Diversity Council Meeting was scheduled for Thursday, November 21, 2019 at 9:30 a.m.

Commissioner Michaud wished his nephew a Happy Birthday.

Commissioner Flaherty wished Town Residents and Employees a Happy Thanksgiving.

Vice-Mayor Glas-Castro had no comments.

Mayor O'Rourke announced that Aldi Grocery Store would have a ribbon-cutting ceremony on Thursday, November 21, 2019 at 8:30 a.m. He thanked Judith Cooper for her efforts for the Town of Lake Park Library read for the record.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Vice-Mayor Glas-Castro and seconded by Commissioner Flaherty, and by unanimous vote, the meeting adjourned at 9:10 p.m.

Mayor Michael O'Rourke

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Shaquita Edwards, MPA, CMC

Town Seal

Approved on this _____ of _____, 2019



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11-20-19

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

Name: Martha Andres
Address: 732 TRADEWIND DR

If you are interested in receiving Town information through Email, please
provide your E-mail address: martha@lifetimerealty.com

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

D. Public Comment

I would like to make comments on the following Non-Agenda Item(s):

Storing New Cars on property with
fencing, landscaping & paving

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

①



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/20/2019

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

Name: Chip Armstrong
Address: 4240 Delmara Court

If you are interested in receiving Town information through Email, please provide your E-mail address: Chip

I would like to make comments on the following Agenda Item:
H.M.

I would like to make comments on the following Non-Agenda Item(s):
in support

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

2



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11-20-19

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

Name: Alyssa Freeman
Address: 160 meadowlark Dr., RPB, FL 33411
If you are interested in receiving Town information through Email, please
provide your E-mail address: alyssa@marinexplor.org

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

H7

I would like to make comments on the following Non-Agenda Item(s):

in support

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

3



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/20/2019

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

Name: KAREN YOUNG
Address: 126 LAKE SHORE DR

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:
47- TEXT AMENDMENT

I would like to make comments on the following Non-Agenda Item(s):
opposed

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

④



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/20/2019

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

Name: John Hynes

Address: 310 Lakeshore

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

H7 regarding the Natulis 211 project

I would like to make comments on the following Non-Agenda Item(s):

in support

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

5



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11 30 19

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

Name: WAYNE FELBER
Address: 128 LEHANE TER #103 NPB FL 33408
If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:
H7 NAUTILIS ZII PROJECT

I would like to make comments on the following Non-Agenda Item(s):
in support

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

6



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/20/19

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

Name: Sharon Felber

Address: 128 Lehane Ter #103 NPB

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

H7 Nautilus 211 Project

I would like to make comments on the following Non-Agenda Item(s):

_____ in support

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

(7)



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/20/19

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

Name: Sharon Merchant
Address: 1804 N Dixie Hwy, WSPB 33407
If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:
Nautilus 211 - read a support letter
from DS Eakins

I would like to make comments on the following Non-Agenda Item(s):
in support

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

8



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/20/19

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

Name: Larry Zabik
Address: 277 Las Palmas ST RPB FL 33411
If you are interested in receiving Town information through Email, please
provide your E-mail address: LZabik@ZabikandAssociates.com

I would like to make comments on the following Agenda Item:
7H -

I would like to make comments on the following Non-Agenda Item(s): in support

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

(9)



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: _____

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

Name: Brian Terry
Address: 8144 Okeechobee Blvd WPB

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

H 7

I would like to make comments on the following Non-Agenda Item(s):

in support

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

(10)



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/20/19

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

Name: PETER BAYTARIAN
Address: 220 LAKESHORE DR. LAKE PARK, FL

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

(H) 7 - Ordinance No 13-2019
Solbank + Bldg. Height

I would like to make comments on the following Non-Agenda Item(s):

_____ in support

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

11



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/20/19

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

Name: ROGER RAMDEEN

Address: _____

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

H-7

I would like to make comments on the following Non-Agenda Item(s):

in support

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

12



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/20/19

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

Name: Tambia Goodson

Address: 228 Bayberry Drive

If you are interested in receiving Town information through Email, please provide your E-mail address: jntstring@gmail.com

I would like to make comments on the following Agenda Item:
Incorporating Accessory Dwelling Unit provision

I would like to make comments on the following Non-Agenda Item(s):

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

(13)



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 11/20/2019

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

Name: MARION BRYANT

Address: 4514 FORESTERIA DR

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

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

_____ I 9
* FOLLOWING AGENDA ITEM

I would like to make comments on the following Non-Agenda Item(s):

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

14



November 8, 2019

RE: Nautilus – Lake Park

To Whom It May Concern,

It is with great pleasure for us at D.S. Eakins Construction Corp., a local Lake Park based company, to offer our support and recommendation of approval for the Nautilus-Lake Park project. As a local construction company, we have called the Town of Lake Park our home for over 19 years. We have had the pleasure of working with and working for the Town's residents, staff and commissioners and we have seen the great things that they can accomplish.

Not only will this be a great source of additional tax revenues, providing much needed funding to improve the aging infrastructure, but it will also provide more local jobs, further stimulating the Towns economy. We also believe that a project such as this will open the door for more projects, constantly making this great Town even greater.

Should you have any question regarding this letter, please feel free to contact Doug or myself.

Sincerely,



D. Steven Eakins, Jr.
Vice President
D.S. Eakins Construction Corporation

POST OFFICE BOX 530185 LAKE PARK, FLORIDA 33403
PHONE: (561) 842-0010 FAX: (561)842-0009

Exhibit "B"

Special Presentation: Accessory Dwelling Units

Anders Viane, Planner – Community Development Department

Agenda

- Tonight I will be introducing you to the concept of accessory dwelling units
- What are they, why are they important, and what do they mean to the Town of Lake Park?
- After that, we will discuss what accessory dwelling units might look like in Lake Park
- Finally, we'll conclude with questions and feedback.

Introduction



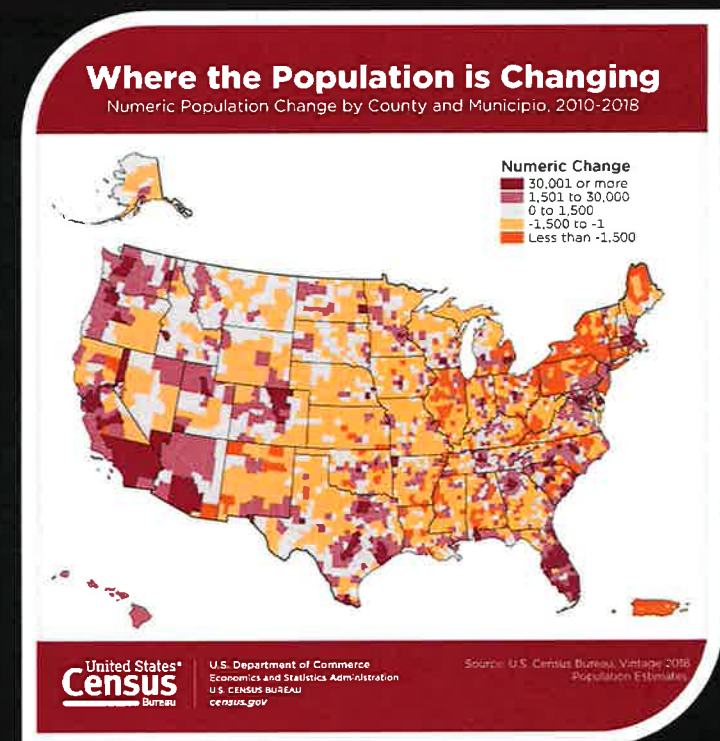
- Accessory dwelling units (ADUs) are secondary dwellings on single family parcels
- ADUs are in accord with urban planning best-practices for retrofitting suburbs
- They increase the diversity and affordability of housing stock
- They provide home-owners supplemental income
- They contribute to the unique character and charm of the Town of Lake Park

On Good Planning Practice

- Lake Park has good planning in its “bones” dating back to its street grid layout by the Olmstead Corporation
- Today’s planning paradigm is moving away from single-use, exclusionary zoning and toward density, walkability, affordability, and new urbanism
- Legalizing rental ADUs has been explored by Broward County, Miami Beach, and Lake Worth Beach
- Allowing accessory dwelling units would put Lake Park at the forefront of innovative planning practice in South Florida as we have historically been.

On Affordability - Supply and Demand

- Palm beach County's population increased by over 30,000 since 2010
- Demographic change puts pressure on the supply and demand relationship in our housing market
- It is generally accepted supply and demand affects the price of housing
- These cost pressures impact both renters and owners



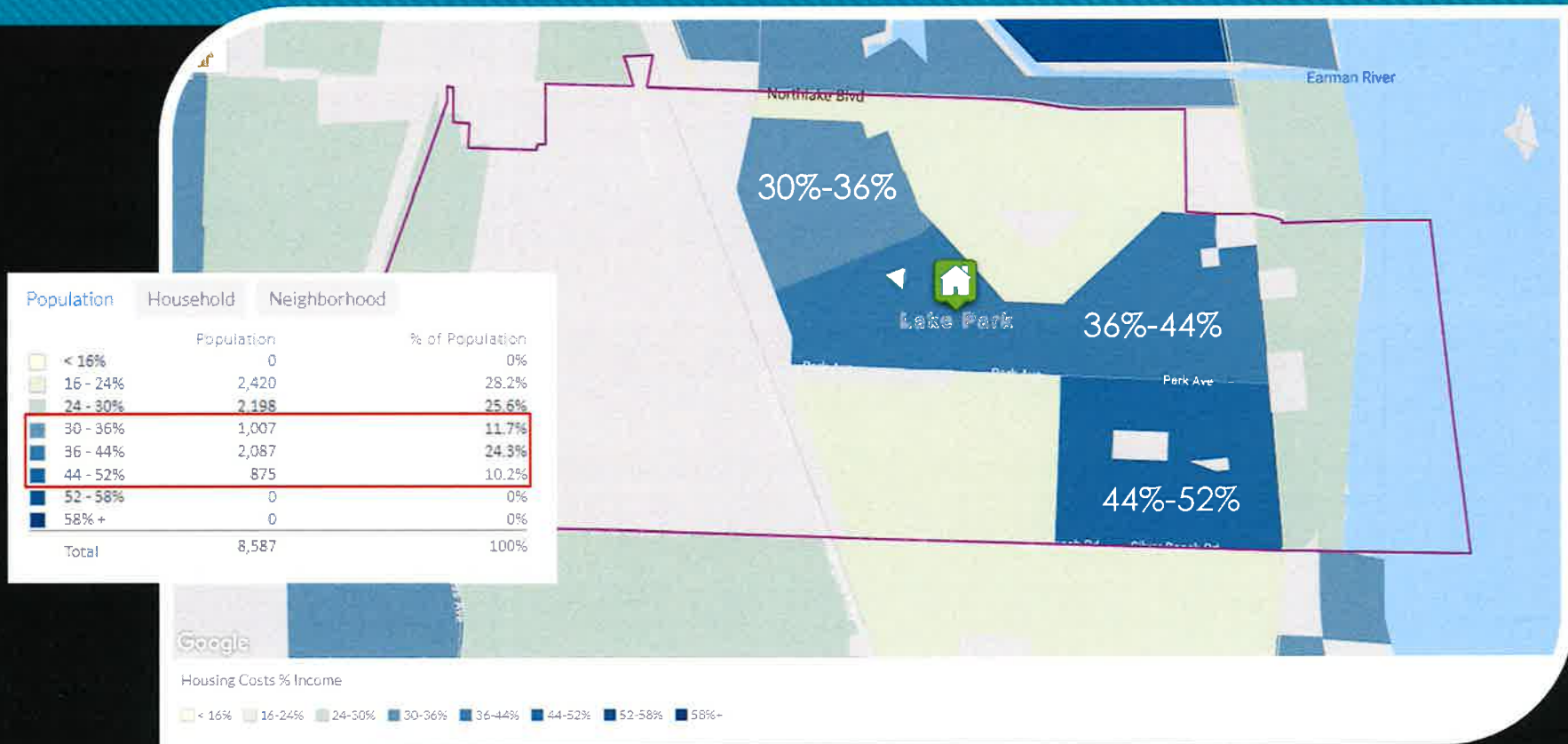
On Affordability

- Affordable housing is defined by HUD as not exceeding 30% of an individual's income.
- According to American Community Survey data, in 2017 nearly 40% of all PBC county households spent in excess of 30% of their income on housing. Renters, as a subset, spent 56.3%.

Type	Number	Percentage
Owners	116,086	31.1%
Renters	96,291	56.3%
Total	212,377	39.1%

Source: American Community Survey, US Census Bureau (2018)

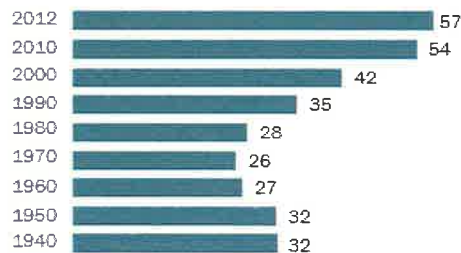
On Affordability in Lake Park



On Diversity

Population Living in Multi-generational Households Has Doubled Since 1980

In millions



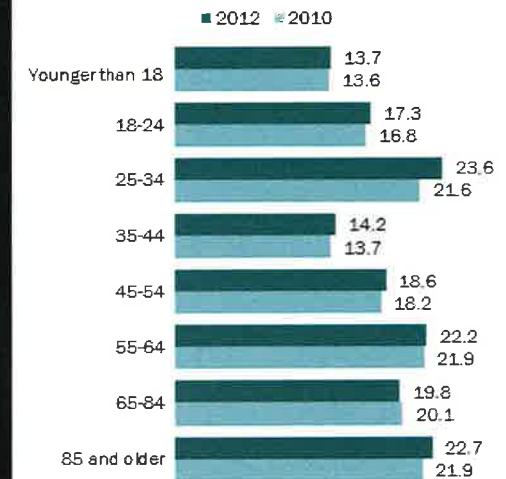
- Diversity of housing refers to diversity of housing options
- ADUs can facilitate increasingly-common multi-generational household arrangements and cheaper rents
- PEW research from 2014 indicated multi-generational living doubled between 1980 to 2012, from 28 million to 57 million.
- Historically, older Americans were the most likely to live in MG households and still remain a large percentage of the total, but today that's changing.

On Diversity

- Multi-generational households today are often composed of millennials and members of minority groups.
- Minorities were found to be more likely to reside in multi-generational households – with 1 in 4 blacks and Hispanics residing in MG households in 2012
- Millennials are also more likely to rent than purchase a home.
- ADUs allow for an outlet for these growing trends, benefitting homeowners and renters alike.

Recent Increase in Multi-generational Living Most Pronounced Among Young Adults

% of each population living in multi-generational households

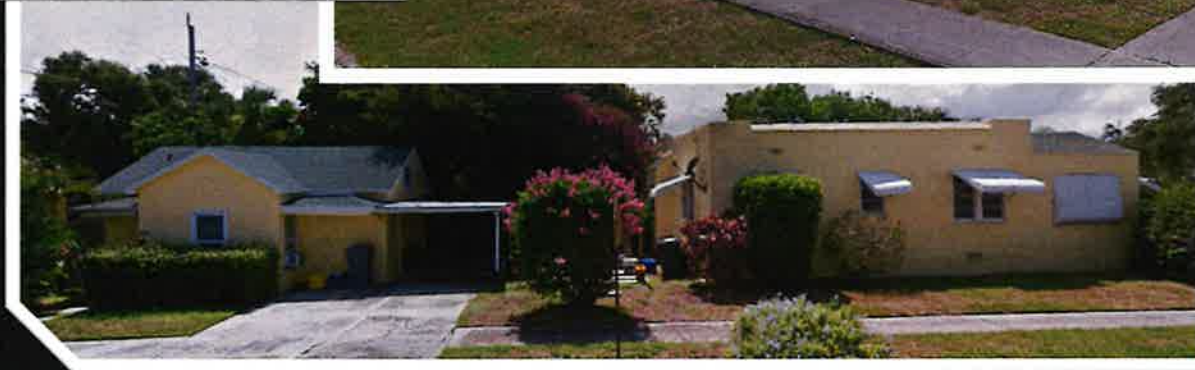


Sources: Pew Research Center analysis of 2010 and 2012 American Community Surveys (IPUMS)

On the Unique Character of the Town

- Accessory dwelling units are not new to Lake Park, but indeed have existed here historically at such locations as 500 Evergreen (built in 1925), 255 Greenbriar (Built in 1950), and 323 Hawthorne (Built in 1931).
- ADUs are already part of Lake Park's built character and historic heritage.
- To embrace ADUs is to embrace what makes Lake Park special – good planning, diverse communities, and special, South Florida charm.

Meet Your Neighbors!



Lake Park ADUs - 2019

- Obviously, much has changed since the first ADUs were constructed in the Town nearly 100 years ago.
- Town staff has assembled a set of recommendations drawn from various precedents and best-practices around the country.
- With special consideration given to the unique character of the Town, the following are regulations are being proposed for the safe, lawful, and harmonious occupancy of ADUs within Lake Park:

Purpose and Intent

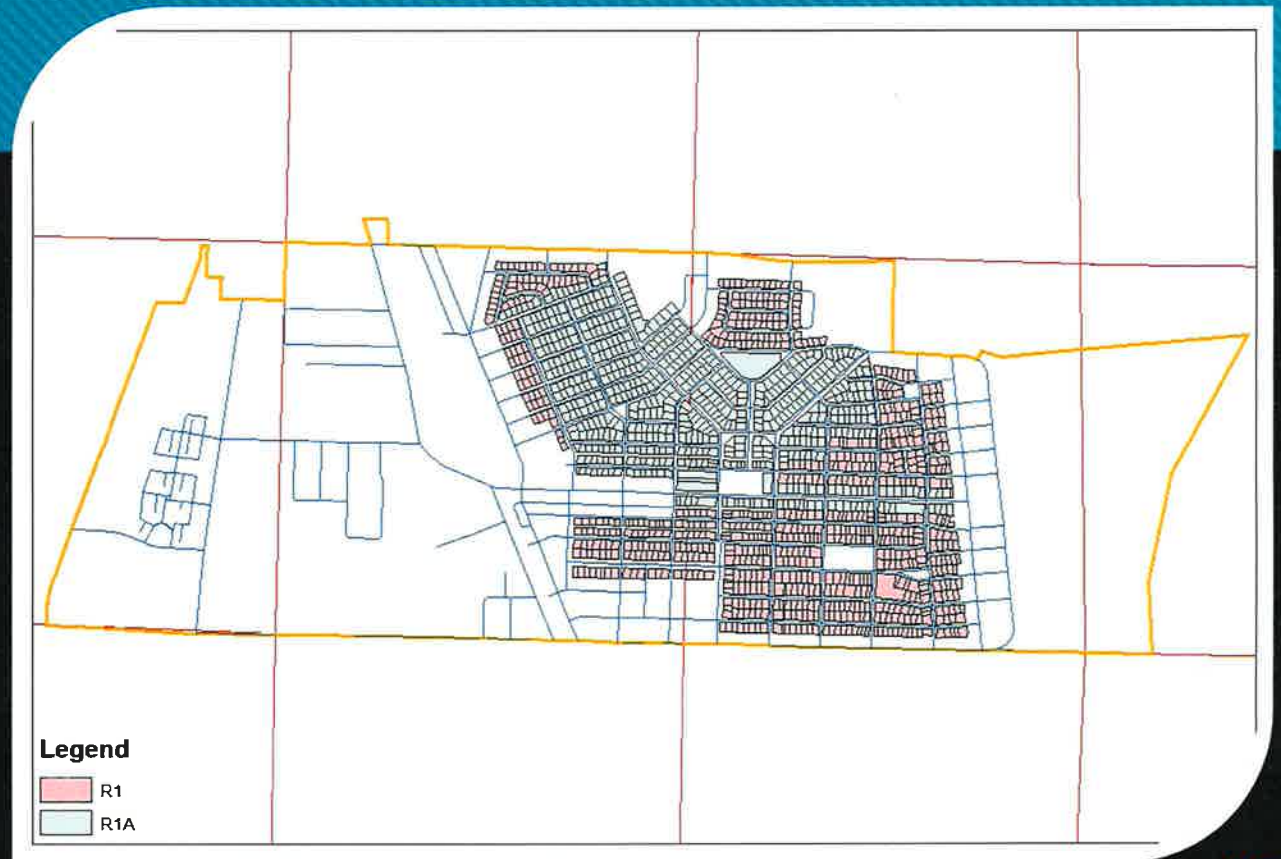
- “It is the intent of this section to establish practices for the safe and lawful creation and occupancy of accessory dwelling units within the Town. Property owners currently residing within the Town may build, own, maintain and rent accessory dwelling units within the R1 and R1A Single Family Residence districts pursuant to the issuance of a Town Rental BTR and in accordance with the standards set forth below.”

Definitions

- Staff proposes two new definitions, one for accessory dwelling structures and one for accessory dwelling units. These definitions borrow elements of the language precedent set by the State and read as follows:
 - An accessory dwelling structure shall refer to a second, subordinate standalone living unit in the R1 or R1A districts, not exceeding 1000 SF in total, with its own kitchen, bathroom, and no more than 2 bedroom facilities.
 - An accessory dwelling unit shall refer to a permitted living unit with its own kitchen, bathroom, and no more than 2 bedroom facilities inside of either a primary structure or an accessory dwelling structure.

Districts

- The placement of ADUs in Lake Park would be restricted to our two single family zones: R1 and R1A. See the map below for the boundaries of these districts in the Town.



Density

- Staff recommends excluding accessory dwelling units from the density calculation and limiting their excessive proliferation through a simple block-based approach whereby each contiguous city block will be entitled to a maximum of two ADUs on a first come, first serve basis.
- Legally nonconforming structures shall not be counted as accessory dwelling structures unless the owner initiates the permitting process with the Town to demonstrate compliance with the accessory dwelling structure definition and the occupancy and rental standards.
- We believe this novel approach to controlling ADU's proliferation will place a strict upper limit on the number of ADUs that may be introduced to any particular area, thus limiting the potential for negative impacts.

Minimum Lot Size

- In Lake Park, the smallest legally-conforming lot is 7,500 SF for an interior parcel and 10,000 SF for a corner lot.
- A survey was undertaken to assess the average lot size of every residential block throughout the town. In total, 100 properties were surveyed with an average lot area of **10,363 SF**.
- Town staff recommends that all parcels meeting the minimum legal lot size be eligible for an accessory dwelling structure, provided they do not exceed the maximum building coverage as defined below.

Building Coverage

- Lake Park's current maximum building coverage, inclusive of accessory structures, for single family lots is 50% in the R1A and 60% in the R1.
- In order to determine a maximum allowable ADU area that works within these existing constraints, town staff performed case study calculations seeing how a maximum ADU area of 1000 SF would work on different lots, including those of substandard area, minimal legal area, average area, and above average area.
- The results showed that a maximum of 1000 SF would be viable on all the studied lots, save for the substandard one.
- As a result, Town Staff are recommending a maximum ADU coverage of 1000 SF so long as it doesn't exceed the 50% or 60% built coverage on the lot.

Building Coverage (Large Lot w/ Pool)

- Lot area: $100 \times 135 = 13,500$
- Side Yard Setback (Street): $128 \times 15 = 1920$
- Side Yard Setback (Interior): $128 \times 10 = 1280$
- Rear Yard Area: $7 \times 100 = 700$
- Total Excluded Setback Area = 3900
- Lot Area less Excluded Setback Area: $13500 - 3900$
- Buildable Area Subtotal: 9600
- Buildable Area: 50% of 9600 = 4800
- Existing Structure: 1966
- Pool Area: 595
- Buildable Area less Existing Structure and Pool: $4800 - 2561 = 2239$
- Remaining Area Buildable Area less Maximum ADU Area: $2239 - 1000 = 1239$
- Remaining Buildable Area after ADU: **1239**.



Building Coverage (Standard Lot)

- Lot Area: $66 \times 121 = \underline{7,986 \text{ SF}}$
- Side Yard Setbacks: $10 \times 114 = 1140 \times 2 = 2280$
- Rear Setback: $66 \times 7 = 462$.
- Total Excluded Setback Area: 2742 SF
- Lot Area less Excluded Setback Area: 5,244
- Buildable Area: 60% of 5,244 = 3146
- Buildable Area Less Existing Structure: $3146 - 1074 = 2072$
- Remaining Buildable Area less Maximum ADU Area: 1072 SF



Building Coverage (Substandard Lot)

- Lot Area: $50 \times 130 = \underline{6500 \text{ SF.}}$
- Side Yard Setback: $10 \times 123 = 1230 \times 2 = 2460$
- Rear Setback: $50 \times 7 = 350$
- Total Excluded Setback Area: 2810
- Lot Area Less Excluded Setback Area: $6500 - 2810 = 3690$.
- Buildable Area: 60% of 3690 = 2214
- Buildable Area less Existing Structure: $2214 - 1584 = 630$
- Maximum ADU Area: 630



Architectural Standards

- Staff recommends that accessory dwelling units conform to the preexisting standards for accessory structures generally, which is that they must be harmonious and compatible with the primary dwelling in such features as color, height, and materials.
- In addition, staff is also proposing quality of life criteria requiring that an accessory dwelling unit have its own permanent access pathway to the sidewalk to prevent rutting in grass areas as well as landscaping to screen any blank, featureless wall facing another single family home.
- Staff proposes ADUs be governed by existing accessory structure height provisions, which allow for up to two stories or 30 feet.

Setbacks

- Town staff proposes the existing setbacks for accessory structures in the R1 and R1A districts govern setbacks for new accessory dwelling structures.
- We propose a new setback requirement that an accessory dwelling structure be setback at least 10 feet from the primary structure, per the Florida Building Code.

Parking

- In order to ensure on-street parking within the Town does not become a nuisance or safety hazard, staff are recommending a one space per unit requirement.
- Every accessory dwelling unit will be required to either demonstrate the ability to accommodate parking on site using existing driveway area or provide a new parking space.
- A space shall be defined by the current residential parking dimensional requirements in Section 78-142 (9) c. 1. i., which stipulate the minimum area shall be eight feet wide and 20 feet long and the orientation may be side-by-side, end-to-end, or non-contiguous.

Occupancy and Renting Practices

- Staff is proposing no ADU shall be issued a CO prior to the application for a rental business tax receipt and no ADU application shall be processed unless the owner occupies the property at the time of submittal, as proven by an updated driver's license.
- Staff is proposing that an ADU property must always be owner-occupied whether the owner lives in the ADU or primary dwelling.
- Additionally, each accessory dwelling unit shall be occupied by no more than one family as defined in the Town code. ADUs may be rented without charge of a business tax receipt to immediate family members, but the owner must provide the town proof of the relation to claim the exemption. Transient residential occupancy (lease terms of six months or less as defined in the code) shall be prohibited.
- If any of these conditions are violated, occupancy of the ADU must cease immediately and the Town shall require that the kitchen and bathroom facilities be demolished.

Approval Process

- The town proposes that ADUs be an administrative approval item. In order to receive an administrative approval, ADUs would have to go through the building permit approval process and receive site plan review by the planner and structural review from the building official. A survey, site plan, architectural elevations, and engineering plans will be required with the application.

Discussion and Proposed Motion

- Now you have heard what ADUs are, why they're important to Lake Park, and how staff sees them integrating into our Town.
- Staff endorses the creation of an ADU ordinance and asks for the Commission's comments and direction.
- Thank you for your time!

Exhibit "C"

Palm Beach County Sheriff's Office

Survey Description

Survey Details

Survey Location 601 5th Street, Lake Park, FL 33403

Survey GPS Coordinates

Survey Dates **Start** Wednesday, 9/25/2019 1:58 PM **Stop** Wednesday, 10/2/2019 10:10 AM

Posted Speed Limit 30 (mph)

Traffic Zone Residential Zone 10-12

File Name STALKER_ROADSIDE_LOG_150717_ZZ000000_0xB830@2019-10-02_11-44-44.xml

Device Type

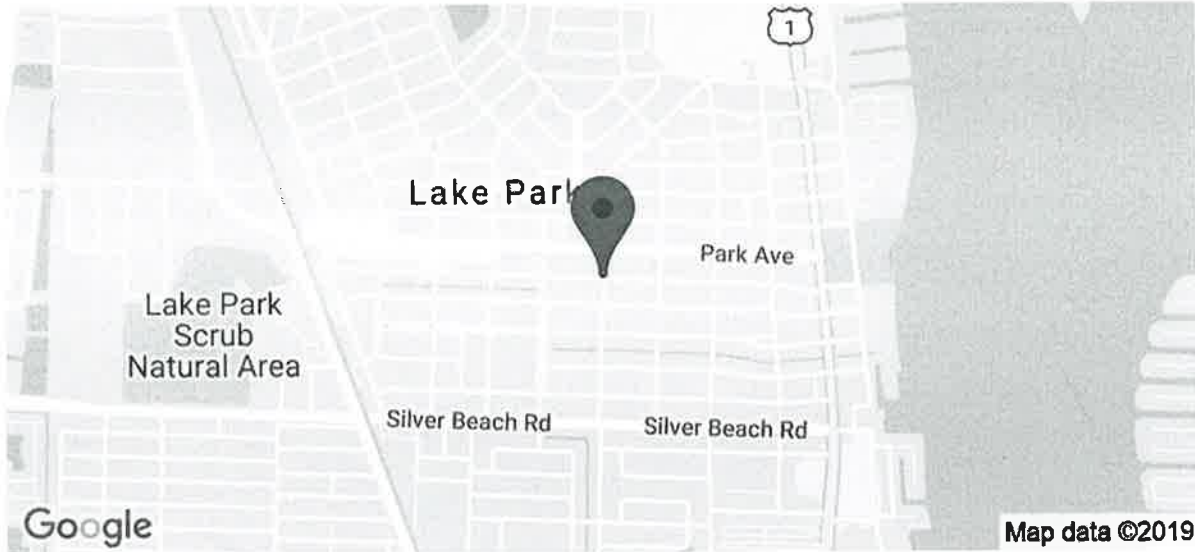
Device Serial Number SNAA000000

Survey Note Speed monitoring 5Th St

Total Vehicle Count 13353

<i>Traffic Direction</i>	(Closing)	(Away)
<i>Vehicle Count</i>	7371	5982

Survey Map



Palm Beach County Sheriff's Office

Survey Summary

Survey Description

Survey Location 601 5th Street, Lake Park, FL 33403
Survey GPS Coordinates
Survey Dates **Start** Wednesday, 9/25/2019 1:58 PM **Stop** Wednesday, 10/2/2019 10:10 AM
Posted Speed Limit 30 (mph)
Traffic Zone Residential Zone 10-12

Survey Result

Total Vehicle Count			13353	
	Traffic Direction	Closing	Away	Combined
	Vehicle Count	7371	5982	13353
Posted Speed Limit			30 (mph)	
<i>Vehicles Under the Speed Limit Count</i>		6019	4663	10682
<i>Vehicles Under the Speed Limit Percentage</i>		81.66%	77.95%	80.0%
<i>Vehicles Over the Speed Limit Count</i>		1352	1319	2671
<i>Vehicles Over the Speed Limit Percentage</i>		18.34%	22.05%	20.0%
Excessive Speed Threshold			40 (mph)	
<i>Vehicles Over the Excessive Speed Count</i>		51	56	107
<i>Vehicles Over the Excessive Speed Percentage</i>		0.69%	0.94%	0.8%
<i>Average Speed Over Limit</i>		33.39 (mph)	33.74 (mph)	33.56 (mph)
Speed Profile				
	Average Speed	25.29 (mph)	26.35 (mph)	25.76 (mph)
	Minimum Speed	10 (mph)	10 (mph)	10 (mph)
	Maximum Speed	58 (mph)	69 (mph)	69 (mph)
	85th Percentile Speed	31 (mph)	32 (mph)	31 (mph)
	Standard Deviation	12 (mph)	13 (mph)	12 (mph)
	10 mph Pace	21-30 (mph)	22-31 (mph)	21-30 (mph)
	In Pace Count	4194	3552	7703
Data Recording Limits				
	Highest Speed Allowed		120 (mph)	
	Lowest Speed Allowed		10 (mph)	
	Minimum Following Time		2 Second(s)	

Palm Beach County Sheriff's Office

Survey Description

Survey Location 601 5th Street, Lake Park, FL 33403

Survey GPS Coordinates

Survey Dates **Start** **Stop**
 Wednesday, 9/25/2019 1:58 PM Wednesday, 10/2/2019 10:10 AM

Posted Speed Limit 30 (mph)

Traffic Zone Residential Zone 10-12

Speed - Volume Matrix

Date Range: 2019-09-25 - 2019-10-02

Direction: Both

Date Span	Total	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76-80	81-85	86+
00:00 - 00:59	66		3	11	15	15	16	6										
01:00 - 01:59	48		1	4	12	18	12	1										
02:00 - 02:59	43			5	14	11	9	3	1									
03:00 - 03:59	87		1	13	27	25	21											
04:00 - 04:59	107		4	21	38	27	10	6		1								
05:00 - 05:59	275		7	34	76	99	45	13	1									
06:00 - 06:59	804		48	195	265	221	62	12				1						
07:00 - 07:59	715	1	23	92	188	239	145	24	2		1							
08:00 - 08:59	602	2	7	70	164	218	112	28						1				
09:00 - 09:59	637	3	18	90	167	243	101	16	1									
10:00 - 10:59	550		19	83	147	189	100	10	1	1								
11:00 - 11:59	664	1	18	89	205	226	107	15	1	1	1							
12:00 - 12:59	722	2	17	68	210	271	125	26	1	2								
13:00 - 13:59	784		34	138	228	246	116	20	1	1								
14:00 - 14:59	943		16	111	275	332	172	31	4	1		1						
15:00 - 15:59	1075		25	123	297	393	195	39	2	1								
16:00 - 16:59	1221	23	32	118	342	441	228	33	2	1			1					
17:00 - 17:59	1054	68	44	118	256	366	157	34	9	1		1						
18:00 - 18:59	970	31	67	121	267	315	141	24	3	1								
19:00 - 19:59	674	1	22	116	202	203	100	17	11			2						
20:00 - 20:59	559	3	23	87	151	177	99	16	3									
21:00 - 21:59	379	1	9	48	123	122	54	15	7									
22:00 - 22:59	206		7	30	48	65	44	8	4									
23:00 - 23:59	168		9	22	53	55	22	3	2	2								

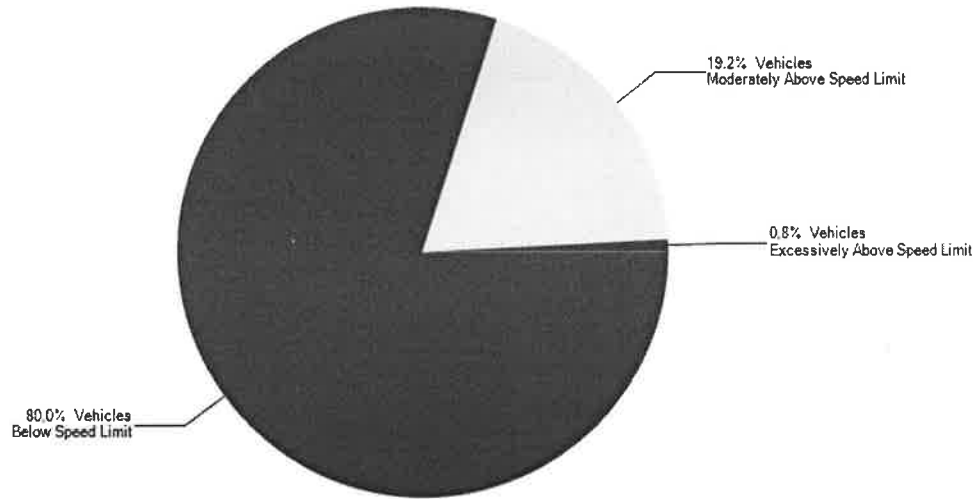
Palm Beach County Sheriff's Office

Survey Description

Survey Location 601 5th Street, Lake Park, FL 33403
Survey GPS Coordinates
Survey Dates **Start** Wednesday, 9/25/2019 1:58 PM **Stop** Wednesday, 10/2/2019 10:10 AM
Posted Speed Limit 30 (mph)
Traffic Zone Residential Zone 10-12

Speed Pie Chart

Date Range: 2019-09-25 - 2019-10-02
 Direction: Both



	Traffic Direction	Closing	Away	Combined
Posted Speed Limit			30 (mph)	
<i>Vehicles Under the Speed Limit Count</i>		6019	4663	10682
<i>Vehicles Under the Speed Limit Percentage</i>		81.66%	77.95%	80.0%
<i>Vehicles Over the Speed Limit Count</i>		1352	1319	2671
<i>Vehicles Over the Speed Limit Percentage</i>		18.34%	22.05%	20.0%
Excessive Speed Threshold			40 (mph)	
<i>Vehicles Over the Excessive Speed Count</i>		51	56	107
<i>Vehicles Over the Excessive Speed Percentage</i>		0.69%	0.94%	0.8%
<i>Average Speed Over Limit</i>		33.39 (mph)	33.74 (mph)	33.56 (mph)

Palm Beach County Sheriff's Office

Survey Description

Survey Details

Survey Location 311 7th St, Lake Park, FL 33403

Survey GPS Coordinates

Survey Dates **Start** Tuesday, 10/8/2019 8:52 AM **Stop** Wednesday, 11/13/2019 1:16 AM

Posted Speed Limit 30 (mph)

Traffic Zone Residential Zone

File Name STALKER_ROADSIDE_LOG_150717_ZZ000000_0xB830@2019-11-14_08-13-41.xml

Device Type TDC

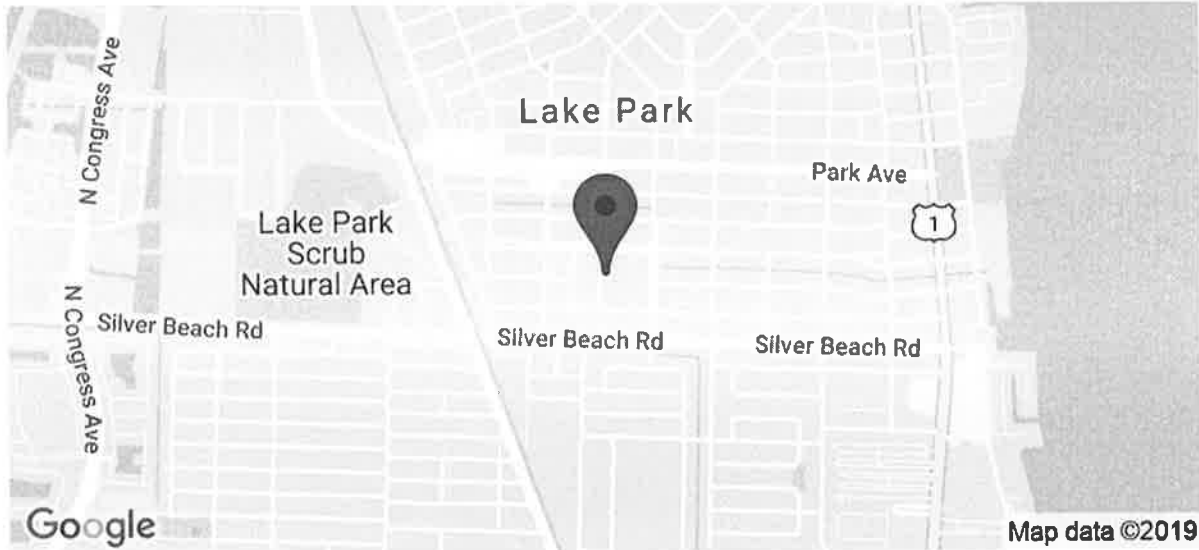
Device Serial Number SNAA000000

Survey Note

Total Vehicle Count 9167

<i>Traffic Direction</i>	South (Closing)	North (Away)
<i>Vehicle Count</i>	4857	4310

Survey Map



Palm Beach County Sheriff's Office

Survey Summary

Survey Description

Survey Location 311 7th St, Lake Park, FL 33403
Survey GPS Coordinates
Survey Dates **Start** Tuesday, 10/8/2019 8:52 AM **Stop** Wednesday, 11/13/2019 1:16 AM
Posted Speed Limit 30 (mph)
Traffic Zone Residential Zone

Survey Result

Total Vehicle Count			9167	
	Traffic Direction	Closing	Away	Combined
		South	North	
	Vehicle Count	4857	4310	9167
Posted Speed Limit			30 (mph)	
	<i>Vehicles Under the Speed Limit Count</i>	3931	3540	7471
	<i>Vehicles Under the Speed Limit Percentage</i>	80.93%	82.13%	81.5%
	<i>Vehicles Over the Speed Limit Count</i>	926	770	1696
	<i>Vehicles Over the Speed Limit Percentage</i>	19.07%	17.87%	18.5%
Excessive Speed Threshold			40 (mph)	
	<i>Vehicles Over the Excessive Speed Count</i>	56	72	128
	<i>Vehicles Over the Excessive Speed Percentage</i>	1.15%	1.67%	1.4%
	<i>Average Speed Over Limit</i>	34.01 (mph)	34.53 (mph)	34.25 (mph)
Speed Profile				
	Average Speed	24.95 (mph)	23.79 (mph)	24.4 (mph)
	Minimum Speed	10 (mph)	10 (mph)	10 (mph)
	Maximum Speed	100 (mph)	62 (mph)	100 (mph)
	85th Percentile Speed	31 (mph)	31 (mph)	31 (mph)
	Standard Deviation	11 (mph)	12 (mph)	11 (mph)
	10 mph Pace	20-29 (mph)	19-28 (mph)	20-29 (mph)
	In Pace Count	2479	1921	4401
Data Recording Limits				
	Highest Speed Allowed		120 (mph)	
	Lowest Speed Allowed		10 (mph)	
	Minimum Following Time		0 Second(s)	

Palm Beach County Sheriff's Office

Survey Description

Survey Location 311 7th St, Lake Park, FL 33403

Survey GPS Coordinates

Survey Dates **Start** **Stop**
 Tuesday, 10/8/2019 8:52 AM Wednesday, 11/13/2019 1:16 AM

Posted Speed Limit 30 (mph)

Traffic Zone Residential Zone

Speed - Volume Matrix

Date Range: 2019-10-08 - 2019-11-13

Direction: Both

Date Span	Total	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-75	76-80	81-85	86+
00:00 - 00:59	110	1	7	28	27	31	13	3										
01:00 - 01:59	58	3	1	9	19	18	6											
02:00 - 02:59	34		6	7	10	5	2	3	1									
03:00 - 03:59	29		1	6	9	7	6											
04:00 - 04:59	68		6	13	23	16	5	5										
05:00 - 05:59	130	1	13	30	35	36	9	6										
06:00 - 06:59	288	4	17	41	102	71	40	10	2		1							
07:00 - 07:59	431	14	47	67	91	124	73	14	1									
08:00 - 08:59	583	19	89	84	133	146	74	32	3	2			1					
09:00 - 09:59	422	7	47	68	98	117	64	17	2		2						1	1
10:00 - 10:59	481	4	77	72	108	109	84	19	4	3	1							
11:00 - 11:59	473	1	44	76	121	117	86	20	5	1	2							
12:00 - 12:59	513	5	30	83	120	144	104	18	7	2								
13:00 - 13:59	532	4	32	90	121	146	107	26	3	3								
14:00 - 14:59	590	6	47	83	153	193	85	17	3	2			1					
15:00 - 15:59	777	5	69	147	192	238	95	21	8	2	2							
16:00 - 16:59	696	9	72	129	178	191	96	17	2		1	1						
17:00 - 17:59	725	5	79	143	188	200	80	23	4		2	1						
18:00 - 18:59	611	10	92	132	183	119	54	18	3									
19:00 - 19:59	464	2	67	94	99	127	57	15	1	2								
20:00 - 20:59	353	1	51	74	102	75	35	13	2									
21:00 - 21:59	334	2	24	54	90	99	48	13	3	1								
22:00 - 22:59	288	3	24	49	89	84	29	8	2									
23:00 - 23:59	179	1	10	35	50	48	27	5	2		1							

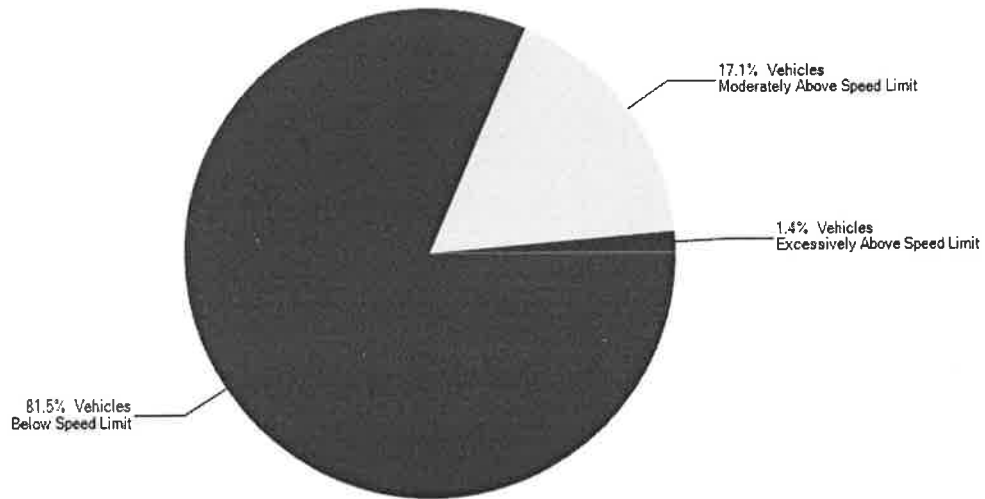
Palm Beach County Sheriff's Office

Survey Description

Survey Location 311 7th St, Lake Park, FL 33403
Survey GPS Coordinates
Survey Dates **Start** **Stop**
 Tuesday, 10/8/2019 8:52 AM Wednesday, 11/13/2019 1:16 AM
Posted Speed Limit 30 (mph)
Traffic Zone Residential Zone

Speed Pie Chart

Date Range: 2019-10-08 - 2019-11-13
 Direction: Both



	Traffic Direction	Closing	Away	Combined
Posted Speed Limit			30 (mph)	
<i>Vehicles Under the Speed Limit Count</i>		3931	3540	7471
<i>Vehicles Under the Speed Limit Percentage</i>		80.93%	82.13%	81.5%
<i>Vehicles Over the Speed Limit Count</i>		926	770	1696
<i>Vehicles Over the Speed Limit Percentage</i>		19.07%	17.87%	18.5%
Excessive Speed Threshold			40 (mph)	
<i>Vehicles Over the Excessive Speed Count</i>		56	72	128
<i>Vehicles Over the Excessive Speed Percentage</i>		1.15%	1.67%	1.4%
<i>Average Speed Over Limit</i>		34.01 (mph)	34.53 (mph)	34.25 (mph)

TOWN MANAGER COMMENTS

NOVEMBER 20, 2019 – TOWN COMMISSION MEETING

TOWN GRANTMAKING POLICY PROGRAM

The Town Grantmaking Application and Instructions are available. The electronic version can be found on the front page of the Town's website, as well as on the documents page. Hard copies can be found in both the upstairs and downstairs information racks. The same application is to be used for the "small grant program" (\$500 and under) and the "large grant program" (\$500.01 up to \$25,000). All applicants requesting funds under the large grant program are required to attend a pre-application conference that will be held in Town Hall at 2:00 PM tomorrow, November 21, 2019. Any applicant wishing to request guidance or assistance from the Town's grants writer may schedule an appointment with her at any time until December 18, 2019. Complete instructions are included with the application packet. **All applications must be submitted no later than 5:00 PM on January 17.**

LIBRARY NEWS

Read for the Record was held from **Monday, November 4th through Saturday, November 9th**. During that time, we had a total of 61 adults who read to 1748 people in 10 different locations, including the library, local preschools, schools, Chick-Fil-A and the Brewhouse Gallery.

The art exhibit for the next two months is up, thanks to the Artists of Palm Beach County, and is called Pairings. The eight artists in the exhibit are four artistic couples who paint or do photography. The artists' reception was November 14th, with over 20 people in attendance.

All Ages Coloring and Pizza on **Tuesday, December 3rd at 4:30 – 6 pm** and we will start Beautiful Expressions Yoga on **Thursday December 5th at 9:30 am.**

HOLIDAY TREE LIGHTING

The Town will host its annual Holiday Tree Lighting Ceremony on **Friday, December 6th from 6:00 pm – 8:00 pm** at the Town Green (located on the corner of Park Avenue and 9th Street). This family friendly event will include children's activities, holiday entertainment, food & beverages, arts & crafts and give-a-ways. There will be free admission and free parking for

everyone. For more information please contact the Special Events Department at 561-840-0160.

OFFICES WILL BE CLOSED IN OBSERVANCE OF THANKSGIVING

Town Hall, the CRA Office, Library and Public Works will be closed.

Friday, November 22nd – Early Release offices close at 2 p.m.

Wednesday, November 27, Noon – Friday November 29th The Library will also be closed **Saturday November 30th**.

Sanitation Schedule: Thanksgiving Day there will be no sanitation collections. Friday, November 29th Residential grey cans and bulk items will be picked up. Commercial sanitation will also be picked up.

JANUARY 2020 TOWN COMMISSION MEETING(S)

A Resolution canceling the January 1, 2020 Regular Commission Meeting will be placed on the December 4th Commission Meeting Agenda. Note that Mayor, Commissioner Linden and the Town Manager will be attending Palm Beach County Days in Tallahassee at the same time of the Regular Commission Meeting of January 15th. Propose to select January meeting dates of 2nd and 4th Wednesday in January as options.

TAB 3



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 4, 2019

Agenda Item No. Tab 3

Agenda Title: Canceling the January 1, 2020 Regular Commission Meeting.

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

Approved by Town Manager _____

Date: _____

10/23/19

Vivian Mendez, MMC, Town Clerk

Name/Title

Originating Department: <p style="text-align: center;">Town Clerk</p>	Costs: \$ 0.00 Funding Source: Acct. # <input type="checkbox"/> Finance _____	Attachments: Resolution <u>94</u> -12-19
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ OR Not applicable in this case ____ Please initial one.

Summary Explanation/Background:

The first Regular Commission meeting in 2020 is January 1. Since January 1 is a Federal Holiday, all Town offices will be closed on this date.

The purpose of this agenda item is to cancel the Wednesday, January 1, 2020 Regular Commission Meeting. If the Commission wishes to reschedule the meeting, the Commission meeting can take place on Wednesday, January 8, 2020.

Recommended Motion: I move to approve Resolution 94 -12-19 canceling the January 1, 2020 regular Commission meeting.

RESOLUTION NO. 94-12-19

**A RESOLUTION OF THE TOWN COMMISSION OF
THE TOWN OF LAKE PARK, FLORIDA
CANCELLING THE FIRST REGULAR
SCHEDULED MEETINGS FOR THE MONTH OF
JANUARY 2020; AND PROVIDING AN EFFECTIVE
DATE.**

WHEREAS, The Town of Lake Park (“Town”) is a municipal corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, Section 2-51(6) of the Lake Park Code of Ordinances requires a resolution to cancel or reschedule a regular meeting; and

WHEREAS, the Town Manager has recommended to cancel the Town Commission meeting scheduled for January 1, 2020; and

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

Section 1. The foregoing whereas clauses are hereby ratified and confirmed as being true and correct and are incorporated herein.

Section 2. The regular scheduled meetings for the January 1, 2020 is hereby cancelled.

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

TAB 4



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 4, 2019

Agenda Item No. Tab 4

Agenda Title: Resolution Authorizing and Directing the Town Manager to Effectuate the Purchase of a Replacement "Grabber Arm" on Sanitation Vehicle #51

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

Approved by Town Manager *J. M. [Signature]* Date: 10/19/19
Richard Scherle
 Richard Scherle / Public Works Director

Originating Department: Public Works	Costs: \$17,490.76 Funding Source: Sanitation – Vehicle Repair and Maintenance Acct. # 404-46000 <input type="checkbox"/> Finance <u><i>Raiseo</i></u>	Attachments: 1. Resolution <u>95-12-19</u> 2. Memorandum from Vehicle Maintenance Foreman Regarding Need to Replace Grabber Arm on Truck #51 3. Written Quote Package
Advertised: Date: Paper: <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ or Not applicable in this case <u><i>ll</i></u> Please initial one.

Summary Explanation/Background:

The sanitation division of the Public Works Department (the "Department") utilizes automated "side-arm" trucks to collect solid waste from residential properties and some businesses. In November, 2019, the Department's Vehicle Maintenance Foreman notified the Director that side-arm loader truck number 51 requires replacement of its grabber arm due to normal wear and tear (see attached exhibit 2). The arm has become unreliable and can no longer be adjusted which has caused garbage cans to fall into the truck as it lifts the cans up to tip the refuse. Other than the grabber arm, the truck is in good operational condition, and the replacement of these grabber arms is considered a routine repair item once the trucks reach 3-5 years old. Truck number 51 is a 2015 McNeilus

AutoReach Sideloaders (placing it at approximately 4 years of age), and the Vehicle Maintenance Foreman has advised that once the arm is replaced, the truck can remain in good service for an additional 3-5 years which aligns with industry standard timeframes for vehicle replacement.

Multiple quotes were solicited from local qualified vendors who are able to complete the work (see attached quote package). McNeilus Corporation was the lowest written quote received at a price of \$17,490.76. The funding source for this grabber-arm replacement is the repair and maintenance account within the sanitation enterprise fund. Once the vendor is notified to proceed with the replacement, we estimate that the vendor will need up to 10 business days to complete. Staff recommends approval.

Recommended Motion: I move to adopt Resolution no. 95-12-19

RESOLUTION NO. 95-12-19

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING AND DIRECTING THE TOWN MANAGER TO EXPEND BUDGETED REPAIR AND MAINTENANCE FUNDS TO REPLACE A GRABBER ARM TO SANITATION TRUCK NUMBER 51 FOR THE TOWN'S SANITATION DIVISION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Sanitation Division's 2015 McNeilus AutoReach Sideloader Truck (Truck Number 51) requires routine replacement of its grabber arm assembly, and

WHEREAS, the Town solicited written quotations for the replacement of the grabber arm assembly to Truck Number 51, and

WHEREAS, the Town has complied with the requirements of its code and Florida statutes pertaining to the competitive bidding of products and commodities, and

WHEREAS, based upon the quotation from McNeilus Corporation, which was the lowest quotation received in an amount of \$17,490.75, the Town Manager recommends the replacement of Truck Number 51's grabber arm assembly.

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

Section 1. The foregoing recitals are incorporated herein.

Section 2. The Town Manager is hereby authorized and directed to purchase the grabber arm assembly for Truck Number 51 from McNeilus Corporation, and to execute any purchase orders, contracts or other documents necessary to effectuate its purchase.

Section 3. This Resolution shall be effective upon adoption.



MEMORANDUM

Date: November 8th, 2019

To: Richard Scherle, Public Works Director

From: Paul Mathis, Vehicle Maintenance Foreman

Subject: Replacement Grabber Arm for Town Sanitation Vehicle #51

Town Vehicle #51, a 2015 Mack LEU with a McNeilus AutoReach Sideloader body has been in service for a month shy of 4 years. The unit is now in need of a grabber arm due to normal wear and tear of the arm. The grabber arms for the McNeilus AutoReach Sideloaders have a life cycle of 3 to 5 years. A rebuild of the existing arm is possible but the cost may be within 25% of the cost of a new grabber arm. The grabber arm on the town's Heil Bodied Sideloaders conversely, has a 4 -7 year cycle with a new bushings at key wear points at year 4. The Heil Arm has fewer moving parts and is simpler in its overall design. The McNeilus arm has more moving parts and as such, more wear points. In both cases of the bidders, as well as TOLP Vehicle Maintenance a rebuild of the existing arm is not recommended due to too many variables associated with the complexities of the AutoReach Arm.

With the exception of the grabber arm, the truck is in otherwise fine condition.

Paul M

**TOWN OF LAKE PARK
TELEPHONE QUOTE FORM**

For Purchases \$500.00 through \$9,999.99

Dept: Public Works

Date: November 7th, 2019

Awarded To: McNeilus Corporation, Lakeland, Florida

Complete detailed description of purchase needed:
Cost to remove existing and install new OEM McNeilus Autoreach arm on
TOLP Sanitation Vehicle #51, a 2015 Mack/McNeilus sideloader

Vendor Quote #1	
Company: <u>McNeilus Corporation</u>	Quoted Price: <u>\$17,490.76</u>
Telephone #: <u>863-255-8250</u>	Contact Person: <u>Kyle Worden</u>

Vendor Quote #2	
Company: <u>Sunbelt Waste Systems</u>	Quoted Price: <u>\$21,667.60</u>
Telephone #: <u>561-276-8505</u>	Contact Person: <u>Mickey Chavez</u>

Vendor Quote #3	
Company: <u>GT Supplies</u>	Quoted Price: <u>\$21,850.75</u>
Telephone #: <u>561-881-8101</u>	Contact Person: <u>Todd Roesch</u>

Vendor Quote #4	
Company: _____	Quoted Price: _____
Telephone #: _____	Contact Person: _____

Signature of Caller: Paul A. Mattera Date: 11/19/19

Department Approval: ll Date: 11/19/19

MCNEILUS BRANCH FLORIDA
 4950 S FRONTAGE RD
 LAKELAND,FL 33815
 PHONE: 888-686-7278
 FAX: 507-374-8500



Service Order Quote

SOLD TO:
 TOWN OF LAKE PARK
 535 PARK AVE
 LAKE PARK FL 33403-2603

SHIP TO:
 TOWN OF LAKE PARK
 650 OLD DIXIE HWY
 LAKE PARK FL 33403-3006

PAGE: 1 OF 1
 DATE: 11/07/19
 CUSTOMER: 749837
 CUST PO #:
 ORDER #: 2500785
 VIN #: 1M2AU02C9GM010637
 UNIT IN SERVICE: 03/20/16
 SALESPERSON: DUNCAN, ROBIN
 ASSET #:

THIS IS NOT AN INVOICE, QUOTE ONLY - DO NOT PAY. TAXES SUBJECT TO CHANGE.
 THIS QUOTE IS GOOD FOR 30 DAYS FROM THE QUOTE DATE.

QTY	DESCRIPTION	PART #	CATALOG #	UNIT PRICE	EXT. PRICE
20.00	LABOR			110.00	2,200.00
1	SHOP SUPPLY & ENVIRO FEE	SHOPSUPENV		350.00	350.00
1	ARM,SWL FRM MT,W/CYL	1457679		14,771.64	14,771.64
2	PROX, 30MM, 6FT PUR, WP	1572969		41.08	82.16
2	PROX, 30MM, 3FT PUR, WP	1572968		38.74	77.48
2	PROTECTOR, HOSE BLK	9HE779		4.74	9.48
1-	STAND,SHIPPING,AR ARM,AMP	1458175		1,000.00	1,000.00-
1	STAND,SHIPPING,AR ARM,AMP	1458175		1,000.00	1,000.00
	TOTAL PARTS				14,940.76
	TOTAL SURCHARGE				
	TOTAL LABOR				2,200.00
	MISCELLANEOUS				350.00
	TOTAL QUOTE W/O TAX				17,490.76
	CURRENT TAX AMOUNT				
	TOTAL QUOTE				17,490.76
	SWAP AUTOREACH ARM FOR OLD AUTOREACH ARM				
AUTHORIZED SIGNATURE:				DATE:	QUOTE TOTAL: 17,490.76

THIS ESTIMATE IS BASED UPON THE CONDITION OF ITEMS AS THEY WERE INSPECTED. REMOVAL OF ITEMS MAY REVEAL WEAR AND/OR DAMAGE BEYOND THE SCOPE OF THIS QUOTE INCREASING THE COSTS OF REPAIR. THE CUSTOMER WILL BE NOTIFIED AND PROPER AUTHORIZATION REQUESTED FOR ANY ACTIVITIES REQUIRED. APPLICABLE SHOP SUPPLIES, MILEAGE AND ENVIRONMENTAL FEES MAY BE ADDED. THIS QUOTE IS VALID FOR 30 DAYS UNLESS OTHERWISE AGREED UPON BY BOTH PARTIES.

US Dollars

Sunbelt Waste Equipment

2201 N.W. 22nd Street
 Pompano Beach, FL 33069

Quote

Customer No.: T/LAKE PARK

Quote No.: 8152

Quote To: **TOWN OF LAKE PARK**
 535 PARK AVENUE
 West Palm Beach, FL 33403

Ship To: **TOWN OF LAKE PARK**
 PUBLIC WORKS
 650 OLD DIXIE HWY
 West Palm Beach, FL 33403

Date		Ship Via		F.O.B.		Terms	
10/29/19		pmathis <shop@lake		Origin		Net 30	
Purchase Order Number			Sales Person			Required	
						10/29/19	
Quantity			Item Number	Description	Unit Price	Amount	
Required	Shipped	B.O.					

1			10WF1457698	Arm Assy	16707.60	16707.60
---	--	--	-------------	----------	----------	----------

1				REMOVE AND INSTALL NEW ARM	4960.00	4960.00
---	--	--	--	----------------------------	---------	---------

** THIS IS A ESTIMATE ONLY
 PRICE SUBJECT TO CHANGE
 AFTER DISASSEMBLY****

**** UNIT 51 *****

Quote subtotal 21667.60

Quote total 21667.60

Thank You



GT Supplies, Inc.
 7010 Barbour Road
 Riviera Beach, FL 33407

Estimate

Date	Estimate #
11/18/2019	4603

Bill To

The Town of Lake Park
 Public Works Department
 650 Old Dixie Highway
 Lake Park, FL 33403

Truck#:	51
----------------	-----------

P.O. #	Terms	Net 30	Hours:	Miles	VIN#	1M2AU02C9GM010637
--------	-------	--------	--------	-------	------	-------------------

Item	Description	Qty	Rate	Total
NREP	Replace Complete Arm Assembly	25	95.00	2,375.00T
TPS	ARM,SWL FRM MT,W/CYL	1	18,464.55	18,464.55T
TPS	SCR,CAP,HEX .62-11X5.00 G8 ZY	4	3.49	13.96T
TPS	WASH,FLT .62X1.31X.12 ZY HDN	8	0.66	5.28T
TPS	SPRING,K PRENE	4	46.77	187.08T
TPS	NUT,FLG,LKDT .62-11 GG CW	4	1.22	4.88T
TPS	Misc. Hardware	1	50.00	50.00T
Shipping Charge	Freight Charges (Est.)	1	750.00	750.00

Phone #	561-881-8101
Fax #	561-881-8601
Web Site:	www.gtsupplies.com

Subtotal	\$21,850.75
Sales Tax (0.0%)	\$0.00
Total	\$21,850.75

TAB 5



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 4, 2019

Agenda Item No. Tab 5

Agenda Title: Spending Approval over the TM Spending Authority

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

Approved by Town Manager [Signature] Date: 11/20/19

John O. D'Agostino, Town Manager

Name/Title

Table with 3 columns: Originating Department (Town Manager), Costs (Funding Source: General Fund, Acct. #, Finance), Attachments (SWA Invoice \$18,509.94), and Advertised (Date, Paper, Not Required).

Summary Explanation/Background: The attached invoice exceeds the spending authority of the Town Manager. The disposal costs are budgeted, but the amount of the invoice from the Solid Waste Authority (SWA) exceeds the spending authority of the Town Manager. Therefore, approval of the attached invoice for \$18,509.94 is required.

Recommended Motion: Move to permit the Town Manager to sign the Solid Waste Authority Invoice for \$18,509.94

RECEIVED

By Merry Ann at 7:26 am, Nov 02, 2019

**TOWN OF LAKE PARK
REQUEST FOR DISBURSEMENT**

Name and Address of Payee SOLID WASTE AUTHORITY PO Box 24693 West Palm Beach, FL 33416-4693		Vendor Number	
Description of Request Governmental Disposal Assessment 2019/2020. 10/26/19 - Invoice #2020-0036		Amount of Check	\$ 18,509.94
Special Handling Instructions		Finance Use Only	
		Amount Approved	
		Date Approved	
		Approved By	
		Account Number	
		Public Works: 001-54-597-408-43250 = \$961.86 Town Hall & Library: 001-54-597-408-43250 = \$4,086.18 Sheriff: 001-52-521-200-43250 = \$961.86 Lake Shore Park: 001-57-572-600-43250 = \$2,884.20 Ballpark: 001-57-572-600-43250 = \$961.86 Marina: 401-57-579-800-43250 = \$8,653.98	
Req. By:		Approved By:	
Date:	10/31/19	Date:	

The "Requested By" and "Approved By" signatures above certify that this payment is for necessary and legal expenses of the Town of Lake Park, that funds are available in the indicated account to fund this payment, and the documentation to support the payment is attached for the Town's permanent record. If copies of documents are to be mailed with the check, those copies must be attached to the Request for Disbursement.

RECEIVED

NOV 02 2019

Office of Town Manager
TOWN OF LAKE PARK



YOUR PARTNER FOR
SOLID WASTE SOLUTIONS

November 1, 2019

Richard Scherle
Town of Lake Park
535 Park Avenue
Lake Park, Florida 33403-2603

Re: **2019/2020 Annual Governmental Assessment**
0036

Dear Mr. Scherle:

Enclosed is the 2020 Disposal Assessment **invoice** for property owned by your governmental agency, or for property that you may rent from a government agency. **Payment is due December 31, 2019.** The invoice lists property type, a brief description and property control number for each parcel owned. The assessment is based upon the size and number of containers, and the frequency of pickup at each site, or, for residential structures, the average tonnage assigned per unit by residential category. The detail for each parcel is listed on the disposal assessment schedule. Please review the detail schedule carefully for changes in service or ownership and notify our office immediately of any changes. An explanation of how to calculate the assessment amount is also enclosed.

IMPORTANT NOTICE FOR LEASED PARCELS

Parcel owners are responsible for disposal assessments if the parcel is occupied by one or more tenants. The Solid Waste Authority is not responsible for separately notifying parcel tenant(s). This invoice serves as "notice" as referenced in Palm Beach County Solid Waste Act, Section (9), (c).

Please remit the principal amount due before December 31, 2019 to avoid the addition of penalties as required per Florida Statutes, Chapter 2001-331 as amended. After, December 31, 2019 you must pay the amount due for the month your payment will be received as indicated by the boxes on the bottom of the invoice. Make checks payable to: Solid Waste Authority and return to P.O. Box 24693, West Palm Beach, Florida 33416. If you have any questions, please contact me at (561) 640-4000, ext. 4544.

Sincerely,

Heather Kelly
Accountant I - Finance



19111777

YOUR PARTNER FOR
SOLID WASTE SOLUTIONS

DATE 11/01/2019

GOVERNMENTAL ASSESSMENT 2019/2020

PAGE 1 of 1

TOWN OF LAKE PARK
FINANCE DEPARTMENT
535 PARK AVE.
LAKE PARK, FL 33403-2603

TYPE	PROPERTY NAME	PCN	AMOUNT DUE	AMOUNT PAID	BALANCE DUE
PUBLIC WOR	LAKE PARK PUBLIC WORKS/REPAIR	36-43-42-20-00-000-7190	961.86	0.00	961.86
COMM.SERVI	TOWN HALL/LIBRARY/SHERIFF/REC	36-43-42-20-01-019-0010	5,048.04	0.00	5,048.04
PARKS	LAKE PARK BALL PARK	36-43-42-20-01-127-0010	961.86	0.00	961.86
PARKS	LAKE SHORE PARK	36-43-42-21-00-003-0020	2,884.20	0.00	2,884.20
PARKS	LAKE PARK MARINA	36-43-42-21-00-004-0010	8,653.98	0.00	8,653.98
TOTAL			18,509.94	0.00	18,509.94

okay
pl 10/30/19

AMOUNT DUE IF PAID IN MONTH INDICATED

BILLING DATE	NOV/2019	DEC/2019	JAN/2020	FEB/2020	MAR/2020
11/01/2019	18,509.94 PRINCIPAL	18,509.94 PRINCIPAL	19,250.33 TOTAL DUE	19,435.43 TOTAL DUE	19,620.53 TOTAL DUE

PLEASE REMIT TO: SOLID WASTE AUTHORITY



YOUR PARTNER FOR SOLID WASTE SOLUTIONS

INVOICE

The Solid Waste Authority of PBC

P.O. Box 24693
West Palm Beach, FL 33416
561-640-4000 x 4731

INVOICE# 2020-0036
DATE October 26, 2019
SWA# SWA-0036

Town of Lake Park
535 Park Avenue
Lake Park, FL 33403-2603

Town of Lake Park
Disposal Assessment
Fiscal Year 2019/2020
October 1, 2019 to September 30, 2020

PCN	DESCRIPTION	CONTAINER	FREQUENCY	ANNUAL TONNAGE	TOTAL ASSESSED
36-43-42-20-00-000-7190	PUBLIC WORKS	1 - 2CY	1X/WEEK	6.97	S 961.86
36-43-42-20-01-019-0010	TOWN HALL & LIBRARY	1 - 8CY	1X/WEEK	27.87	S 3,846.06
		1 - 95GAL.	1X/WEEK	1.74	S 240.12
	4 - 95GAL.	RECYCLING			NO CHARGE
	SHERIFF SUB-STATION	1 - 2CY	1X/WEEK	6.97	S 961.86
36-43-42-20-01-118-0010	LAKE SHORE PARK	11 - 20GAL.	EMPTIED INTO 95GAL CANS		NO CHARGE
36-43-42-21-00-003-0020	LAKE SHORE PARK	28 - 20GAL.	EMPTIED INTO 95GAL CANS		NO CHARGE
		6 - 95GAL.	2X/WEEK	20.90	S 2,884.20
36-43-42-20-01-127-0010	BALL PARK	1 - 2CY	1X/WEEK	6.97	S 961.86
36-43-42-21-00-004-0010	LAKE PARK MARINA	1 - 3CY	2X/WEEK	20.90	S 2,884.20
		1 - 6CY	2X/WEEK	41.81	S 5,769.78
		3 - 95GAL.	RECYCLING		NO CHARGE
		2 - 95GAL.	RECYCLING		NO CHARGE
TOTAL				134.13	\$ 18,509.94

Please review this document in a timely manner.
Responses are due September 1, 2019



YOUR PARTNER FOR
SOLID WASTE SOLUTIONS

Calculation Formula **Governmental Assessments 2020**

Due December 31, 2019

1. # Dumpsters X Cubic Yards X # of Pickups Per Week
Equals Total Cubic Yards Per Week
2. Take Total Cubic Yards Per Week X 52 Weeks
Equals Total Cubic Yards Per Year
3. Convert Total Cubic Yards Per Year To Tonnage---
Cubic Yards Per Year X .067 (134 lbs per cubic yard/2000)
Equals Total Tons Per Year
4. Total Annual Tonnage x **\$138.00 Adopted Rate**
(Adopted Rate approved August 2019)

Average Annual Tonnage Per Unit By Residential Category

Cat# 1	1.95	Single Family Homes
Cat# 2	.67	Multi-family 2-4 units
Cat# 3	1.68	Mobile Homes
Cat# 4	.74	Multi-family 5 or more units

Other Container Sizes

20 gallon = .10 cubic yard
30 gallon = .15 cubic yard
55 gallon = .27 cubic yard
95 gallon = .50 cubic yard
Compactors at 3 to 1 ratio

**OLD
BUSINESS**

TAB 6



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: December 4, 2019

Agenda Item No. Tab 6

Agenda Title: Rank Order Elections Status Update

- SPECIAL PRESENTATION/REPORTS
 - BOARD APPOINTMENT
 - PUBLIC HEARING ORDINANCE ON _____ READING
 - NEW BUSINESS
 - OTHER: WORKSHOP _____
- CONSENT AGENDA
 - OLD BUSINESS

Approved by Town Manager *[Signature]* **Date:** 11/26/19

John O. D'Agostino, Town Manager

Name/Title

Originating Department: Town Manager	Costs: \$ 0 Funding Source: General Fund Acct. # <input type="checkbox"/> Finance _____	Attachments:
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties with interest in this agenda item are be notified of meeting date and time. The following box must be filled out to be on the agenda.	Yes I have notified everyone OR Not applicable in this case <u>JOD</u> Please initial one.

Summary Explanation/Background: The Department of Justice met with the Town Commission individually, Representative Al Jacquet's Aide and Senator Bobby Powell to discuss the Town Commission elections subsequent to the change in the voting system, effective 2010. This change was the result of a lawsuit brought against the Town by the Department of Justice which alleged that the at-large voting system set forth in the Town's Charter discriminated against blacks. The Town and the Department of Justice reached a Consent Judgement, the result of which is the current method of elections.

Following the meetings with the DOJ lawyers, and upon the advice of the Town Attorney, staff contacted the Palm Beach County Supervisor of Elections (SOL) to inquire whether the SOL could implement the Rank Order Election system strongly recommended by the

DOJ's lawyers. The SOL was provided the information received by the Town Attorney regarding the Ranked Order Election System. After a careful review, the SOL determined that it could not implement such a system and that it was not constitutional. The State of Florida also concluded that the Ranked Order Election System was unconstitutional.

Staff was informed that implementing the Rank Order Election System in Florida, would require an amendment to the Florida Constitution. As you know, an amendment to the Florida Constitution would require a referendum whereby Floridians would have to affirmatively vote by more than 60% to amend the constitution. Voters statewide must approve the change. Staff has concluded that the pursuit of amending in the Florida Constitution to permit the Rank Order Election System would consume an extraordinary amount of staff time, which would only initially result in a ballot question one or more years from now.

As a result, I am not recommending that the Rank Order Election System be pursued.

Recommended Motion: No motion is necessary at this time. However, direction as to next steps such as whether any other changes to the current voting system should be pursued.