

TAB 7



**Town of Lake Park Town Commission
 Agenda Request Form**

Meeting Date: 1/21/04

Agenda Item No. 8

- | | |
|--|--|
| <input checked="" type="checkbox"/> PUBLIC HEARING | <input checked="" type="checkbox"/> RESOLUTION |
| <input type="checkbox"/> Ordinance on Second Reading | <input type="checkbox"/> DISCUSSION |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> BID/RFP AWARD |
| <input type="checkbox"/> ORDINANCE ON FIRST READING | <input type="checkbox"/> CONSENT AGENDA |
| <input type="checkbox"/> GENERAL APPROVAL OF ITEM | |
| <input type="checkbox"/> Other: | |

SUBJECT: A request by Custom RV Services to add sales of Recreational Vehicles to an existing recreational vehicle service and storage business.

RECOMMENDED MOTION/ACTION: Staff is recommending approval of the requests subject to conditions

Approved by Town Manager [Signature] Date: 1/14/2004

Originating Department:	Costs: \$ Funding Source: Acct. #	Attachments:
Department Review: <input checked="" type="checkbox"/> City Attorney <u>[Signature]</u> <input type="checkbox"/> Community Affairs <input checked="" type="checkbox"/> Community Development <u>[Signature]</u>	<input type="checkbox"/> Finance <input type="checkbox"/> Fire Dept <input type="checkbox"/> Library <input type="checkbox"/> PBSO	<input type="checkbox"/> Personnel <input type="checkbox"/> Public Works <input type="checkbox"/> Town Clerk <input checked="" type="checkbox"/> Town Manager <u>[Signature]</u>
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 <u>TF</u> or Not applicable in this case _____ Please Initial one.

Summary Explanation/Background: The site is located at 1320 South Killian Drive, south of Northlake Boulevard and west of Old Dixie Highway on the south side of South Killian Drive within the C-4 District. The recreational vehicle service and storage business on the site has been in existence since June of 2001 and has a valid occupational license. On September 18, 2002 the Town Commission adopted Ordinance 23-2002, which modified the uses permitted in the C-4 district. RV Service, Storage and Sales are now considered a use permitted subject to approval of a Special Exception by the Town Commission within the C-4 business

district. (Sec. 32-56(3)k). Staff and the P&Z Board have recommended approval of the request to permit RV Sales at this location, subject to a condition that the applicant meets the minimum standards of the code with respect to landscaping and screening.



**TOWN of LAKE PARK
TOWN COMMISSION**
Meeting Date: January 21, 2004
Date Prepared: January 13, 2004

SUBJECT/AGENDA ITEM

Custom RV Services, Inc.

A request by Custom RV Services to add sales of Recreational Vehicles to an existing recreational vehicle service and storage business. The current zoning of the property is Commerical-4 (C-4) Business District. The proposed additional use is listed as a special exception within the C-4 District. The site is located at 1320 South Killian Drive within the municipal boundaries of the Town of Lake Park south of Northlake Boulevard and west of Old Dixie Highway on the south side of South Killian Drive.

BACKGROUND:

As stated, the subject site is a .5-acre parcel within the Town of Lake Park. The recreational vehicle service and storage business on the site has been in existence since June of 2001. The surrounding uses are all located within the C-4 Business District. To the north of the site is a storage warehouse, to the south is a retail and repair business, and to the east is a warehouse and small business and to the west is a marble fabrication shop. The proposed vehicle sales are permitted within the C-4 business district as a special exception in the Lake Park land development regulations, (Sec. 32-56(3)k).

The Town Commission may permit special exception uses in the C-4 zoning district provided the town commission determines that the proposed use meets the special exception zoning criteria established in this chapter and is consistent with the goals, objectives and policies of the town's comprehensive plan. In order to ensure that the special exception use is consistent with and implements good zoning practices and goals, objectives and policies of the town's comprehensive plan. The town commission may impose conditions upon the approval of the special exception use, including, but not limited to, conditions, which require and applicant to exceed standards, which have been adopted pursuant to the Town of Lake Park's, land development regulations.

The property generally meets the special exception criteria and is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan. The property is generally consistent with the land development and zoning regulations and all other portions the Town of Lake Park of Ordinances. The proposed Recreational Vehicles Sales is consistent with the existing surrounding uses of Light Industrial. There is currently no other existing Recreational Vehicles Service and Sales located in the area that will be affected. The existing use of Recreational Vehicle Service was permitted prior to the adoption of the current code and the additional use of sales should have no impact on the surrounding uses.

LAND USE AND ZONING:

The property is within the Town of Lake Park and currently zoned Commerical-4 (C-4), with a future land-use designation of Mixed Commercial/Light Industrial.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed special exception is consistent with the overall intent of the goals, objectives and policies of the Town's Comprehensive Plan. The following policies indicate the consistency between the Comprehensive Plan and the proposed use addition to an existing business:

FUTURE LAND USE

Mixed Commercial and Light Industry- Lands and structures devoted to light industrial use with pollutants controlled on site, warehouse wholesale establishments, and limited commercial activities that can be carried on unobtrusively.

Policy 3.4.1.(3) commercial development opportunities compatible with established locational and intensity factors. *The proposed addition of Recreational Vehicle sales to an existing recreational vehicle service and storage business is consistent with the intent of the Comprehensive Plan as stated in the Town Goal Statement. There will be no change to the current condition of the property.*

CONCURRENCY:

It is not anticipated that this requested additional use would negatively impact the already approved and existing services to the site.

PROJECT DETAILS:

Site

The subject site consists of two lots, lot 92 and lot 93. Each lot is 55' x 210.22' and lot 93 has the only existing structures the remainder of the lot is reserved for RV storage.

As stated Custom RV Services has been in existence since June 2001 and operated as a recreational vehicle service and storage business. The applicant is requesting to include Recreational Vehicles Sales. This addition to the current business will not have any negative effect on the current conditions of the property or its surroundings. The property currently has two existing structures on the south side of the property, which has a combine total of 2,440 sq/ft. This leaves 20,684 sq/ft for recreational vehicle storage, with 110 feet fronting South Killian Drive, which is currently asphalt.

Site Access

A two-way driveway provides vehicular access to the site from South Killian Drive, which is a two-way local access road connected to North Killian Drive and Old Dixie Highway.

Signage

No additional signage has been requested with this request by the applicant.

Landscaping/Buffering

The applicant is not changing the existing landscaping. Staff would recommend that if the special exception were approved, prior to the issuance of an occupational license that the site is brought up to the current landscaping requirements of the code as a condition of approval.

Again if approved, the applicant would be responsible for the installation, construction and maintenance of landscaping, irrigation and screening the property.

Drainage

The condition of the site's drainage will remain unchanged and it is not anticipated that the additional use to the existing business will affect the current drainage, as the property itself is not being altered, and no additional structures will be constructed.

Parking

As stated, the applicant is not proposing any changes to the site. There is sufficient area for displaying and storing the recreational vehicles within the property without disrupting the existing parking, service and landscaping within the property.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board heard this item at the January 5, 2004 Public Hearing and recommended the following:

The Planning and Zoning Board recommended **approval** of the requested special exception for Recreational Vehicles Sales with the condition that prior to the issuance of the occupational license the property is brought up to the current requirements of the landscaping code per staff's recommendation.

RECOMMENDATION:

Staff is supportive of the special exception for Recreational Vehicles Sales to the existing Custom RV Services business. The business has operated as a recreational vehicle service and storage business for almost 3 years with no outstanding issues.

Staff sees no unforeseen problems with the addition of recreational sales to the existing business, since it is a recognized use within the C-4 business district.

Therefore, Staff recommends **approval** of the requested special exception for Recreational Vehicle Sales with the condition that prior to the issuance of the occupational license the property is brought up to the current requirements of the landscaping code.



01/06/04

Mr. James A. Gentile
Interim Community Development Director
Town of Lake Park
535 Park Avenue
Lake Park, Fl. 33403

RE: Planning and Zoning
Subject: Special Exception for 1320 South Killian Drive
Custom RV Service, Inc.

Dear Mr. Gentile,

Thank you for the direction on the phone today in reference to the above subject. I have below listed the concerns I was to present to you at the board meeting held on January 5th in the Town Commission Chambers.

1. The fence along South Killian Drive needs to be moved to the building line to provide additional parking for potential customers and visitors. There are only two at this time.
2. The current occupational license allows the repair and storage of RV's. I presume this does not mean semi-tractor trailers and old unlicensed cars. This could create an eyesore.
3. The south property line and swale needs proper screening. (Landscaping)
4. Does this business operate during normal business? 7:00 am to 5:00 pm
5. Will a site plan need to be submitted and approved by the City prior to work being done? And will the owner be allowed to begin selling RV's prior to the work being done?

If you should have any questions in regards to the above information please call me at your convenience.

Sincerely,

Thomas H. Clarke
President
Florida Design Contractors, Inc.

RESOLUTION NO. 07-01-04

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE FOR RECREATIONAL VEHICLE SALES, SUBJECT TO CONDITIONS OF APPROVAL, FOR A 0.5-ACRE PARCEL OF LAND, OWNED BY CUSTOM RV SERVICES, LOCATED AT 1320 SOUTH KILLIAN DRIVE, LAKE PARK, FLORIDA, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Custom RV Services. (“Applicant”), has filed a Special Exception application proposing to add recreational vehicle sales for the property located at 1320 South Killian Drive, in the Town of Lake Park, (subject property); and

WHEREAS, the subject property’s legal description is contained in Exhibit A and it’s general location as shown in Exhibit B, both of which are attached hereto and incorporated herein; and,

WHEREAS, the Applicant proposes to add recreational vehicle sales to the already existing recreational vehicle service and storage business, and,

WHEREAS, the Lake Park Planning and Zoning Commission has reviewed the Applicant’s application to add recreational vehicle sales and has made its recommendations to the Town Commission; and

WHEREAS, the Town Commission has considered the evidence presented to it by the Town Staff, the Applicant, and other interested parties and members of the public, regarding the Application’s consistency with the Town’s Comprehensive Plan and whether it meets the Town’s Land Development Regulations, and

WHEREAS, the Town Commission has determined that certain conditions as set forth herein, are necessary for the Application to be consistent with the Town’s Comprehensive Plan and to meet the Town’s Land Development Regulations; and

WHEREAS, the Applicant, its successors and assigns shall be subject to the conditions contained in Section 3.

NOW THEREFORE, be it ordained by the Town Commission of the Town of Lake Park;

Section 1: The whereas clauses are incorporated herein as true and correct findings of fact and conclusions of law of the Town Commission.

Section 2. The Town Commission hereby approves the application for the Special Exception to permit Recreational Vehicle Sales subject to the conditions contained in Section 3 herein.

Section 3. Approval of the modification to the Site Plan for the subject property by the Town Commission shall be subject to the following conditions:

- 1.) Prior to the issuance of an Occupational License, the Applicant shall submit a landscaping plan to be reviewed and approved by Staff that is consistent with the Town's minimum requirements for landscaping and screening.
- 2.) The Applicant shall comply with Section 32-89(g)1b of the Town Code and provide a total of eleven (11) parking spaces for customer and employee parking.
- 3.) All recreational vehicle storage and/or parking shall be screened from view along the public right-of-way.
- 4.) Any revisions to the site plan, landscape plan, architectural elevations, statement of use, or other details submitted as part of this Application, including but not limited to the location of the proposed improvements and/or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Department of Community Development and shall be subject to its review and approval. Any revisions that constitute a minor revision (less than a 25% modification) to the site plan, landscape plans, elevations, statement of use, or other details submitted as part of this Application, including but not limited to the drainage of the site, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Department of Community Development and shall be subject to its review and approval.

Section 4. This Resolution shall become effective upon adoption.

The foregoing RESOLUTION was offered by Commissioner _____, who moved its approval. The motion was seconded by Commissioner _____, and being put to a vote, the result was as follows:

AYE

NAY

MAYOR PAUL CASTRO
VICE MAYOR CHUCK BALIUS
COMMISSIONER PAUL GARRETSON
COMMISSIONER JEANINE LONGTIN
COMMISSIONER BILL OTTERSON

The Mayor thereupon declared Resolution No. 07-01-04 duly passed and adopted this 21st day of January, 2004.

TOWN OF LAKE PARK, FLORIDA

BY: _____
Mayor Paul Castro

ATTEST:

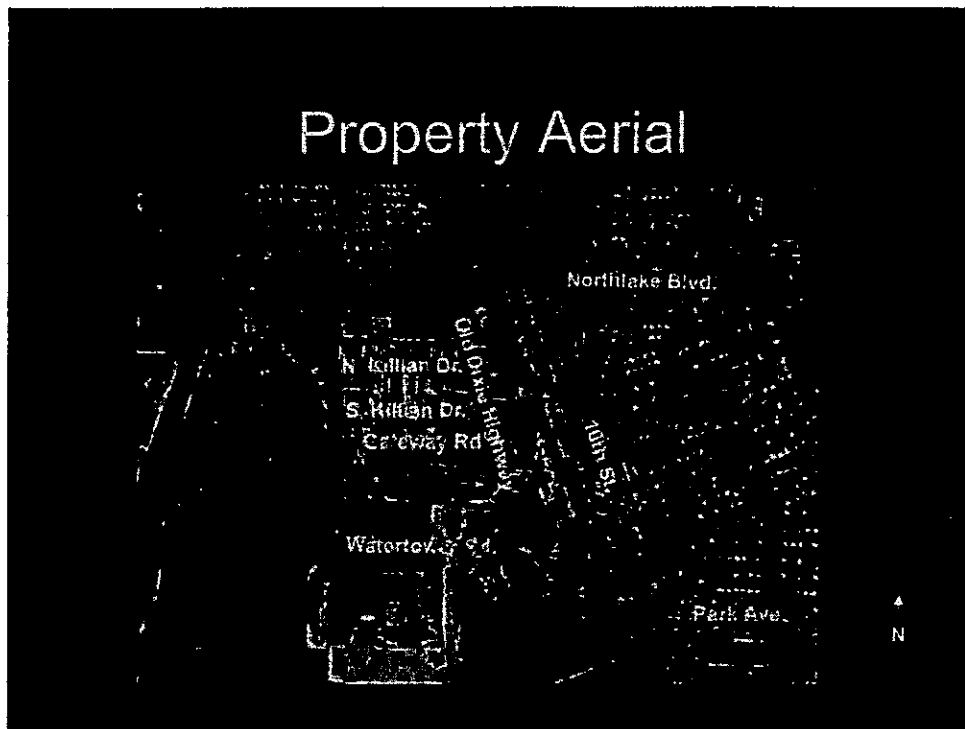
Approved as to form and legal sufficiency

Carol Simpkins
Town Clerk

(Town Seal)

Thomas J. Baird, Town Attorney

Property Aerial



Site Location

