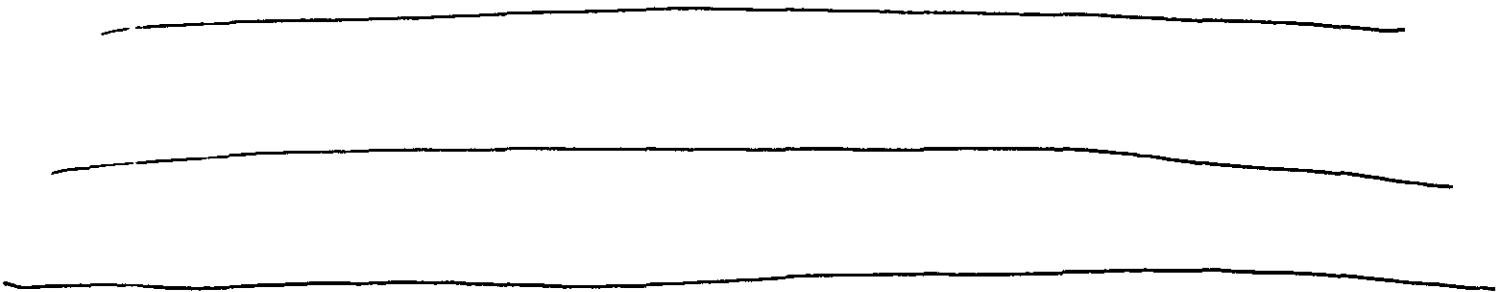


TAB 8



FAXED
7/28/04
J. Santile

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

Meeting Date: August 4, 2004

Agenda Item No.

- PUBLIC HEARING
- Ordinance on Second Reading
- Public Hearing
- ORDINANCE ON FIRST READING
- GENERAL APPROVAL OF ITEM
- Other:
- RESOLUTION
- DISCUSSION
- BID/RFP AWARD
- CONSENT AGENDA

SUBJECT: Needles Center Site Plan (10th Street Chevron)

RECOMMENDED MOTION/ACTION: Staff is recommending approval of the proposed Site Plan with Conditions

Approved by Town Manager J. Douglas [Signature] Date: 7/28/04

Originating Department:	Costs: \$ Funding Source: Acct. #	Attachments: <i>Resolution</i> <i>Staff Report</i>
Department Review: <input checked="" type="checkbox"/> City Attorney <i>JAB</i> <input type="checkbox"/> Community Affairs <input checked="" type="checkbox"/> Community Development <i>JAB</i>	<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 type="checkbox"/> Town Manager _____
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 <input checked="" type="checkbox"/> OR Not applicable in this case _____ Please initial one.

Summary Explanation/Background: A request by Urban Land Consulting, agent for Cat Ran Bone, Inc., to permit the construction of a 6,000 SF structure with four (4) bays containing retail uses on a 26,470 SF site.



TOWN of LAKE PARK
TOWN COMMISSION
Meeting Date: August 4, 2004
Date Prepared: July 16, 2004

SUBJECT/AGENDA ITEM

10th Street Needles Center

A request by Urban Land Consulting, agent for Cat Ran Bone, Inc., to permit the construction of a 6,000 SF structure with four (4) bays containing retail uses on a 26,470 SF site. The site is located at 717 10th Street on the northeast corner of the intersection of 10th Street and Greenbriar Court within the municipal boundaries of the Town of Lake Park.

BACKGROUND:

The .6-acre parcel was previously used as an automotive fueling station and had been a retail station since 1964 until closing around 1994. Subsequent to closing, all subterranean gas storage tanks were removed and the Florida Department of Environmental Protection cleaned the site. The site has remained vacant and unused for approximately ten (10) years.

The subject site is within the C-1 Business District and the proposed retail use is a permitted use within the C-1 District. North of the subject site is another vacant tract also within the C-1 Zoning District. Located to the east is a multi-family residential development within the R-2 Zoning District and retail and restaurant businesses within the Park Avenue Downtown District (PADD) to the south. Several commercial businesses within the C-2, Commercial-2 Business District are located to the west across 10th Street.

Subsequent to closing their doors in 1994, the site was abandoned and the existing structure fell into disrepair, becoming a haven for vagrants and a public hazard. In July 2003, the derelict structure was partially demolished by the applicant to remove damaged portions of the building. Due to the needed sign offs from various utility companies and capping of lines, the entire building was not removed until February 2004.

The applicant proposes constructing a new one story, 6,000 SF retail structure with four (4) separate bays fronting 10th Street.

LAND USE AND ZONING:

The subject property is currently zoned Commercial-1 (C-1), with a future land-use designation of Commercial. The proposed site plan is consistent with the Town's Land development and zoning regulations. The proposed retail development is consistent with the surrounding commercial uses in this vicinity.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed development meets the overall goals, objectives and policies of the Town's Comprehensive Plan. The following policy indicates the consistency between the Comprehensive Plan and the proposed use:

FUTURE LAND USE

Commercial - Lands and structures devoted primarily to the delivery, sale or otherwise transfer of goods or services on a retail basis. This category also includes personal and professional services.

Policy 3.4.2.(3) encouraged redevelopment, renewal or renovation, where and when necessary.

Staff finds the proposed retail development is consistent with the intent of the Comprehensive Plan as stated in the Town's Goal Statement and Objectives. The approval of this improvement of an underutilized property will encourage continued redevelopment in the area along 10th Street, which intersects Park Avenue, the center of downtown.

CONCURRENCY:

The applicant has submitted a traffic analysis and staff has reviewed this study. Staff has found that the proposed traffic that will be generated by this use meets the County's Traffic Performance Standards. On March 25, 2004, Staff received traffic concurrency from Palm Beach County.

PROJECT DETAILS:

Building Site

The subject .6-acre tract is located at 717 10th Street on the northeast corner of the intersection of 10th Street and Greenbriar Court. The applicant proposes a one (1) story 6,000 SF retail building with four (4) bays. The largest bay of the four bays is proposed to be approximately 2,352 SF with the remaining three (3) bays totaling 3,659 SF.

As directed by the Planning and Zoning Board, the proposed structure's elevations have been modified to reflect a more Mediterranean Style of architecture. Pursuant to directives given on March 24, 2004, the applicant has also attempted to improve the appearance of all four (4) sides of the building's facade. The front elevation facing 10th Street contains a pediment at the north and south ends of the building. The two pediments are tied into a hip roof system with barrel tiles. The previous proposal included a flat roof with two pedimented parapets. The architectural design features continue around the sides and rear with each window having awnings above. The proposed hip roof also creates a better visual appearance from all four (4) sides.

Site Access

The proposed ingress and egress to the site is via a 24' wide full access connection to 10th Street near the north end of the property. There is an additional 24' wide full access connection to the alley along the east property line. The proposed ingress/egress circulation meets Palm Beach County's Access Management Standards.

Signage

The applicant proposes erecting one (1) monument sign facing the intersection of 10th Street and Greenbriar Drive. The proposed sign has one (1) face and two (2) blank angled sides. The sign face will have 12" letters reading "Needle Center". The surface of the sign will be stucco, painted beige. Additional tenant signage is proposed for the building façade. This signage will be reviewed for code conformance during the permitting process. All other proposed directional and parking signage will be required to meet all code requirements.

Landscaping/Buffering

The applicant has provided a proposed landscaping and irrigation plan, which satisfies the code requirements.

Drainage

The applicant has submitted conceptual paving and drainage plans. These plans generally meet the needed requirements. Prior to the issuance of a building permit, the applicant shall provide a Paving and, Drainage plan to include complete drainage and exfiltration calculations.

Environmental

Since the previous use of the site was a gas station, there is concern regarding potential soil contamination. Accordingly, the applicant has submitted an environmental report outlining the environmental clean up of the site. The report states that based on the groundwater analytical data collected for six (6) monitoring wells, contamination above State Clean-up Target Levels (SCTL) was not detected. Upon request Staff will provide copies of the environmental report dated December 2003 for further review.

Parking

The proposed site plan contains 28 parking stalls. The Town of Lake Park's Land Development Regulations, Sec. 32-86, requires retail/services provide 5 spaces per 1,000 Gross Floor Area (GFA), yielding 30 required parking stalls. The submitted site plan is deficient in the number of proposed parking by 2 stalls. The Board of Adjustment approved a variance for the required number of parking spaces on February 2, 2004.

Variance

As noted above, on February 2, 2004 the Planning and Zoning Board sitting as the Board of Adjustment approved the applicant's request for a reduction in the required number of parking stalls. Initially the applicant was proposing to construct a 4,200 SF building with a restaurant and retail uses. The 4,200 SF restaurant/retail proposal would

have required 34 parking spaces. The previous and current plan provides only 29 spaces. During a redesign of this project the applicant eliminated the restaurant and is only proposing office/retail uses at this time. The Board approved a variance of five (5) parking spaces and without the restaurant use the applicant is only short 2 parking stalls. Therefore, the request for a variance of two (2) parking stalls is still within the approved prior request.

RECOMMENDATION:

P&Z RECOMMENDATION:

On July 12, 2004 the Planning and Zoning Board unanimously approved the applicant's request with very little discussion on the project.

STAFF RECOMMENDATION:

Staff is supportive of the proposed retail project and believes the project will be is a vast improvement from the existing property and previous site design. The proposed use is consistent with the Town's Land Development Regulations and Comprehensive Plan.

Therefore, Staff is recommending **approval** of the proposed project.

Resolution No. 45-07-2004

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A 0.61-ACRE PARCEL OF LAND, OWNED BY CAT RAN BONE, INC., LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF 10TH STREET AND GREENBRIAR COURT, FOR APPROXIMATELY 6,000 SQUARE FEET OF OFFICE/RETAIL BUILDING, PROVIDING FOR CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Urban Land Consulting, Inc., agent for property owner, Cat Ran Bone Inc., (“the Owner”) has filed an application, (“Application”) seeking site plan approval for the property located at the northeast corner of the intersection of 10th Street and Greenbriar Court, in the Town of Lake Park, Florida, (“the Subject Property”); and

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

WHEREAS, the Applicant proposes to construct a 6,000 square foot office/retail building on a 0.60-acre site (the application); and

WHEREAS, the Lake Park Planning and Zoning Commission has reviewed the Application and has made it’s recommendation 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 Owner, it’s successors and assigns shall be subject to the conditions contained in Section 3.

Section 4. If any section, paragraph, sentence, clause, phrase, or word of this Resolution is for any reason held by court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Resolution.

Section 5. This Resolution shall be 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 ED DALY
COMMISSIONER JEFF CAREY

PUBLISHED IN THE PALM BEACH POST THIS ___ DAY OF _____, 2004

The Mayor thereupon declared Resolution No. _____ duly passed and adopted this ___ day of August, 2004.

TOWN OF LAKE PARK, FLORIDA

BY: _____
Mayor Paul Castro

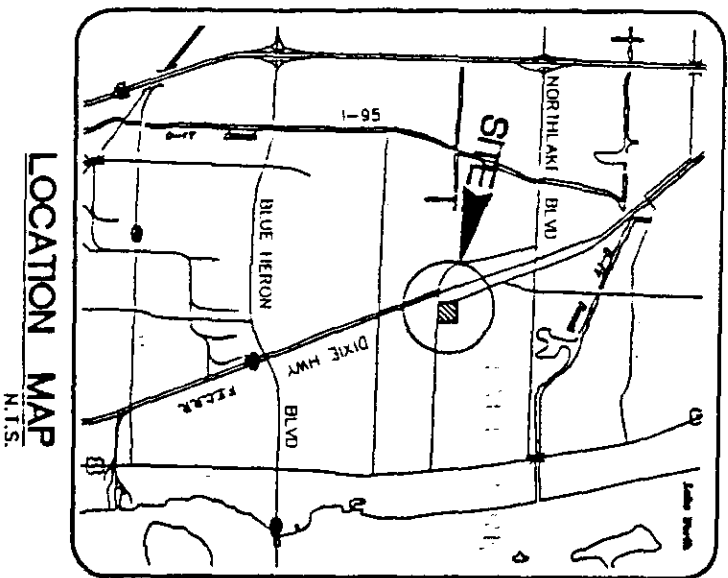
ATTEST:

Approved as to form and legal sufficiency

Stephanie Thomas
Interim Town Clerk

Thomas J. Baird, Town Attorney

(Town Seal)



**ENVIRONMENT
DESIGN
GROUP**

1401 Forum Way, Suite 100 West Palm Beach, FL 33401
Phone 561.689.6900 Facsimile 561.684.6890

Landscape Architecture
Land Planning
Landscape Management

S. Frank Meroney, ASLA-RAA, Florida
meroney@fite.net

D

A

BEARING BASE:

THE CENTERLINE OF GREENBRIAR ROAD IS TAKEN AS BEING N88°05'23"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

LEGAL DESCRIPTION (PARCEL NO. 43.11):

THE SOUTH 175 FEET OF TRACT "B", MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID TRACT "B", PLAT OF CITY SQUARE, AS RECORDED IN PLAT BOOK 27, PAGES 192 AND 193, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AREA=26,519 SQ. FT.

CERTIFIED TO:

1. WCI COMMUNITIES LIMITED PARTNERSHIP.
2. BankBoston N.A.
3. CHICAGO TITLE INSURANCE COMPANY.
4. ANNIS, MITCHELL, COCKEY, EDWARDS & ROEHN, P.A.
5. BAY COLONY GATEWAY INC.
6. JOHN D. AND CATHERINE I. MACARTHUR FOUNDATION.
7. M.F. SERVICES CORP.
8. OHIO SAVINGS BANK, A FEDERAL SAVINGS BANK, ITS SUCCESSORS AND/OR ASSIGNS.
9. SFT II, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.
10. RUDEN MCCLOSKEY, SMITH, SCHUSTER AND RUSSELL, P.A.
11. KATTEN MUCHIN AND ZAVIS.
12. COMMUNITIES FINANCE COMPANY, A DELAWARE CORPORATION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

- NOTE:
1. THE SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
 2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MARY M.F. RAYMAN,
SURVEYOR AND MAPPER # 2633
STATE OF FLORIDA

Post-it® Fax Note	7671	Date	11/26	# of pages	1
To	Wala	From	Jim		
Co./Dept		Co.			
Phone #		Phone #			
Fax #		Fax #			

BOUNDARY SURVEY FOR:

Copyright 1998 By
Shalkoway, Fox, Rayman,

Date 07/22/1998

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