

RESOLUTION NO. 14-02-20

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE AND SITE PLAN FOR A PRESCRIBED PEDIATRIC EXTENDED CARE FACILITY KNOWN AS THE TENDER CARE CENTER; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the National Land Corporation is the owner (“Owner”) of the property legally described in Exhibit “A”, which is attached hereto and incorporated herein; and

WHEREAS, the property is generally located at 1015 10th Street (the Site); and

WHEREAS Tender Care, Inc. is the contract purchaser of the Site, and will be the owner/operator of the prescribed pediatric care facility; and

WHEREAS, Brian Vermette, acting as the Owner’s authorized agent (“Applicant”) has submitted an application for Special Exception Use a Site Plan and other associated plans proposing to develop a prescribed pediatric extended care facility (“the Project”); and

WHEREAS, the Site has a future land use designation of Commercial; and

WHEREAS, the Site is located within C-1 Business District; and

WHEREAS, the C-1 Business District includes medical clinics as a special exception use; and

WHEREAS, at a public hearing on January 6, 2020, the Town’s Planning and Zoning Board reviewed the plans for the proposed Project and has recommended to the Town Commission that it approve the Project, subject to the Owner’s compliance with certain conditions; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on February 5, 2020 to consider the Project; and

WHEREAS, at this quasi-judicial hearing, the Town Commission considered the evidence presented by the Town Staff, the Applicant, and other interested parties and members of the public, regarding whether the Project, as proposed meets the criteria for approval of a special exception use; and

WHEREAS, the Town Commission considered whether the Project, as proposed would be consistent with the Town’s Comprehensive Plan and would meet the Town’s Land Development Regulations; and

WHEREAS, the Town Commission has determined that certain conditions are necessary in order for the Project to be consistent with the Town’s Comprehensive Plan and to meet its Land Development Regulations, including the criteria for approval of a special exception use.

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

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

Section 2. The Town Commission hereby approves a Special Exception Use and a Site Plan for the Project subject to the following conditions:

1. The Applicant shall develop the Site consistent with the following Plans and Information:

Name	Sheet	Sign/ Seal	Received on
COVER SHEET	A-0	1-17-2020	1-24-20
SITE PLAN	SP-1	1-17-2020	1-24-20
INTERIOR RENOVATION	A-1	1-17-2020	1-24-20
ELEVATIONS	A-2	1-17-2020	1-24-20
COLOR RENDERING	CE-1	NA	1-24-20
LANDSCAPE PLAN	L-1	1-17-2020	1-24-20
PHOTOMETRIC PLAN	LP-191203V5	1-23-2020	1-27-20
SURVEY	SU-19-2230	10-9-2019	1-24-20
NARRATIVE AND JUSTIFICATION	Tender Care Centers, 64 pages	NA	1-24-20

- 1) One loading zone, per “Required Parking and Loading Table”, section 78-142-1 is administratively waived by the Community Development Director, as is authorized pursuant to section 78-143 (o) (1) (a) of the Town Code.
- 2) Prior to the issuance of a building permit, the Applicant shall obtain a final approval pertaining to utilities for the Site from Seacoast Utilities, and shall submit a copy of the approval to the Community Development Department (the Department).
- 3) Prior to the issuance of the Certificate of Occupancy, the Applicant shall provide certification from the Landscape Architect of record that the plant installations and existing plantings for the Project are in accordance with the approved Site Plan and the Landscaping Plan.
- 4) All landscaping shown on the Site Plan and the Landscaping Plan shall be maintained in perpetuity from the date of its installation and the issuance of the Certificate of

Occupancy by the Town. The Owner shall replace any and all dead or dying landscaping materials so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.

- 5) The following security and safety measures shall be in place prior to the issuance of a Certificate of Occupancy:
 - Security illumination which is protected by vandal-resistant globes and is activated from dusk until dawn. The lighting shall be provided from dusk until 30 minutes after the termination of business' operating day.
 - Install high-definition surveillance cameras, which capture clear facial features to the parking areas adjacent to both sides of building, the lobby, and the exterior façade of the building. The cameras shall be placed at an appropriate height to capture as much detail of activity in these areas as possible. The camera recordings shall be cloud based with internet recovery and back up and made available to law enforcement upon request. The location of the installation of the camera(s) shall be subject to the Department's review and approval.
 - Provide convex mirrors for the dumpster enclosure to eliminate blind 90 degree corners and hiding places.
- 6) Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, Statement of Use, photometric plan, improvements, colors, materials, structures or other details shall be submitted to the Department, and shall be subject to its review and approval. The Department shall determine whether or not the proposed revision is material enough to require further review by the Town Commission.
- 7) Construction associated with the Project is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless an exception is approved in writing by the Department's Director.
- 8) All fees and costs, including legal fees incurred by the Town in reviewing the Application and preparing the Resolution billed to the Owner shall be paid to the Town within 30 days of receipt of an invoice from the Town. Failure by an Owner to reimburse the Town within the 30 days may result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order.

Section 3: The Owner, Applicant and their successors and assigns shall be subject to the conditions of approval.

Section 4. This Resolution shall become effective upon execution.

The foregoing Resolution was offered by Commissioner Linden who moved its adoption. The motion was seconded by Commissioner Michaud and upon being put to a roll call vote, the vote was as follows:

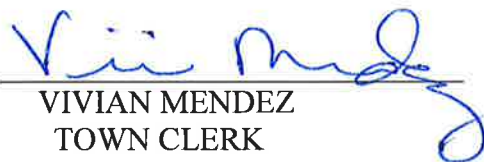
	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	<u> </u>
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>/</u>	<u> </u>
COMMISSIONER ERIN FLAHERTY	<u>Absent</u>	<u> </u>
COMMISSIONER JOHN LINDEN	<u>/</u>	<u> </u>
COMMISSIONER ROGER MICHAUD	<u>/</u>	<u> </u>

The Town Commission thereupon declared the foregoing Resolution No. 14-02-20 duly passed and adopted this 5 day of February, 2020.

TOWN OF LAKE PARK, FLORIDA

BY: 
MICHAEL O'ROURKE
MAYOR

ATTEST:


VIVIAN MENDEZ
TOWN CLERK

Approved as to form and legal sufficiency:


BY: 
THOMAS J. BAIRD
TOWN ATTORNEY



EXHIBIT A – LEGAL DESCRIPTION

Kelsey City, Lots 19 to 30, inclusive, Block 76 as contained in the Plat of Kelsey City, PB 8 pages 15-18, 8, 23, 27, & 34-37.



REQUEST:

**SPECIAL EXCEPTION SUBMITTED BY TENDER CARE CENTERS INC., BRIAN VERMETTE AGENT, FOR A PRESCRIBED PEDIATRIC EXTENDED CARE FACILITY TO BE LOCATED AT 1015 10TH STREET, LAKE PARK, FLORIDA. THE FACILITY WILL PROVIDE OUTPATIENT PEDIATRIC PHYSICAL REHABILITATION.
(Special Exception Category of Medical Clinic in the C-1 Business District)**

BACKGROUND INFORMATION:

Applicant: Tender Care Centers, Inc. (Brian Vermette, agent)
Owner: First National Land Corp.
Site: 1015 10th Street
Net Acreage: 37,500 square feet
Legal Description: KELSEY CITY LOTS 19 TO 30 INC BLK
Property Control Number: 36-43-42-20-01-076-0190

Current Zoning: C-1 Business District (CRA District)

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

Adjacent Zoning Designation

North: C-1 Business District

South: C-1 Business District

East: C-1 Business District

West: C-2 Business District

Adjacent Land Use Designation

North: Commercial

South: Commercial (non-conforming apartments)

East: Commercial (non-conforming apartments)

West: Commercial



Planning and Zoning Board Recommendation

The Planning and Zoning Board held a Public Hearing on the requested Special Exception on January 6, 2020. Listed below are the main discussion points raised by Planning and Zoning Board, along with Staff and Applicant responses:

- ***Would there be sufficient parking if enrollment increased and there were more employees?*** Staff indicated that while currently as proposed, the site meets the parking requirements, that the Town must sign off on the state license and any changes (if changes occur in the future). Therefore, we would be aware of an increase, and would review for any impacts. The operator indicated that if additional parking is needed for the operation, they would need to address this as well since an overflow lot is not available.
- ***Is there sufficient security?*** Staff indicated that by Code there are certain requirements, and we have included the recommendations of the Sheriff's Department regarding CPTED. (Crime Prevention through Environmental Design). Additionally the vice-president of the company indicated he has previously been in the security business and it is a priority for him and explained the integration of cameras, door locks and alarms.
- ***Would noise from the playground disturb adjacent apartment dwellers?*** The applicant indicated that the playground would not be used throughout the day even when used, it will be fenced and the noise will be limited.
- ***There was also discussion between the different licensing required for day cares and this facility.*** The applicant explained how it is highly regulated by the state. (This is also described in the applicant narrative).
- ***Condition of existing rosewood trees?*** Applicant's landscape architect must certify that all landscaping is in accordance with the approved plans (this is also a condition of approval on the Resolution). In addition, the landscape architect will further review the planting selections pursuant to their existing conditions and final installations during the permitting stage as well.

The Board unanimously recommended approval with the conditions, which have been incorporated into the enclosed Resolution.



FIGURE 1: Aerial View



Figure 2: Panoramic view of site, looking east from 10th St.





Figure 3: View from W. Jasmine Drive



Figure 4: Looking south, from W. Kalmia Drive



Figure 5: Rear view, adjacent alley





Figure 6: Town Zoning Map



Lake Park Zoning Map



Legend	Zoning			
TOWN BOUNDARY	C1 BUSINESS DISTRICT	CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL	R1 SINGLE FAMILY RESIDENCE DISTRICT	R2A MULTIPLE FAMILY RESIDENCE DISTRICT
Airport Unit Development Overlay	C2 BUSINESS DISTRICT	CONSERVATION	R1A SINGLE FAMILY RESIDENCE DISTRICT	R2 MULTIPLE FAMILY RESIDENCE DISTRICT
NBOD Overlay	C3 BUSINESS DISTRICT	MU MIXED USE	R1AA RESIDENCE DISTRICT	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT
CRA Q-100	C4 BUSINESS DISTRICT	P PUBLIC DISTRICT	R1B TWO FAMILY RESIDENCE DISTRICT	
SHULOD Beach Highway, Water Use District Overlay	PADD PARK AVENUE DOWNTOWN DISTRICT		R2 MULTIPLE FAMILY RESIDENCE DISTRICT	

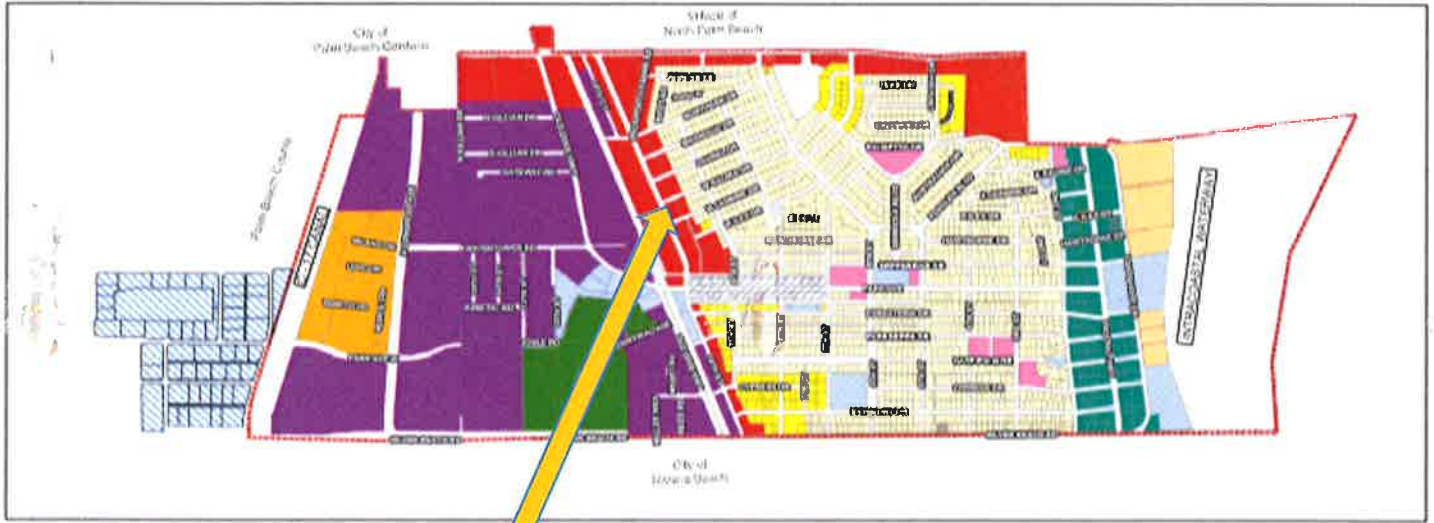
Location of
 site



Figure 7: Town Future Land Use Map (FLUM)



Lake Park Future Land Use Map



Legend

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

Location of site



SUMMARY OF REQUEST:

Tender Care Centers Inc. is requesting Special Exception approval, under the medical clinic category of the C-1 Business District, Town Code Section 78-71 (2) (d), to open an outpatient pediatric rehabilitation facility at 1015 10th Street. They intend to utilize the existing building, and are the contract purchaser for the property.

Description of Use

The Tender Care Center will operate as a “skilled nursing service for the profoundly medically fragile, medically complex, and technologically dependent pediatric population”. The applicant’s statement of intent indicates that, “At the center the children will receive physical, occupational, speech, behavior, and respiratory therapy”. Tender Care Center will be licensed by Florida’s Agency for Healthcare Administration (AHCA) as a prescribed pediatric extended care facility.

The applicant has indicated that the facility anticipates to average 20 patients/day in year one, and 30 patients/day in year two. It is expected to generate approximately 43 full time employees, with 4-5 part-time contractual employees (therapists).

Tender Care Inc. currently operates five centers in Florida.

Exterior Improvements

The building was constructed in 1983 and has been used as a bank and offices. Currently it is predominantly vacant and has been underutilized for years.

The applicant proposes to utilize the existing structure and upgrade the site. The building will be reroofed and repainted. The bank drive-thru on the north end will be removed, and a play area is proposed under the roof. Landscaping will be brought to code to the extent possible, and the parking lot will be repaved. A new dumpster area, with fence and landscaping will be installed. The applicant is proposing a four foot high fencing along the front of the building, which is not typical. The application indicates it is needed for security.

Interior Improvements

The interior of the existing 10,231 square foot building will undergo minimal changes, as the current office set up lends itself to be used for the proposed use. Rooms will mainly be used as offices, or for care and therapy.

Operation

The center will be open Monday through Saturday, from 9 am to 5 pm. Children will arrive and depart via vans. Therefore, other than employees, traffic will be minimal. A letter from the Palm



Beach County Traffic Division has been received stating that the change in use meets Palm Beach County Traffic Performance Standards.

No major changes are proposed regarding water and sewer service. The applicant has contacted Seacoast Utilities and will be submitting plans to them for minor changes. **A condition of approval will be added regarding this.**

Loading Zone Waiver Request

Under the “Required Parking and Loading Table”, section 78-142-1, a clinic falls into category “C” which requires one space for the first 10,000 square feet of gross floor area, plus one space for each additional 100,000 square feet. At 10,231 square feet of floor area, one such zone would be required. Currently the site does not have a designated loading zone.

Tender Care is requesting a waiver to this loading zone requirement, per code section 78-143 (o) (1) (a). According to the application the facility does not stock inventory or provide medical devices, and therefore it does not receive any deliveries that would require a loading zone.

The code states that the number of required loading berths may be reduced by the Community Development Director in the following circumstances:

“a. *Change in use.* The number of loading spaces may be proportionately reduced if the space is not needed is a result of a reduction in size or change in the nature of the land use to which loading spaces are served.

b. *Administrative reduction.* For uses which contain less than 10,000 square feet of total floor area, the community development director may waive or reduce the loading requirements whenever the character of the use is such as to make unnecessary the full provision of loading facilities and where such provision would impose an unreasonable hardship upon the use of the lot.”

Based on the applicant’s explanation, and the fact that there is no loading zone currently on site, the Community Development Director will allow the waiver.

Further information and details regarding the project can be found in the applicant’s submittal, as well as the staff “Analysis of Special Exception Criteria” which follows.



ANALYSIS OF SPECIAL EXCEPTION CRITERIA

The six criteria required for the granting of a Special Exception and staff comments to each are as follows:

Criteria 1

The proposed special exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

Applicable Goals and Objectives:

Chapter 3 Future Land Use, Objective 1, Policy 1.1, j and l:

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

Chapter 3 Future Land Use, Objective 5:

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

Chapter 3 Future Land Use, Objective 5, Policy 5.1

The Town shall protect, preserve, maintain and improve its core residential neighborhoods and historic resources, and protect them from physical degradation and the intrusion of incompatible uses.

Staff Comments

The proposed special exception use is consistent with the Comprehensive Plan as it will facilitate economic development and renewal by making use of an underutilized building. The new use is projected to generate approximately 43 full-time employees and 4-5 part-time contractual therapists.

The site will be improved with landscaping and exterior improvements, helping to enhance the appearance of the commercial corridor. The use is compatible with the residential uses to its east, and no negative impacts are anticipated.

FINDING: CRITERIA MET



Criteria 2:

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

Staff Comments

Setbacks:	No expansion of the building is proposed. The existing building meets the C-1 district setbacks, with the exception of the street side setback on Jasmine, which is 14.8 feet instead of the required 15 feet.
Minimum building floor area and building depth	Complies with the C-1 zoning district regulations in Town Code Section 78-71 (3) & (4)
Height	Complies with C-1 Commercial zoning regulations 78-71 (2)
Parking and loading	The project will provide 52 spaces, as required by Code for medical clinic. This includes 4 longer parking spaces to accommodate the vans. Loading area: Waiver requested, as no loading area currently exists on site, and applicant has indicated they will not be receiving items that would require this area. (See page 7 of staff report) Based on applicant's justification, waiver will be granted by the Community Development Director.
Landscaping:	Landscape plans show that the existing landscaping will be augmented, to bring the site up to code where feasible. This includes adding additional trees along 10 th Street, replacing hedge material where needed, adding sod and shrubs on the north end of the site, landscaping the new dumpster location.
Drainage	No changes proposed. There are no noted drainage issues with the site.
Signage:	No freestanding signage is proposed. Applicant intends to utilize window signage.
Traffic	Meets Palm Beach County Traffic Performance Standards. Letter Submitted from the County.

FINDING: CRITERIA MET with conditions of approval regarding waiver



Criteria 3

The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.

Staff Comments

Function and Impact	The Site is located in the C-1 Business District, which provides for a wide variety of commercial uses including offices, appliance stores, grocers, personal service uses. The proposed use is compatible with the surrounding commercial area, as well as the apartments to the east, which are buffered by an alley and hedge.
Hours of Operation:	Tender Care proposes to operate from 8:00 am -5:00 pm Monday through Saturday. These hours and days of operation are consistent with the days and business hours of neighboring businesses in the district. The use is predominantly indoors and will not negatively impact the residential use to the east.
Traffic:	Palm Beach County has issued a Traffic Performance Standards approval letter, included in the applicant’s packet. Access to the building is from either West Jasmine Drive or West Kalmia Drive; no changes are proposed.
Location\Mass\Height Setbacks:	The existing building is compatible with the surrounding area and has been in existence since 1983.
Future Land Use:	The Site’s future land use is designated as <i>Commercial</i> which is defined by the Comprehensive Plan as” Lands and structures devoted primarily to the delivery, sale or otherwise transfer of goods or services on a retail basis, with a maximum F.A.R. of 2.0. This category also includes personal and professional services.

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

FINDING: CRITERIA MET



Criteria 4

The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.

Staff Comments

There are currently no similar uses in the area. Proliferation is unlikely as State mandated requirements are extremely rigorous. Applicant indicates that there are less than 100 such facilities in the State.

In fact, children needing this type of rehabilitation are often underserved in communities because of the complexity involved in managing their care.

FINDING: CRITERIA MET



Criteria 5

The proposed special exception use does not have a detrimental impact on surrounding properties based on: (a) The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and, (c) The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Staff Comments

- a. The applicant has indicated that they expect to average 20 patients/day in year one, and 30 patients/day in year two. Patients will arrive via four vans. Employee hours will generally be 8 am to 5 pm, with contractual therapists coming throughout the day. No detrimental impact to the surrounding residential or commercial uses is anticipated.
- b. Staff has reviewed the proposed use for impacts including noise, odor, and lighting. Most of the activity will be indoors, with the exception of a small covered, supervised play area at the north end of the building. Therefore, the use is not anticipated to negatively impact the adjacent apartments to the east, which are also separated by an alley.

The Applicant has submitted a Site Lighting Plan. However, it must be revised to demonstrate compliance with the requirements of Town Code Section 54-36 which requires at least 1 foot-candle at active entrances to the building and access ways to the building, or parking areas, and a minimum of 1/3 foot-candle throughout the parking areas. Per the Town Code: *Security illumination shall be protected by vandal-resistant globes and activated from dusk until dawn; and minimum-maintained lighting shall be provided from dusk until 30 minutes after the termination of business each operating day; and minimum-maintained lighting shall be provided from dusk until dawn. A condition of approval has been added to insure compliance.*

- c. The applicant has received a letter of approval from the Palm Beach County Traffic Division. The letter indicates that medical office will result in an increase in traffic from the previous professional office use. (While the proposed use is a clinic, it falls under the county classification of medical office.) However, given the unique nature of the facility, traffic counts will be less than a typical medical office, as patients are not arriving individually throughout the day. The application indicates that there will be approximately 43 full time employees and 4-5 contractual therapists. All patients arrive by the facility's vans.

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

FINDING: CRITERIA MET



Criteria 6

That the proposed special exception use: (a) Does not significantly reduce light and air to adjacent properties, (b) Does not adversely affect property values in adjacent areas, (c) Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations, (d) Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces, (e) Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Staff Comments

Staff findings for Criteria 6 are as follows:

- (a) The proposed special exception use **will not** reduce light or air to adjacent properties since the application does not propose any additions or exterior renovations that will alter building height and mass.
- (b) The proposed special exception use **will not** adversely affect property values in the surrounding areas. The proposed commercial use is located in a commercial corridor, and will provide a specialized service to the community and surrounding area. The site will be upgraded, and will result in an overall improvement.
- (c) The proposed special exception use **will not** be a deterrent to the improvement, development or redevelopment of surrounding properties. It may help to encourage new business location in the area.
- (d) The proposed special exception use **will not** have a negative impact on adjacent natural systems or public facilities as there are no adjacent natural areas or public facilities.
- (e) A bike rack is being provided for employees. As a specialized medical facility there will not be customers that require pedestrian amenities outside such as benches or trash cans.

FINDING: CRITERIA MET



***A public notice was advertised in the Palm Beach Post on December 27, 2019 and certified letters to all property owners within 300 feet of the Subject Property were mailed on December 23, 2019*

In addition to Community Development, the application and plans were reviewed by the Palm Beach County Fire Department, Palm Beach County Sheriff Department, Palm Beach County Traffic Division, and the Town’s consultant Enginuity Engineering.

FINDINGS OF FACT AND STAFF RECOMMENDATION

The Special Exception request affords the Town the opportunity to bring to this location an established, viable business and upgrade the site’s appearance.

Staff finds that this application for a special exception use meets each of the six criteria required for the granting of a special exception use. Staff recommends **APPROVAL** with the following conditions:

1. The Applicant shall develop the Site consistent with the following Plans and Information:

Name	Sheet	Sign/ Seal	Received on
COVER SHEET	A-0	1-17-2020	1-24-20
SITE PLAN	SP-1	1-17-2020	1-24-20
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2. One loading zone, per “Required Parking and Loading Table”, section 78-142-1 is administratively waived by the Community Development Director, as is authorized pursuant to section 78-143 (o) (1) (a) of the Town Code.



3. Prior to the issuance of a building permit, the Applicant shall obtain a final approval pertaining to utilities for the Site from Seacoast Utilities, and shall submit a copy of the approval to the Community Development Department (the Department).
4. Prior to the issuance of the Certificate of Completion/Occupancy, the Applicant shall provide certification from the Landscape Architect of record that the plant installations and existing plantings for the Project are in accordance with the approved Site Plan and the Landscaping Plan.
5. All landscaping shown on the Site Plan and the Landscaping Plan shall be maintained in perpetuity from the date of its installation and the issuance of the Certificate of Occupancy by the Town. The Owner shall replace any and all dead or dying landscaping materials so as to maintain the quantity and quality of the landscaping shown on the approved Site Plan and Landscaping Plan.
6. The following security and safety measures shall be in place prior to the issuance of a Certificate of Occupancy:
 - Security illumination which is protected by vandal-resistant globes and is activated from dusk until dawn. The lighting shall be provided from dusk until 30 minutes after the termination of business' operating day.
 - Install high-definition surveillance cameras, which capture clear facial features to the parking areas adjacent to both sides of building, the lobby, and the exterior façade of the building. The cameras shall be placed at an appropriate height to capture as much detail of activity in these areas as possible. The camera recordings shall be cloud based with internet recovery and back up and made available to law enforcement upon request. The location of the installation of the camera(s) shall be subject to the Department's review and approval.
 - Provide convex mirrors for the dumpster enclosure to eliminate blind 90 degree corners and hiding places.
7. Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, Statement of Use, photometric plan, improvements, colors, materials, structures or other details shall be submitted to the Department, and shall be subject to its review and approval. The Department shall determine whether or not the proposed revision is material enough to require further review by the Town Commission.



Town of Lake Park

**TOWN COMMISSION
Meeting Date: February 5, 2020**

8. Construction associated with the Project is permitted only between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless an exception is approved in writing by the Department's Director.
9. All fees and costs, including legal fees incurred by the Town in reviewing the Application and preparing the Resolution billed to the Owner shall be paid to the Town within 30 days of receipt of an invoice from the Town. Failure by an Owner to reimburse the Town within the 30 days may result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order.

Tender Care Centers, Inc.



1015 10th St., Lake Park, H39A03
Application for Special Exception

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TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT
AGENT AUTHORIZATION FORM

Owner(s) of Record:
First National Land Corp

BEFORE ME, the undersigned authority, personally appeared:

Gregory S. Hall, as trustee for First National Land Corp.
Property Owner Name

Who first being duly sworn upon Oath and personal knowledge state they are the Owner(s) of Record of the following described real property:
KELSEY CITY LTS 19 TO 30 INC BLK 76

the street address of which is 1015 10th St., Lake Park, Fl 33403

AND DO HEREBY DESIGNATE:

Name: Brian Vermette
Address: 1821 SE 4th Ave., Fort Lauderdale, Fl 33316
Telephone: 954.763.5444
E-mail Address: bvermette@tendercarecenters.com

To act as Authorized Agent, to file Applications and papers with the Town of Lake Park, and to represent Owner(s) of Record at any Public Hearing regarding the property of interest.

Brian Vermette
Owner of Record Signature

Owner of Record Signature

STATE OF FLORIDA - TEXAS
COUNTY OF BAY COUNTY (Gainesville)
John S. Wood
NOTARY PUBLIC



NOTARY STAMP



TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: Brian Vermette / Tender Care Centers, Inc.

Address: PO Box 5159, Spring Hill, Fl 34611

Telephone: 352.683.6895 Fax: 352.533.2335

E-mail: bvermette@tenders care

- Owner
 Agent (Attach Agent Authorization Form)

Owner's Name
(if not Applicant): First National Land Corp

Address: 1015 10th St., Lake Park, Fl 33403

Telephone: 772-708-1518 Fax:

E-Mail: melvrobinsom@comcast.net

Property Location: 1015 10th St., Lake Park, Fl 33403

Legal Description: KELSEY CITY LTS 19 TO 30 INC BLK 76

Property Control Number: 36-43-42-20-01-076-0190

Future Land Use:

Zoning: C-1 Business District

Acres: .8604 Square Footage of Use: 10,192 sq ft

Proposed Use: Medical Clinic - Prescribed Pediatric Extended Care Facility



PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Luke Park Code of Ordinances* provides for the Town to be reimbursed, in addition to any application or administrative fees, for any supplementary fees and costs the Town incurs in processing development review requests.

These costs may include, but are not limited to, advertising and public notice costs, legal fees, consultant fees, additional Staff time, cost of reports and studies, NPDES stormwater review and inspection costs, and any additional costs associated with the building permit and the development review process.

For further information and questions, please contact the Community Development Department at 561-881-3318.

I, Brian Vermette have read and understand the regulations above regarding cost recovery.

Brian Vermette Date 12-23-2014

Property Owner Signature

\$

Statement of Interest/ Application Questions





Tender Care Centers, Inc.

Statement of Interest

Tender Care Centers, Inc. is a skilled medical care facility for children with special needs. Tender Care was founded in 1988 in Fort Lauderdale, Florida. We have facilities located in Broward, Hernando, Dunnellon, Putnam, and St. Johns County, Florida. We hope to bring the next facility to the Town of Lake Park. We are currently under contract to purchase 1015 10th St., Lake Park, FL 33403.

Tender Care is legally licensed by Florida's Agency for Healthcare Administration ("AHCA") as a Prescribed Pediatric Extended Care Facility ("PPEC"). Our centers operate as a skilled nursing service for the profoundly medically fragile, medically complex, and technologically dependent pediatric population (from birth to 21 years of age). Our nursing staff to patient ratio is 3:1.

To attend our center, children must be prescribed the service by a licensed physician, and pass eligibility screenings administered by the state of Florida. At our centers, children receive physical, occupational, speech, behavioral, and respiratory therapy. We also work with local school districts to ensure that our children receive the education (Hospital Homebound Services) that they are entitled to despite the complexity of their health needs.

Our specially equipped transport buses provide transport to and from the center. The majority of our children are picked up in the morning and dropped off at the end of the day. We are open from 8:00 am to 5:00 pm, 6 days a week, Monday through Saturday.

Tender Care is funded by Medicaid. We do not charge our children's parents anything for the service or transportation. Ultimately, Tender Care not only provides the necessary medical treatment for our children but offers support for the parents, who are often left with very little options for helping care for their children.

In addition to this request for special exception, Tender Care requests that the loading zone requirement be waived as our use is "rarely in need of a loading zone." Please see the attached Loading Demand State Request letter dated December 6, 2019, which is attached to this application.

We humbly ask that the Lake Park Zoning Board approve the request for the special exception.

Thank you,

Philip Mazzucco
President
Tender Care Centers, Inc

Zoning/Existing Use of Adjacent Properties:

North:	36434220010770130	R2	South:	36434220010750170	C1
East:	36434220011230040	C2	West:	36434220010760320	R2
	3643422001900000010	C2		36434220010760130	R2

APPLICATION REQUIREMENTS:

1. Please discuss how the Special Exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive Plan.

Please see attached documentation.

2. Please discuss how the proposed Special Exception is consistent with the land development and zoning regulations and all other portions of the Town of Lake Park Code of Ordinances.

Please see attached documentation.

3. Please explain how the proposed Special Exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location; mass; height and setback; and other relevant factors peculiar to the proposed Special Exception use and the surrounding property.

Please see attached documentation.



Tender Care Centers, Inc.

4. Please explain how the establishment of the proposed Special Exception use in the identified location does not create a concentration or proliferation of the same or similar type of Special Exception use, which may be deemed detrimental to the development or redevelopment of the area in which the Special Exception use is proposed to be developed.

Please see attached documentation.

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding properties based on: (a) The number of persons anticipated to be using, residing, or working on the property as a result of the Special Exception use; (b) The degree of noise, odor, visual, or other potential nuisance factors generated by the Special Exception use; (c) The effect on the amount and flow of traffic within the vicinity of the proposed Special Exception use.

Please see attached documentation.

6. Please explain how the proposed Special Exception use meets the following requirements: (a) does not significantly reduce light and air to adjacent properties; (b) does not adversely affect property values in adjacent areas; (c) would not be detrimental to the improvement, development or redevelopment of surrounding properties in accord with existing regulations; (d) does not negatively impact adjacent natural systems or public facilities, including parks and open spaces; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Please see attached documentation.

Section 1

Tender Care will contribute to the goals listed in Lake Park's comprehensive plan. Very often, medically dependent children are among the most underserved in local communities, not because of a lack of support from the communities, but because of the complexities involved in managing their care. Traditional daycare centers cannot service our patients because of the medical expertise necessary to fulfill their daily care.

Tender Care's rigid staffing ratio ensures that children are cared for by knowledgeable, experienced, and licensed health care practitioners. Our nursing staff is required to have at least two years of pediatric experience and undergo thorough AHCA background and drug screenings.

Tender Care operates as a community facility in order to give back to the local stakeholders. Part of our license mandates that we educate parents and patients. Tender Care often hosts educational trainings on pediatric health-related topics. Tender Care employees serve on community boards, including the Early Learning Coalition for Marion County and the Hernando County Education Foundation. The facility in Dunnellon is hosting a special needs resources expo in January, where all proceeds will be donated to the Outreach Autism Services Network. Our facilities have received multiple awards from local communities including the state of Florida Friends of EMS award.

Town of Lake Park – Goals, Objectives, and Policies

Objective 5 – “As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions.”

Policy 5.1: “The Town shall protect, preserve, maintain and improve its core residential neighborhoods and historic resources, and protect these areas from physical degradation and the intrusion of incompatible uses.”

According to Objective 5, the comprehensive plan seeks to promote redevelopment and Policy 5.1 accomplishes this objective by preventing “physical degradation and the intrusion of incompatible uses.” First, related to physical degradation, the 1015 building is only being partially occupied and is used primarily as a storage facility. Physical degradation is more likely to occur when buildings sit unused and unmaintained. Based on the property inspection, the roof is in dire need of repair. Aerial photos attached to the previous submission show where the roof was previously patched in a piecemeal manner.



Tender Care Centers, Inc.



Tender Care Centers, Inc.



Tender Care Centers, Inc.



Tender Care will be using the entire building. Tender Care prides itself on the upkeep of the exterior elements of its facilities. Please see the attached photographs of Tender Care's other facilities. Operating maintenance ensures that the physical degradation of the existing property will be mitigated. In addition, Tender Care will employ a full-time maintenance staff member and a full-time housekeeper.

Based on the zoning committees' feedback, there are existing code violations that put the building out of compliance with the comprehensive plan and town ordinances. Tender Care has worked to modify the proposed site plan to ensure that the building will comply with both local ordinances and with the comprehensive plan. For more information, please see the updated landscaping plan attached to this resubmission.

Tender Care will be reroofing the entire building with an aluminum roof. Tender Care will also be painting the exterior of the building. Please see the color photos attached to this resubmission for a sample color palette and a color elevatc plan. Tender Care will also be adding an outdoor playground area to the Northern side of the building. A model substantially similar to what will be installed has been attached to this application.

A fence will also be installed on the front and Northern sides of the building. The fence is designed as a security device to protect the safety of our patients. The fence will be attached to the sidewalk via boring holes in the concrete. Steel poles will be cemented in the holes and a PVC sleeve will be slid over the steel poles. A white PVC fence will be attached in between and flush with the existing columns. As the fence will be installed on the sidewalk, there will be no encroachment into the parking area. For more detail, please see the submitted elevation plan. Two sample designs for the fence have also been attached.

As of this submittal, no façade sign will be installed. Signage will be limited to a window graphic that is limited to 25% of the selected window.

Finally, Tender Care's proposed use is consistent with the intent outlined in the Comprehensive Plan. According to the Zoning Determination Letter dated August 19, 2019, and attached to this application, the building is zoned in the C-1 Business District. While our use is not specifically listed under permitted C-1 uses, Section 78-71 (2) allows for special exceptions for "d. hospitals, sanitariums, or medical clinics." The requested zoning special exception is consistent with the possible envisioned special exceptions uses for the area. Therefore, the use of the building as a medical clinic ensures that another incompatible use will not be introduced to the area.

Section 2

Tender Care is seeking to open the facility at 1015 10th St., Lake Park, Fl 33403. Per the Zoning Determination Letter dated August 19, 2019, and attached to this application, the

A Pediatric Extended Care Facility
 PPEC Facility: 1821 SE 4th Avenue Fort Lauderdale, FL 33316
 Tel: 954-763-5444 Fax: 954-516-0095

building is zoned in the C-1 Business District. While our use is not specifically listed under permitted C-1 uses, Section 78-71 (2) allows for special exceptions for "d. hospitals, sanitariums, or medical clinics." Therefore, the zoning is consistent with the possible envisioned special exceptions uses for the area.

Section 3

The property being purchased currently has a building that was previously used for banking and office use. Tender Care does not plan to substantially modify the building or the property, except for those uses disclosed herein. Therefore, building location, building height, and setback will remain unchanged; thus, in line with the zoning provisions.

The facility will be open during normal operating hours, 8:00 am to 5:00 pm, Monday through Saturday. As the facility was previously used for banking and office purposes, Tender Care's intended use is consistent with the existing character of the facility.

For more information on traffic, see section 5 and the Traffic Analysis attached to this application. Tender Care does not foresee a need to add any additional parking.

The only significant change from the previous use is the desire to move from a general office and banking setting to a medical facility. Because of the nature of the work generally being conducted indoors, and the normal operating hours of the facility, granting the special exception is compatible with the existing and future use of the facility.

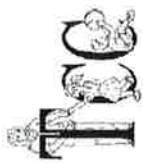
Section 4

Tender Care is a very specific facility with extremely stringent licensure requirements. There are less than 100 of these facilities that operate throughout the entire state of Florida. AHCA mandated financial and safety requirements impose significant barriers to entry. The threat of proliferation in the area is minimal. Tender Care currently has 5 locations operating in 5 counties around the state.

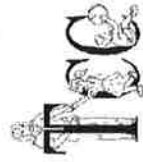
Section 5

(a) When fully operational, the facility is expected to employ roughly 48 employees: including approximately 43 paid employees and 4-5 contracted independent therapists. Employees generally arrive at 8:00 am and leave at 5:00 pm. Contracted therapists may come and go outside those hours. The facility is equipped with 52 parking spaces. There is sufficient parking to meet the needs of the facility without burdening the vicinity property owners.

A Pediatric Extended Care Facility
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Tender Care Centers, Inc.



Tender Care Centers, Inc.



Our goals/projections for Patients being served by this facility:

Year 1

We will be opened 6 days per week averaging 20 patients per day.*

Year 2

We will be opened 6 days per week averaging 30 patients per day.*

*Total units arrived at by taking the total average of prior new facility openings and increasing by a multiplier based on higher population density. The calculation is proprietary.



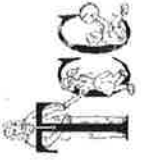
Service Area Map Follows on Next Page

A Pediatric Extended Care Facility
PPEC Facility: 1821 SE 4th Avenue Fort Lauderdale, FL 33316
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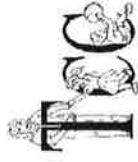
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Tender Care Centers, Inc.



Tender Care Centers, Inc.



(b) Noise will be limited as the majority of the business activity is conducted inside the building.

(c) As previously stated, Tender Care provides transportation for most of the children that attend the facility. In the first year, we anticipate 3-4 vans. Tender Care exclusively purchases Mercedes Sprinter vans for transportation. Tender Care picks the child up in the morning and drops the child off at night. Therefore, patient traffic will be limited to the vans dropping the children off at roughly 9:00 am and leaving to take the children home at roughly 4:00 pm.

Vans are a Mercedes Sprinter 2500 with a 170" wheelbase. The length of the van is 274.3" or 22.86 feet. The current parking stalls have been increased to 18.5 feet per Lake Park ordinance. Four parking spots are being added to the Northwest side of the property near where the playground will be constructed. These spots will be 23 feet in length which will accommodate parking the vans.

Section 6

(a) The facility is open during normal business hours on a site zoned in the C-1 Business District. As such, there will be no change to light or air affecting the adjacent properties. The exterior of the current building located on the property will not be substantially changed or modified, with the exception of adding a new roof and an outdoor playground for the children.

(b) Additionally, due to the age of the building, leaving the building without a significant repair investment will have an adverse effect on the property values of the adjacent areas. Tender Care plans to invest roughly \$350,000.00 in improving and maintaining the building. In addition, the building is currently being underutilized with only about 1/3 of the space being used. All of this should have a net positive effect on adjacent property values.

(c) Tender Care will not substantially modify the existing structure located on the property; therefore, any deterrent to the improvement, development, or redevelopment of adjacent properties will not increase, and, should decrease. Tender Care prides itself on designing an aesthetically pleasing and functional facility. In effect, this will decrease economic blight caused by the aging nature of the building. This should spur subsequent improvement, development, or redevelopment of the adjacent properties.

(d) Tender Care will not negatively impact adjacent natural systems or public facilities. Per AHCA and state guidelines, Tender Care will have an outdoor playground that will be used for our children. Because of the individualized and specific needs of the children, the Company policy dictates no children be

removed from the facility. The facility is specifically designed to care for these children. Tender Care also provides a dedicated break room for employees. As such, the facility will not utilize the adjacent public facilities, parks, or open spaces.

(e) A bike rack will be added to the building per the Town's request. Trash container facilities will be located around the exterior of the center in an effort to beautify the property.

Brian Vermette
Tender Care Centers Inc.
1821 SE 4th Avenue
Ft Lauderdale, FL 33316

August 22, 2019

Re: 1015 10th St. Lake Park, FL (Property Control Number 36-43-42-20-01-076-0190)

Mr. Vermette:

The Town is in receipt of your Zoning Determination Letter requested for 1015 10th Street, submitted August 19, 2019. In that letter you requested a *determination as to whether Tender Care Centers, Inc. "a Prescribed Pediatric Extended Care Facility" would be permitted at 1015 10th Street.*

Your application specifically describes the use as: *"Skilled Medical Facility offering nursing services up to 12 hours per day. Children are transported to and from our facility. During the day they receive physical, occupational, and speech therapy, along with education services. We also do outpatient rehab therapy services"*

The response from our Department follows:

The building at 1015 10th Street is located in the C-1 Business District and regulations for that district are contained in Section 78-71 of the Town Code. Section 78-71 (2) lists uses that may be permitted by Special Exception. Within this list are "d. hospitals, sanitariums, or medical clinics".

Your intended use, as described, would fall under this category, as the code states "Hospital, sanitarium or medical center means a facility for humans or animals, which provides primary, secondary, or tertiary medical care, emergency medical services, including preventive medicine, diagnostic medicine, treatment and rehabilitative service, medical training programs, medical research, and may include association with medical schools or medical institutions."

Therefore the use as proposed by Tender Care Center is not an outright permitted use, but is a use that may be approved as a Special Exception.

The **Special exception** process is intended for uses that would generally not be appropriate throughout the entire zoning district. However, special exception uses may be compatible based on an applicant's compliance with the criteria established by the code.



Community
Development
Department

535 Park Avenue
Lake Park, FL 33403
Phone: (888) 881-3378
Fax: (888) 881-3323

www.lakeparkflorida.gov

In brief, this process involves submitting the necessary plans and supporting documents, along with a fee, to the Town for review and consideration. Special Exceptions are reviewed in Public Hearings by the Planning and Zoning Board, and Town Commission which has final approval. The Commission may approve, deny or approve with conditions. Information on the process and criteria is attached and can also be found at: https://library.municode.com/fl/lake_park/codes/code_of_ordinances?nodeId=SPBLADERE_CH78ZO_ARTVIRESEX.

We have also included the application for Special Exception, which provides further information about the process.

Should you decide to proceed with the Special Exception, we are available to review the process with you.

Regado,
Karen J Golonka
PLANNER

COMMUNITY DEVELOPMENT DEPARTMENT
TOWN OF LAKE PARK
535 Park Avenue
Lake Park, FL 33403
561-881-3320
561-881-3323 (Fax)
kgolonka@lakeparkflorida.gov



Property Owners List



HOME SUSTAINABLE DEVELOPMENT CONTACT US

CITY OF FORT LAUDERDALE

EGOVPLUS ONLINE SERVICES

- My Info
- Owner Records
- Property Search
- Property Search
- Contactor Search
- Check Permit Status
- Schedule Inspections
- Permit Sample
- Business Tax
- Code Enforcement
- Code Case Tracker
- GIS Home
- Fire Safety
- Alarm Account Info
- Alarm Registration
- Contact Us
- Building Services Home
- Building Services Alerts
- Zoning and Developments
- Log Out

BUSINESS TAX INFO

Business Tax Detail

Issue Date	Category	Description	Tax Number	Balance
10-05-2001	421313	SKILLED MEDICAL SERVICE FACILITY	428391	\$0.00
09-30-2020	428391	SKILLED MEDICAL SERVICE FACILITY	428391	\$0.00
09-30-2020	428391	SKILLED MEDICAL SERVICE FACILITY	428391	\$0.00

Business Name: TENDER CARE CENTER INC
 Business ID: 428391
 Issue Date: 09-30-2020
 Category: 428391
 Description: SKILLED MEDICAL SERVICE FACILITY
 Tax Number: 428391
 Balance: \$0.00

Owner Name: TENDER CARE CENTER INC
 Business Address: 1821 SE 4 AVE
 Business ID: 428391
 Issue Date: 10-05-2001
 Category: 428391
 Description: SKILLED MEDICAL SERVICE FACILITY
 Tax Number: 428391
 Balance: \$0.00

[Back](#) [Inspections](#) [History](#)

Contact Us | Website Policies | Accessibility | Web Translations

Parcel Owners within 300 Feet of 1015 10th St., Lake Park, Fl 33403

Owner	Address	Mailing Address
Florida Power and Light Co	1001 10th St., Lake Park, Fl 33403	PSNJOB C/O 700 UNIVERSAL BLVD JUNO BEACH, FL 33408-2683
TOPPER AUTO DEALER SUPPLIES INC.	1001 W Jasmine Dr. Suite A, West Palm Beach Fl 33403	1001 W JASMINE DR SUITE A LAKE PARK FL 33403-2119
TOPPER AUTO DEALER SUPPLIES INC.	1001 W Jasmine Dr. Suite B, West Palm Beach Fl 33403	1001 W JASMINE DR SUITE B LAKE PARK FL 33403-2119
Frontal Order of the Eagles Gateway	1001 W Jasmine Dr. Suite C, West Palm Beach Fl 33403	1001 W JASMINE DR SUITE C LAKE PARK FL 33403-2119
Frontal Order of the Eagles Gateway	1001 W Jasmine Dr. Suite D, West Palm Beach Fl 33403	1001 W JASMINE DR SUITE D LAKE PARK FL 33403-2119
JULISSA ARKUNIN	1001 W Jasmine Dr. Suite E, West Palm Beach Fl 33403	9255 60TH CIR PO BOX 331052 WEST PALM BEACH FL 33412-2088
STYKOR MICHAEL	1001 W Jasmine Dr. Suite F, West Palm Beach Fl 33403	LAKE PARK FL 33403-8917
LANGST LIFE AGENCY INC	1001 W Jasmine Dr. Suite G, West Palm Beach Fl 33403	1001 W JASMINE DR SUITE G LAKE PARK FL 33403-2119
LATUBERNE ANNE MARIE LATUBERNE PIERRE &	1001 W Jasmine Dr. Suite H, West Palm Beach Fl 33403	807 KEISEY PARK CIR PALM BEACH GARDENS FL 33410-3260
1001 JASMINE LLC	1001 W Jasmine Dr. Suite I, West Palm Beach Fl 33403	7485 JACANA WAY NORTH PALM BEACH FL 33408-4707
1001 JASMINE S LLC	1001 W Jasmine Dr. Suite J, West Palm Beach Fl 33403	1001 W JASMINE DR SUITE J LAKE PARK FL 33403-2119
1001 JASMINE LLC	1001 W Jasmine Dr. Suite K, West Palm Beach Fl 33403	1001 W JASMINE DR SUITE K LAKE PARK FL 33403-2119
DOUGLASS MARLYN HERGEBER GILBERT C &	1001 W Jasmine Dr. Suite L, West Palm Beach Fl 33403	288 BEZAVADOLIN RIVIERA BEACH FL 33404-6244
JENNINGS JEFFREY KEITH TRUST	1001 W Jasmine Dr. Suite M, West Palm Beach Fl 33403	11707 ASSASSINING DR NORTH PALM BEACH FL 33408-3240
900 10TH STREET LLC	900 10th St., Lake Park, Fl 33403	900 10TH ST LAKE PARK FL 33403-2424
LAKE WORKSHELF PROPERTY ENTERPRISES	908 10th St., Lake Park, Fl 33403	PO BOX 1110 BRANDON FL 33509-1110
CARRIBREAN MEAT MARKET CORP	910 10th St., Lake Park, Fl 33403	349 DUMETTA WAY WEST PALM BEACH FL 33413-1053
CURRIERUS SURE HOLDINGS LP	911 W Jasmone Dr. West Palm Beach Fl 33403	1850 PARKWAY PL STE 900 MARLETTA GA 30067-8261
BEDFORD HOLDINGS LLC	912 W Kalima Dr., Lake Park, Fl 33403	PO BOX 3051 PALM BEACH FL 33480-1231
KRAMMER TRIK	912 W Jasmone Dr., West Palm Beach Fl 33403	912 W JASMINE DR LAKE PARK FL 33403-2108
LAKE WORKSHELF PROPERTY ENTERPRISES	917 10th St., Lake Park, Fl 33403	PO BOX 1110 BRANDON FL 33509-1110
DONAGHY GAIL R	919 W Jasmine Dr., West Palm Beach Fl 33403	919 W JASMINE DR LAKE PARK FL 33403-2107
DONAGHY MARK II &	919 W Kalima Dr., Lake Park, Fl 33403	919 W KALIMA DR LAKE PARK FL 33403-2115
MCYARLANE KIRCALDY TOMLINSONS EASTROPK &	920 W Kalima Dr., Lake Park, Fl 33403	920 W KALIMA DR LAKE PARK FL 33403-2116
TOMLINSONS LOVELLETTE	920 W Kalima Dr., Lake Park, Fl 33403	920 CALIBEL DR LAKE PARK FL 33403-2125
CLEBY REGINALD J	920 Laurel Dr., Lake Park, Fl 33403	920 NUTT TRK PORT LAUDERDALE FL 33334-1010
OSAZ TISHIE PHILIP KATHLEEN &	920 W Jasmone Dr., West Palm Beach Fl 33403	923 W TILIX DR LAKE PARK FL 33403-2416
ZABALA TARA	923 W Ilex Dr., West Palm Beach Fl 33403	926 KALIMA DR LAKE PARK FL 33403-2116
DIWAJ OFFEN R DUVAL KARL O &	926 W Kalima Dr., Lake Park, Fl 33403	926 LAUREL DR LAKE PARK FL 33403-2125
REVES MARLENE REVES KATHI &	926 Laurel Dr., Lake Park, Fl 33403	5327 VENTURA DR PPT RAY BEACH FL 33484-8387
926 W JASMINE DR LAKE TRUST CELESTINIS GABRIEL TR	926 W Jasmone Dr., West Palm Beach Fl 33403	

SUTHERLAND BRENE SUTHERLAND LINDEN &	927 W Jasmone Dr., West Palm Beach Fl 33403	927 W JASMINE DR LAKE PARK FL 33403-2107
MOORE ELYSSES JR	931 W Ilex Dr., West Palm Beach Fl 33403	931 W ILEX DR LAKE PARK FL 33403-2416
LAUREL PARK HOLDINGS LLC	932 Laurel Dr., Lake Park, Fl 33403	936 NORTHERN DR SUITE L LAKE PARK FL 33403-2047
ADHERT BRIAN H	932 W Jasmone Dr., West Palm Beach Fl 33403	815 GRACE AVE LAKE WORTH FL 33461-2755
MAH CONSTRUCTION ENTERPRISES INC.	932 W Kalima Dr., Lake Park, Fl 33403	PO BOX 925 WEST PALM BEACH FL 33402-0925
MAH CONSTRUCTION ENTERPRISES INC.	933 W Jasmone Dr., West Palm Beach Fl 33403	PO BOX 925 WEST PALM BEACH FL 33402-0925
DUMVAL LIFELYN R DUVAL KARL O &	926 W Kalima Dr., Lake Park, Fl 33403	926 KALIMA DR LAKE PARK FL 33403-2116
LOUIS WELANDYDHE	927 W Kalima Dr., Lake Park, Fl 33403	927 W KALIMA DR LAKE PARK FL 33403-2115

Pending Sales Contract



CFN 20160003113
CR BK 28026 PG 0439
RECORDED 01/05/2016 13:19:41
Palm Beach County, Florida
AMT 10.00
Doc Stamp 0.70
Sharon R. Bock, CLERK & COMPTROLLER
Pgs 0439 - 440; (2Page)

This is a certified copy

Prepared by:
G. Hald
1015 10th Street
Lake Park, FL 33403

Parcel ID Number:
36-43-42-2007K-076-0190

Return to Grantor:

QUIT CLAIM DEED

This Quitclaim Deed made this 31st day of December, 2015, between Sarasota Consulting LLC, a Florida Limited Liability Company whose address is 1015 10th Street, Lake Park, FL 33403, as Grantor and First National Land Corporation, a Delaware corporation whose address is 1015 50th Street, Lake Park, FL 33403, as Grantee,

Witnesseth, that the Grantor for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

• Lots 19 through 30, Block 76, KELSEY CITY (now Lake Park), according to the map or plat thereof, as recorded in Plat Book 8, Pages 15 and 34, of the Public Records of Palm Beach County, Florida.

Subject to easements, restrictions and reservations of record and taxes paid through and including 2012.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, for the use, benefit, and profit of the said Grantee forever.



Commercial Contract

1. PARTIES AND PROPERTY: Teodoro Carr Gonzalez Inc ("Buyer")
 agrees to buy and FIRST NATIONAL LAND CORP ("Seller")
 agrees to sell the property at:

Street Address: 1015 10th St
Lake Park FL 32403
 Legal Description: SEBESY CITY LFS 15 TO 30 INC BLK 75

and the following Personal Property:
 (all collectively referred to as the "Property") on the terms and conditions set forth below.

2. PURCHASE PRICE:
 (a) Deposit held in escrow by: First International Title (\$ _____)
 ("Escrow Agent") (check one subject to stamp and final collection)

Escrow Agent's address: 330 Commerce St 2nd Floor, Ft. Lauderdale, FL 33301 Phone: 561-354-1055

(b) Additional deposit to be made to Escrow Agent
 within _____ days (3 days, if left blank) after completion of Due Diligence Period or
 within _____ days after Effective Date. \$ _____

(c) Additional deposit to be made to Escrow Agent
 within _____ days (3 days, if left blank) after completion of Due Diligence Period or
 within _____ days after Effective Date. \$ _____

(d) Total financing (see Paragraph 5): \$ _____

(e) Other: \$ _____

(f) All deposits will be credited to the purchase price at closing.
 Balance to close, subject to adjustments and prorations, to be paid
 via wire transfer. \$ _____

For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of
 Buyer's written notice of acceptability.

3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller
 and Buyer and an executed copy delivered to all parties on or before 09/19/2013, this offer
 will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be
 3 days from the date the counter offer is delivered. The "Effective Date" of this Contract is the date on which the
 last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or
 calendar days will be used when computing time periods, except time periods of 5
 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal
 holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next
 business day. Time is of the essence in this Contract.

4. CLOSING DATE AND LOCATION: This transaction will be closed on OCT 11 2013 (Closing Date), unless
 specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods
 including, but not limited to, Escrowing and Due Diligence periods. In the event insurance underwriting is suspended
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In Witness Whereof, the Grantor has hereunto set her/his and seal the day and year first
 above written.

Signed, sealed, and delivered in our presence:

Maivis Robison
 Notary Public
 Licensed Liability Company

By: Ramiro Simoes
 Manager

Witness MJ Carr
 Witness Teodoro Carr Gonzalez

State of Florida
 County of Palm Beach

The foregoing instrument was acknowledged before me this 31st day of December, 2013,
 by RA & CA as RA & CA
 personally known to me or who has produced _____ as identification.

MA
 Notary Public
 In and for the State of Florida
 My commission expires: _____



41 on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing up to 5 days after
42 the insurance underwriting suspension is lifted.

43 (b) Location: Closing will take place in Palatka Beach County, Florida. (If left blank, closing will take place in the
44 county where the property is located.) Closing may be conducted by mail or electronic means.

45 **5. THIRD PARTY FINANCING:**

46 Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any
47 lender. Buyer will use good faith and reasonable diligence to (i) obtain Loan Approval within 45 days (45 days if left
48 blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close
49 the loan. Buyer will keep Seller and Broker fully informed about loan application status and authorizes the mortgage
50 broker and lender to disclose all such information to Seller and Broker. Buyer will notify Seller immediately upon
51 obtaining financing or being rejected by a lender. **CANCELLATION:** If Buyer, after using good faith and reasonable
52 diligence, fails to obtain Loan Approval by Loan Approval Date, Buyer may within 3 days (3 days if left blank)
53 deliver written notice to Seller stating Buyer either waives this financing contingency or cancels this Contract.
54 If Buyer does neither, then Seller may cancel this Contract by delivering written notice to Buyer at any time thereafter.
55 Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of
56 those conditions of Loan Approval related to the Property. **DEPOSIT(S)** (for purposes of Paragraph 5 only): If Buyer
57 has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and
58 thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on both
59 parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving
60 the termination of this Contract. If neither party elects to terminate this Contract as set forth above or Buyer fails to use
61 good faith or reasonable diligence as set forth above, Seller will be entitled to retain the Deposit(s) if the transaction
62 does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms
63 and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-
64 approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

65 **6. TITLE:** Seller has the legal capacity to and will convey marketable title to the Property by statutory warranty
66 deed special warranty deed other _____ free of liens, encumbrances and
67 encumbrances of record or known to Seller, but subject to property taxes for the year of closing; covenants,
68 restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other
69 matters to which title will be subject) _____
70 provided there exists at closing no violation of the foregoing and none of them prevents Buyer's intended use of the
71 Property as _____
72 **(a) Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent
73 and pay for the title search and closing services. Seller will, at (check one) Seller's expense and
74 within 15 days after Effective Date or at least 5 days before Closing Date deliver to Buyer (check one)
75 (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by
76 Seller at or before Closing and, upon Buyer recording the deed, an owner's policy in the amount of the purchase
77 price for fee simple title subject only to exceptions stated above. If Buyer is paying for the evidence of title and
78 Seller has an owner's policy, Seller will deliver a copy to Buyer within 15 days after Effective Date. (i) an
79 abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm.
80 However, if such an abstract is not available to Seller, then a prior owner's title policy acceptable to the proposed
81 insurer as a base for reinsurance of coverage may be used. The prior policy will include copies of all policy
82 exceptions and an update in a format acceptable to Buyer from the policy effective date and certified to Buyer or

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Buyer's closing agent together with copies of all documents recited in the prior policy and in the update. If such
an abstract or prior policy is not available to Seller then (i) above will be the evidence of title.

(b) **Title Examination:** Buyer will, within 15 days from receipt of the evidence of title deliver written notice to Seller
of title defects. Title will be deemed acceptable to Buyer if (1) Buyer fails to deliver proper notice of defects or (2)
Buyer delivers proper written notice and Seller cures the defects within 30 days from receipt of the notice
("Cure Period"). Seller shall use good faith efforts to cure the defects. If the defects are cured within the
Cure Period, closing will occur on the later of 10 days after receipt by Buyer of notice of such curing or the
scheduled Closing Date. Seller shall not be held liable for any defects if Seller reasonably believes any defect cannot be
cured within the Cure Period. If the defects are not cured within the Cure Period, Buyer will have 10 days
from receipt of notice of Seller's inability to cure the defects to elect whether to terminate this Contract or accept
title subject to existing defects and close the transaction without reduction in purchase price.

(c) **Survey:** (check applicable provisions below)
(i) Seller will, within _____ days from Effective Date, deliver to Buyer copies of prior surveys,
plans, specifications, and engineering documents, if any, and the following documents relevant to this
transaction:

prepared for Seller or in Seller's possession, which show all currently existing structures; in the event this
date this Contract is terminated.
 Buyer will, at Seller's Buyer's expense and within the time period allowed to deliver and examine
title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals
encroachments on the Property or that the improvements encroach on the lands of another, Buyer will
accept the Property with existing encroachments such encroachments will constitute a title defect to be
cured within the Cure Period.

(d) **Ingress and Egress:** Seller warrants that the Property presently has ingress and egress.

7. PROPERTY CONDITION: Seller will deliver the Property to Buyer at the time agreed in its present "as is" condition,
ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. Seller
makes no warranties other than marketability of title. In the event that the condition of the Property has materially
changed since the expiration of the Due Diligence Period, Buyer may elect to terminate the Contract and receive a
refund of any and all deposits paid, plus interest, if applicable, or require Seller to return the Property to the required
condition existing as of the end of the Due Diligence period, the cost of which is not to exceed \$ _____ (1.5% of
the purchase price, if left blank). By accepting the Property "as is", Buyer waives all claims against Seller for any
defects in the Property. (Check (a) or (b))

(a) As is: Buyer has inspected the Property or waives any right to inspect and accepts the Property in its "as is"
condition.

(b) **Due Diligence Period:** Buyer will, at Buyer's expense and within 41 days from Effective Date (Due
Diligence Period), determine whether the Property is suitable, in Buyer's sole and absolute discretion. During the
term of this Contract, Buyer may conduct any tests, analyses, surveys and investigations ("inspections") which
Buyer deems necessary to determine to Buyer's satisfaction the Property's engineering, architectural,
environmental properties, zoning and zoning restrictions, flood zone designation and restrictions, subdivision
regulations, soil and grade, availability of access to public roads, water, and other utilities, consistency with local,
state and regional growth management and comprehensive land use plans; availability of permits, government
approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground
water contamination; and other inspections that Buyer deems appropriate. Buyer will deliver written notice to
Seller prior to the expiration of the Due Diligence Period of Buyer's determination of whether or not the Property
is acceptable. Buyer's failure to comply with this notice requirement will constitute acceptance of the Property in
its present "as is" condition. Seller grants to Buyer, its agents, contractors and assigns, the right to enter the
Property at any time during the term of this Contract for the purpose of conducting inspections, upon reasonable
notice, at a mutually agreed upon time; provided, however, that Buyer, its agents, contractors and assigns enter
the Property and conduct inspections at their own risk. Buyer will indemnify and hold Seller harmless from
losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from
liability to any person, arising from the conduct of any and all inspections or any work authorized by Buyer. Buyer
will not engage in any activity that could result in a mechanic's lien being filed against the Property without
Seller's prior written consent. In the event this transaction does not close, (1) Buyer will repair all damages to the

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Property resulting from the inspections and return the Property to the condition it was in prior to conduct of the inspections, and (2) Buyer will, at Buyer's expense, release to Seller all reports and other work generated as a result of the inspections. Should Buyer deliver timely notice that the Property is not acceptable, Seller agrees that Buyer's deposit will be immediately returned to Buyer and the Contract terminated.

(c) Walk-through inspection: Buyer may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

8. OPERATION OF PROPERTY DURING CONTRACT PERIOD: Seller will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or Buyer's intended use of the Property will be permitted only with Buyer's consent, and only with Buyer's consent.

9. CLOSING PROCEDURE: Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.
(a) Possession and Occupancy: Seller will deliver possession and occupancy of the Property to Buyer at closing. Seller will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

(b) Costs: Buyer will pay Buyer's attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. Seller will pay Seller's attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If Seller is obligated to discharge any encumbrance at or prior to closing and fails to do so, Buyer may use purchase proceeds to satisfy the encumbrances.

(c) Documents: Seller will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by Buyer after the Closing Date and letters to each service contractor from Seller advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by Seller from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender stopgap letters (if applicable); tenant subordination, non-disturbance and allotment agreements (SNDAs) required by the Buyer or Buyer's lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an stopgap letter, Seller, if requested by the Buyer in writing, will certify that information regarding the tenant's lease is correct. If Seller is an entity, Seller will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. Seller will transfer security deposits to Buyer. Buyer will provide the closing statement, mortgages and notes, security agreements, and financing statements.

(d) Taxes and Prorations: Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by Buyer, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to Buyer, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

(e) Special Assessment Liens: Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by Seller. If a certified, confirmed, and ratified special assessment is payable in installments, Seller will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and Buyer will assume all installments that become due and payable after the Closing Date. Buyer will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, Seller will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

(f) Foreign Investment in Real Property Tax Act (FIRPTA): If Seller is a "foreign person" as defined by FIRPTA, Seller and Buyer agree to comply with Section 1445 of the Internal Revenue Code. Seller and Buyer will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply with FIRPTA.

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With the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If Buyer does not pay sufficient cash at closing to meet the withholding requirement, Seller will deliver to Buyer at closing the additional cash necessary to satisfy the requirement.

10. ESCROW AGENT: Seller and Buyer authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to Seller or Buyer, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

11. CURE PERIOD: Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have _____ days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

12. FORCE MAJEURE: Buyer or Seller shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, will non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be returned to Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.

13. RETURN OF DEPOSIT: Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and Buyer has timely given any required notice regarding the condition having not been met, Buyer's deposit will be returned in accordance with applicable Florida Laws and regulations.

14. DEFAULT:
(a) In the event the sale is not closed due to any default or failure on the part of Seller other than failure to make the title marketable after diligent effort, Buyer may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.
(b) In the event the sale is not closed due to any default or failure on the part of Buyer, Seller may either (1) retain all deposit(s) paid or agreed to be paid by Buyer as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If Buyer fails to timely place a deposit as required by this Contract, Seller may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for Buyer's default.

15. ATTORNEY'S FEES AND COSTS: In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include Buyer, Seller and Broker, will be awarded reasonable attorney's fees, costs, and expenses.

16. NOTICES: All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice, document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party.

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17. DISCLOSURES:

251 (a) Commercial Real Estate Sales Commission Lien Act: The Florida Commercial Real Estate Sales
252 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of
253 commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the
254 owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not
255 attach to any interest in real property. This lien right cannot be waived before the commission is earned.
256 (b) Special Assessment Liens Imposed by Public Body: The Property may be subject to unpaid special
257 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such
258 liens, if any, shall be paid as set forth in Paragraph 9(e).
259 (c) Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in
260 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that
261 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon
262 and radon testing may be obtained from your county public health unit.
263 (d) Energy-Efficiency Rating Information: Buyer acknowledges receipt of the information brochure required by
264 Section 553.986, Florida Statutes.

18. RISK OF LOSS:

265 (a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, Seller will
266 bear the risk of loss and Buyer may cancel this Contract without liability and the deposit(s) will be returned to
267 Buyer. Alternatively, Buyer will have the option of purchasing the Property at the agreed upon purchase price and
268 Seller will credit the deductible, if any and transfer to Buyer all closing any insurance proceeds, or Seller's claim
269 to any insurance proceeds payable for the damage. Seller will cooperate with and assist Buyer in collecting any
270 such proceeds. Seller shall not settle any insurance claim for damage caused by casualty without the consent of
271 the Buyer.
272 (b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the
273 right of eminent domain, or proceedings for such taking will be pending or threatened, Buyer may cancel this
274 Contract without liability and the deposit(s) will be returned to Buyer. Alternatively, Buyer will have the option of
275 purchasing what is left of the Property at the agreed upon purchase price and Seller will transfer to the Buyer at
276 closing the proceeds of any award, or Seller's claim to any award payable for the taking. Seller will cooperate
277 with and assist Buyer in collecting any such award.

278 19. ASSIGNABILITY; PERSONS BOUND: This Contract may be assigned to a related entity, and otherwise is not
279 assignable. It is assignable, if this Contract may be assigned. Buyer shall deliver a copy of the assignment agreement
280 to the Seller at least 5 days prior to Closing. The terms "Buyer," "Seller" and "Broker" may be singular or plural. This
281 Contract is binding upon Buyer, Seller and their heirs, personal representatives, successors and assigns (if
282 assignment is permitted).

283 20. MISCELLANEOUS: The terms of this Contract constitute the entire agreement between Buyer and Seller.
284 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.
285 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated
286 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or
287 typewritten terms inserted in or attached to this Contract prevail over printed terms. If any provision of this Contract
288 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be
289 construed under Florida law and will not be recorded in any public records.

290 21. BROKERS: Neither Seller nor Buyer has used the services of, or for any other reason owes compensation to, a
291 licensed real estate broker other than:

292 (a) Seller's Broker: Landmark Investments and Real Estate (Company Name) Mel Robinson
293 333 Southern Blvd Suite 304 West Palm Beach, FL 33405 (Address, Telephone, Fax, Email) Melvrobinson@comcast.net
294 (License)

295 who is a single agent is a transaction broker has no brokerage relationship and who will be compensated, by
296 Seller Buyer both parties pursuant to a listing agreement other (specify) % of sales price

297 (b) Buyer's Broker: United Real Estate Advisors (Company Name) Matthew Marder
298 1535 Morguepark Dr. Ste 101 Weston, FL 33326 954-538-2326 (Address, Telephone, Fax, Email) mmarder_realestate@gmail.com
299 (License)

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302 who is a single agent is a transaction broker has no brokerage relationship and who will be compensated by
303 Seller's Broker Seller Buyer both parties pursuant to an MLS offer of compensation other (specify)

304 2.5% of the sales price
305 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to
306 inquiries, introductions, consultations, and negotiations resulting in this transaction. Seller and Buyer agree to
307 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including
308 reasonable attorney's fees at all levels, and from liability to any person, arising from (1) compensation claimed which is
309 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to
310 Paragraph 10, (3) any duty accepted by Broker at the request of Seller or Buyer, which is beyond the scope of
311 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and
312 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of Seller or Buyer.

313 22. OPTIONAL CLAUSES: (Check if any of the following clauses are applicable and are attached as an addendum to
314 this Contract):

- 315 Arbitration Seller Warranty Existing Mortgage Buyer's Attorney Approval
316 Section 1031 Exchange Coastal Construction Control Line Buyer's Attorney Approval
317 Property Inspection and Repair Flood Area Hazard Zone Seller's Attorney Approval
318 Seller Representations Seller Financing

23. ADDITIONAL TERMS:

319 -Seller agrees to compensate buyers broker "United Real Estate Advisors"
320 2.5% of the sales price
321 -Seller agrees to leave built in additions in reception area in the
322 north end of the building, "Bank section with drive-thru"
323 Buyer agrees to allow the seller, "First National Land Corp and or
324 designates" to occupy approximately 2500 SF on the southern portion of
325 the building for 120 days or less post closing.
326 -Buyer agrees to allow the seller, "First National Land Corp and or
327 designates" to utilize the site address, "1015 10th St Lake Park, FL
328 33403" for mail purposes only until Dec 31st 2020.
329 -The property is sold as is. Any modifications are to be buyers
330 discretion and expense.

331 Seller must maintain all utilities + liability insurance on that
332 Section of building.

333 #1.8 on Contract - we do not want the building leased to anyone else
334 we plan to start rehab at closing.

335

336

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340

341

342 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE
343 ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL
344 FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE
345 PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE
346 EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR
347 REPORTING REQUIREMENTS-ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL, AND OTHER
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348 **ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL**
349 **REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER**
350 **REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF**
351 **THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND**
352 **GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND**
353 **FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

354 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other
355 party that such signatory has full power and authority to enter into and perform this Contract in accordance with its
356 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized
357 to do so.

358 _____ Date: 8-1-19
(Signature of Buyer)

359 Teodor Care Centers Inc "Brian Veremotte" Tax ID No.: _____
(Typed or Printed Name of Buyer)

360 Title: _____ Telephone: _____

361 (Signature of Buyer) Date: _____

362 (Typed or Printed Name of Buyer) Tax ID No.: _____

363 Title: _____ Telephone: _____

364 Buyer's Address for purpose of notice P.O. Box 5159 Spring Hill, FL 34611

365 Facsimile: _____ Email: _____

366 _____ Date: 08/06/2019
(Signature of Seller)

367 FIRST NATIONAL LAND CORP Tax ID No.: _____
(Typed or Printed Name of Seller)

368 Title: _____ Telephone: _____

369 (Signature of Seller) Date: _____

370 (Typed or Printed Name of Seller) Tax ID No.: _____

371 Title: _____ Telephone: _____

372 Seller's Address for purpose of notice: 1015 10th St Lake Park, FL 33403

373 Facsimile: _____ Email: _____

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Buyer (Signature) and Seller (Signature) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.



Extension Addendum to Contract

The following date and/or time period(s) of the Contract for Residential Sale and Purchase, Residential Contract
for Sale and Purchase, Vacant Land Contract, or Commercial Contract with the Effective Date of 08/07/19
and First National Land Corp ("Seller")
and Teodor Care Centers Inc ("Buyer")
concerning the Property located at 1015 10th Street Lake Park FL 33403
is hereby extended. (check whichever apply)

Closing Date. Seller and Buyer agree to extend the Closing Date until 11/15/19 or sooner

Financing Period. Seller and Buyer agree to extend the Commitment Period, Loan Approval Date, or Financing
Period for an additional _____ days or until _____

Inspection Period. Seller and Buyer agree to extend the Inspection Period for an additional _____ days or until _____

Title Cure Period. Seller and Buyer agree to extend the Curative Period or Cure Period for an additional _____ days
or until _____

Short Sale Approval Deadline. Seller and Buyer agree to extend the Approval Deadline for an additional _____ days
or until _____

Feasibility Study Period. Seller and Buyer agree to extend the Feasibility Study Period for an additional _____ days
or until _____

Due Diligence Period. Seller and Buyer agree to extend the Due Diligence Period for an additional 30 days or
until 10/17/19

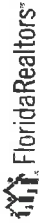
This extension will be on the same terms and conditions as stated in the original contract except
All prorations for closing shall be calculated on the date of Oct 11th
2019.

All other non-conflicting terms of the contract remain in full force and effect.

_____ Date: 08/05/2019
Buyer (Signature) Teodor Care Centers Inc Date: 8/1/19

_____ Date: _____
Seller _____ Date: _____

Addendum to Contract



Addendum No. 3 to the Contract with the Effective Date of 08/07/2019 between

First National Land Corp (Seller)

and Tander Care Centers Inc (Buyer)

concerning the property described as: 1015 10th St Lake Park FL 33403

Kallevay City LRS 19 to 30 Inc Bkx 76

(the "Contract"). Seller and Buyer make the following terms and conditions part of the Contract:
-Buyer agrees to allow post closing occupancy throughout the interior of the building for 2 months. Buyer agrees to allow the seller to occupy the southeast corner "the non window storage office", the three small offices in the middle of the building with use of the shared hallway, the east side small bathroom to remain in service for an additional 2 months. Seller will have the right to lock the said offices and will grant access with reasonable notice. 2,500 SF will be used in calculating utility usage during the initial 2 months of post occupancy.

-The closing date and due diligence period shall be extended until January 3rd 2020 or sooner. All prorations shall be calculated on December 31st 2019 or on the actual closing date if the closing date occurs first. In the event closing is after January 3rd 2020 either party may cancel the contract.

-Matthew Marder with United Real Estate Advisors agrees to adjust his compensation to be 2.1% of the sales price.

_____ Date _____

Buyer: _____ Date: 10/16/19

Buyer: Tander Care Centers Inc Date: _____

Seller: Matthew Marder Date: 10/09/2019

Seller: United Real Estate Advisors Date: _____

ACSP-4 Rev 6/17 © 2017 Florida Realtors®

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Traffic Analysis





JFO GROUP INC
Traffic Engineering • Transportation Planning

www.jfogroupinc.com
September 18, 2019

Brian Vermette, RN
Administrator
bvermette@tendercarecenters.com
Tender Care Centers, Inc
Office: (954) 763-5444 / Fax: (954) 516 0095
1821 SE 4th Ave. / Ft. Lauderdale, FL 33316

Re: 1015 10th Street – Traffic Statement
PCN 36-43-42-20-01-074-0190

Dear Brian,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with the Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC). This traffic statement is associated with a change of tenancy for the 1015 10th Street property. There is a proposal to change the current General Office use to a Medical Office use. The site is located on the east side of 10th Street just north of Park Avenue in the town of Lake Park, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel Control Number associated with this project is 36 43-42-20-01-076-0190. A copy of the property appraiser information is included as Exhibit 1.



Figure 1 : Project Location

Project trip generation rates used for this analysis were based on PBC Trip Generation Rates, dated March 26, 2019. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. According to Table 2, the net Daily and PM peak trips potentially generated due to the proposed changes are 233 and 22 trips respectively. According to Table 12.B.2.D-7.3A from the PBC – TPS and given the trip generation characteristics from Table 2, the directly accessed link(s) need to be considered for traffic impact analysis. Figure 2 shows the project trip distribution as well as the signalized intersections and roadway geometry within the RDI used to determine the functional classification of the impacted roadways. Table 3 presents a summary of the project traffic impact as a percentage of the adopted Level of Service (LOS).

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
General Office	710	$\ln(I) = 0.97 \ln(X) + 2.50$	86%	14%	16%	84%
Medical Office	720	34.8	78%	22%	28%	72%
			2.78			3.46
			$T = 0.94(X) + 26.49$			
					1.15	1.15

According to provisions in Article 12 of the PBC ULDC – Section 3.B, if a structure or building has not been discontinued or abandoned for five (5) or more years prior to the time of the application, then the project is eligible for an existing use credit against project traffic. Project traffic credit was taken for 10,992 SF of General Office. Exhibit 2 includes a 2013 aerial of the site. Building was built in 1983.

11924 Forest Hill Boulevard, Suite 10A-123 • Wellington, Florida 33414
T: (561) 512-7556 • F: (561) 423-2345 • info@jfoengineering.com

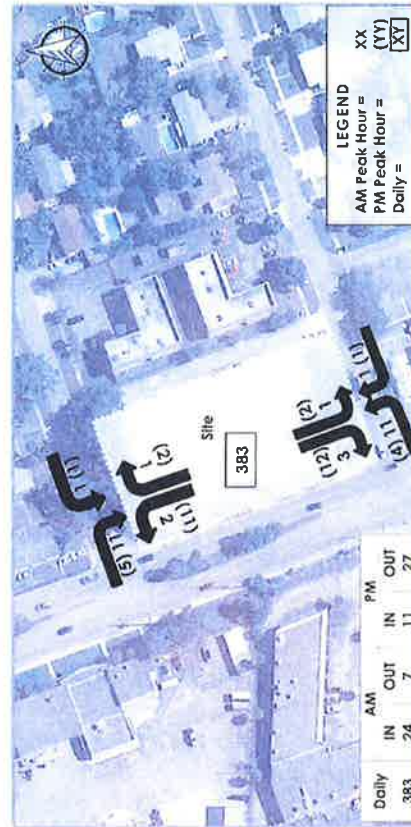


Figure 2:
1015 10th Street
Trip Distribution

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic			AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Vested Traffic										
General Office	10,992 SF	125	29	8	37	2	11	13		
Post-By										
General Office	10%	13	3	1	4	0	1	1		
Net Vested Traffic		112	26	7	33	2	10	12		
Proposed Traffic										
Medical Office	10,992 SF	383	24	7	31	11	27	38		
Post-By										
Medical Office	10%	38	2	1	3	1	3	4		
Net Proposed Traffic		345	22	6	28	10	24	34		
Net Traffic		233	(4)	(1)	(5)	8	14	22		

Based on the PBC - TFS and the Land Development Design Standards Manual, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 3 provides Daily, AM and PM peak hour driveway volumes for the 1015 10th Street project. Based on the information presented in Figure 3, PBC - TFS, and the Land Development Design Standards Manual, turn lanes are not warranted at the project driveways.



As shown in Table 3, the proposed development will potentially generate less than one percent (1%) of the adjacent roadway peak-hour peak-direction LOS in all links included within the RDI. For this reason, the proposed development has an insignificant impact to the existing transportation network.

Table 3: Project Impact

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized Intersections per mile	Class	LOS Capacity	Traffic Assignment	Traffic Impact
10th Street	Northlake Blvd Site	Park Ave	4D	2	0.68	2.94	II	1,770	60%	8
									40%	6

AM		PM	
IN	OUT	IN	OUT
(4)	(1)	8	14

The proposed use change from General Office to Medical Office at the 1015 10th Street property will generate less than one percent (1%) of the adjacent roadway peak-hour peak-direction LOS in all links included within the RDI. The proposed 1015 10th Street development has been evaluated following the PBC TFS - Article 12 of the PBC ULDC. This analysis shows that the proposed development will be in compliance with the PBC TFS - Article 12 of the PBC ULDC.

Sincerely,

JFO GROUP INC
 COA Number 32276



Enclosures:
 Exhibit 1: Property Appraiser Information
 Exhibit 2: 2013 Aerial

Project: 11924 Forest Hill Boulevard, Suite 10A-123 • Wellington, Florida 33414
 www.jfogroupinc.com • info@jfofgroupinc.com

JFO GROUP INC
 11924 Forest Hill Boulevard, Suite 10A-123 • Wellington, Florida 33414
 www.jfogroupinc.com • info@jfofgroupinc.com

Property Detail

Location Address: 1015 10TH ST
 Municipality: LAKE PARK
 Parcel Control Number: 36 43 42 20 01 076 0190
 Subdivision: KELSEY CITY IN P8 8 PCS 15 TO 18, 23, 27 & 34 TO 37 INC
 Official Records Book: 28026
 Sale Date: DEC-2015
 Legal Description: KELSEY CITY LTS 19 TO 30 INC BLK 76
 Page: 439

Owner Information

Owners: FIRST NATIONAL LAND CORP
 Mailing address: 1015 10TH ST
 LAKE PARK FL 33403 2136

Sales Information

Sales Date	Price	OH Book/Page	Sale Type	Owner
DEC-2015	\$10	28026 / 00439	QUIT CLAIM	FIRST NATIONAL LAND CORP
APR-2002	\$720,500	13159 / 01475	WARRANTY DEED	SABATOGA CONSULTING LLC
SEP-2001	\$530,000	12959 / 01370	WARRANTY DEED	HOLMES PROPERTIES
AUG-1985	\$1,045,000	04673 / 00533	WARRANTY DEED	
FEB-1985	\$148,000	03882 / 00181	WARRANTY DEED	
JAN-1972	\$57,500	05004 / 00624	WARRANTY DEED	
JAN-1970	\$33,950	01867 / 00044	WARRANTY DEED	

Exemption Information

No Exemption information available

Property Information

Number of Units: 0
 *Total Square Feet: 10192
 Acres: 0.8604
 Use Code: 1700 - OFFICE ONE STORY
 Zoning: C1 - Business (36-LAKE PARK)

Appraisals

Tax Year	2019 P	2018	2017
Improvement Value	\$963,142	\$969,696	\$966,297
Land Value	\$283,708	\$275,463	\$262,346
Total Market Value	\$1,246,850	\$1,245,159	\$1,228,643

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2019 P	2018	2017
Assessed Value	\$1,246,850	\$1,245,159	\$1,171,940
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$1,246,850	\$1,245,159	\$1,171,940

Taxes

Tax Year	2019 P	2018	2017
Ad Valorem	\$28,073	\$27,353	\$27,252
Non Ad Valorem	\$3,582	\$3,412	\$3,463
Total tax	\$31,655	\$30,765	\$30,715

Dorethy Jades, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

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Exhibit 2
45

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Location Map



DOBOTHJACKS
Map Data © OpenStreetMap contributors, Imagery © Mapbox

Search by County, Address or Zipcode

View Property Record

Owners
FIRST NATIONAL LAND CORP

Property Detail
 Parcel No: 1073 1073157
 Municipality: LAKE PARK
 Parcel No: 06432001000310
 Subdivision: FO LT INC
 Size: 48225 Sq Ft
 Tax Map: 002-1813
 Parcel No: 1073 1073157
 Parcel No: 1073 1073157
 LAKE PARK FL 33003 2104
 Tax Title: 1100 - GARAGE ONE STORY
 Tax Map: 002-1813
 Parcel No: 1073 1073157
 Tax Title: 1100 - GARAGE ONE STORY

Sales Information

Sale Date	Price
DEC-2013	19
APR-2004	220500
MAR-2004	130000
MAY-1988	1645000
FEB-1988	146000



Loading Demand Letter



Tender Care Centers, Inc.

A Pediatric Extended Care Facility
PPEC Facility: 1821 SE 4th Avenue Fort Lauderdale, FL 33316
Tel: 954-763-5444 Fax: 954-516-0095

December 6, 2019

Nadia DiTommaso
Community Development Director
Town of Lake Park

RE: Loading Demand Statement Request

§ 78-143 (o)(1)(a) states, "The number of loading spaces may be proportionately reduced if the space is not needed is a result of a reduction in size or change in the nature of the land use to which loading spaces are served."

Tender Care requests that the loading zone requirement be waived as our use is "rarely in need of a loading zone." Tender Care operates facilities in five other locations throughout the state of Florida. There are no loading zones at any of the other five facilities. This is due to the nature of the business.

Tender Care provides skilled medical nursing services to Florida's pediatric special needs population. Tender Care does not stock inventory or provide any medical devices. All support items are supplied by the patient's caregiver and returned at the end of the day. Furthermore, Therefore, Tender Care does not receive any deliveries that would require a loading zone.

Thank you,

Brian Vermette
Executive Vice President
Tender Care Centers, Inc.

Fence Sample



Proposed Facility Fencing



4' Tall Closed Picket Fence

Details

- 4' tall x 6' wide panels
- 7/8" x 1.5" pickets with 3.63" spacing
- 2" x 3.5" top and bottom rails
- 5" x 5" x 64" posts
- Stiffener in bottom rail for added support
- Available in white or tan or khaki
- Style #215

WE ARE HERE TO HELP YOU. CONTACT US WITH QUESTIONS OR TO GET HELP WITH YOUR FENCE LAYOUT. YOU CAN BUY ONLINE NOW OR CLICK ON THE LINK FOR HELP WITH YOUR LAYOUT AND TO DETERMINE THE BEST WAY TO SAVE YOU MONEY AND HAVE A SUCCESSFUL PROJECT.

- View Specifications: Closed Picket Fence 4' tall x 6' wide #215

MORE VIEWS




4' Tall Scalloped Picket w/ Spade Picket Caps

Details

- 4' tall x 6' wide panels w/ spade picket caps
- 2" x 3.5" top rail 2" x 6" bottom rail
- 7/8" x 3" pickets with 2.875" spacing
- 5" x 5" x 64" posts
- Available in white or tan or khaki
- Style #250

WE ARE HERE TO HELP YOU. CONTACT US WITH QUESTIONS OR TO GET HELP WITH YOUR FENCE LAYOUT. YOU CAN BUY ONLINE NOW OR CLICK ON THE LINK FOR HELP WITH YOUR LAYOUT AND TO DETERMINE THE BEST WAY TO SAVE YOU MONEY AND HAVE A SUCCESSFUL PROJECT.

- View Specifications: Scalloped Picket 4' tall x 6' wide #250

MORE VIEWS



Playground Equipment Sample



Drew Vermette

From: Donna Mazzuco <dmazzuco@tendercarecenters.com>
Sent: Wednesday, December 4, 2019 9:26 AM
To: Drew Vermette; Drew Vermette
Subject: FW: Cedarworks Custom Quote 1567378-1

From: Chris - CedarWorks Playsets <chris@cedarworks.com>
Sent: Wednesday, December 4, 2019 9:11 AM
To: mike@trms.care
Subject: Cedarworks Custom Quote 1567378-1

CEDARWORKS
(800) 462-3327

Custom Design & Quote for TENDER CARE
MEDICAL SERVICES INC



Tender Care Facility Pictures



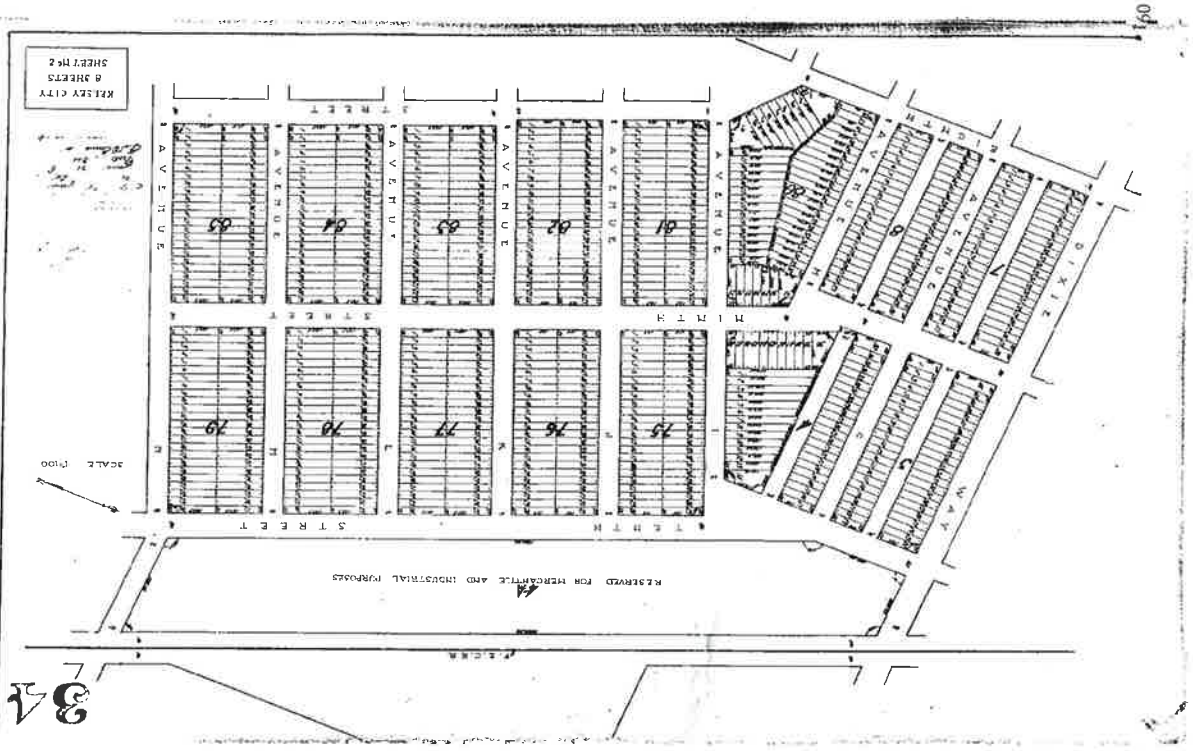


57



58

Release of Easement



U.S. 896 PACE 740 JUN 10 3 35 PM '53 1209
RELEASE OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, a New York corporation, for and in consideration of One (\$1200) Dollar, receipt whereof is hereby acknowledged, has released and relinquished, and by presents does release and relinquish, to the herein named Grantee, all its right, title and interest, under its right of easement on the following described property, situate, being and being in Palm Beach County, Florida:

The Northernly 5' along the rear lot line of lots 25 thru 30 inclusive, and the Southernly 5' along the rear lot line of lots 28 thru 31 in the above described plat, together with the right to use the same for the purposes set forth in the plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 8 page 7, and as set forth in the Public Utility Easement on the lots in Plat Book 8 page 7, as set forth in the Public Utility Easement on the lots referred to above as such easements are set forth in Plat Book 8, Page 15 & 34.

IN WITNESS WHEREOF, the corporation has had these presents signed by its Vice President and General Manager, and its corporate seal affixed hereto this 15th day of May 1953.

Michael J. Grier
Joseph J. ...

Southern Bell Telephone and Telegraph Company
 Vice President and General Manager (1954)

State of Florida)
 County of Dade) SS:
 I hereby certify on this 15th day of May 1953, before me personally appeared *Michael J. Grier*, Vice President and General Manager of Southern Bell Telephone and Telegraph Company, a corporation under the laws of the State of Florida, who acknowledged to me that he is the duly authorized officer of the said corporation, and that he executed the foregoing instrument for the uses and purposes therein mentioned and that the said instrument is the act and deed of the said corporation.

Witness my signature and official seal at Jacksonville, Florida, the day and year last aforesaid.

J. McManis
 Notary Public

My Commission Expires on August 31, 1954
 Notary in Palm Beach County, Florida
 10-2-64

Return to:
 Quinton C. Vrooman
 526 Cameau Building
 West Palm Beach, Fla.

Recorded in Official Record Book
 of Palm Beach County, Florida
 J. ALEX ARNETTE
 CLERK OF CIRCUIT COURT

180

Seacoast Utilities Change of Use





Seacoast Utility Authority

4200 Hood Road
Palm Beach Gardens
FL 33410-2174

December 9, 2019

Drew Vermette
PO Box 5159
Spring Hill, FL 34611

Re: 1015 LP, LLC - 1015 10th Street, Lake Park, FL 33410
Account No's: 30902149, 30902157 F/L

Dear Mr. Vermette:

This letter is in response to your property questionnaire regarding the above referenced project. Should the accounts remain active this project is vested for 3,706 ERC's (water & sewer). Based on the information in your property questionnaire for the 10,192 sf medical facility no additional connection fees are due. Please submit two (2) sets of plans for review. The plans will also need to show a dual backflow preventer will be installed at the meter. If fountains or irrigation are planned for this project, additional connection fees will be required.

Administration Fee:

The minimum Administration Fee for this project is \$ 900.00 and is due with plan submittal.

A general list of project requirements can be found on our website www.sua.com under Project Forms (Exhibit A - Project Documentation and Submittal Guidelines). Please call John Callaghan at 561.627.2900, ext. 1413 or email to jcallaghan@sua.com to schedule a pre-engineering meeting to discuss the particular items on this list and other aspects of your project prior to initiating any design work.

Sincerely,

SEACOAST UTILITY AUTHORITY



Jennifer Milette
Engineering Services Specialist

CNY LED LED Canopy/Ceiling Luminaire



Catalog Number CNY LED P0 40K MVOLT WH

Notes 1015 10th Street, Lake Park FL

Type Canopy Fixture



Specifications

CNY LED P0/P1/P2	CNY LED P3/P4
Width: 10"	14"
Height: 4.5"	6"
Depth: 10"	14"
Weight: 6.5lbs	13lbs

Introduction

The CNY LED canopy luminaires are energy efficient and budget friendly, perfect for replacing up to 400W metal halide luminaires while saving up to 80% energy costs. Quick mount mechanism significantly reduces the installation time. An LED array and translucent lens create uniform and visually comfortable illumination. CNY LED luminaires are DLC Premium listed and deliver quick payback!

Community

JAN 24 2017

Development

Ordering Information

CNY LED Series	P0	40K	MVOLT	Finish
Performance Index		Color Temperature	Wattage	
CNY LED	P0	40K 4000K	105-277V	Dark bronze
	P1	50K 5000K *		White
	P2			
	P3			
	P4			

EXAMPLE: CNY LED P1 50K MVOLT DBB

Accessories

Consult and request separately
1015 10th Street, Lake Park FL

FEATURES & SPECIFICATIONS

INTENDED USE
CNY LED luminaires are ideal, energy-efficient replacements for up to 400W metal halide canopy or ceiling luminaires. The CNY LED provides years of maintenance-free illumination for schools, malls, offices, parking areas, covered walkways and loading docks.

CONSTRUCTION
Cast-aluminum, corrosion-resistant housing with polyester powder paint for lasting durability. Canopies are sealed with a one-piece gasket. Rated for outdoor installations, -40°C construction ambient. Fixture lens is designed for uniform light distribution.

ELECTRICAL
CNY LED (MVOLT 105-277V) driver. LEDs maintain 70% of light output at 50,000 or more hours of service life (L70/50,000 hours).

INSTALLATION
Mounts to a recessed junction box or surface mount with three conduit entry points. Can be pendant mounted with 3/8" NPT pendant stem provided by others. Quick mount mechanism significantly reduces installation time -- no need to open the luminaire for installation.

NOTES

1. The combination of P0 50K WH is not available.
2. Not available in 50K.
3. Contained color temperatures (CCT) shown is nominal per ANSI C18.37-2008.
4. Luminaire is not available in 50K.
5. MVOLT driver operates on any line voltage from 105-277V (50/60Hz).
6. Available with P3 or P4 only.

LISTINGS

UL Listed in U.S. and Canada safety standards for wall locations. Tested in accordance with IESNA LM-79 and LM-80 standards. Designlight Consortium (DLC) Premium qualified product. For all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Product List for the most current information. All products are qualified. Can be used to comply with California Title 24 Part 6 High Efficacy LED Light Source Requirements.

WARRANTY

Five-year limited warranty. Complete warranty terms located at:

Notes: Actual performance may differ as a result of end-user environment and application. Performance may vary from the test conditions under laboratory conditions at 25 °C. Specifications subject to change without notice.

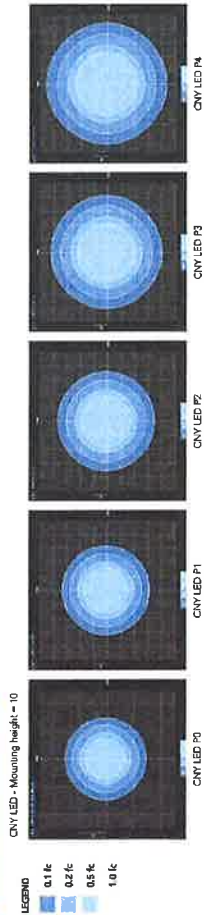


One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.275.8041 •

CNY LED
Rev. 08/01/19

Photometric Diagrams

Full photometric data report available within 2 weeks from request. Contact Acuity Lighting.



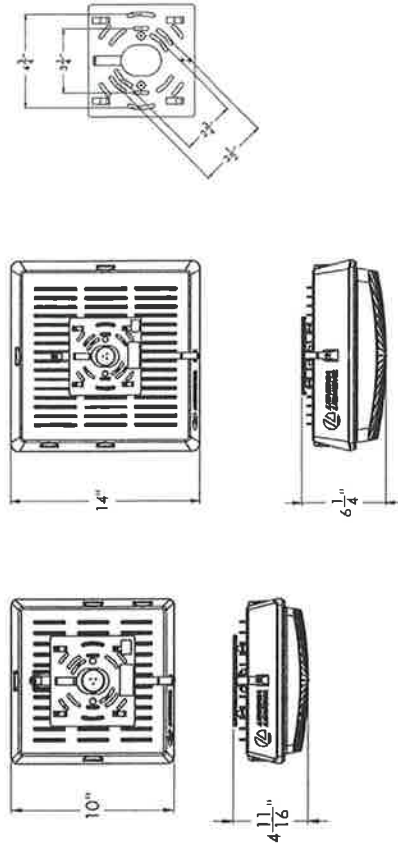
LEGEND

0.1 fc
0.2 fc
0.5 fc
1.0 fc

Performance Data

Performance Package	Inputs	Rated Power	Mount Height (ft.)
ONY LED P0	3,500	27W	130
ONY LED P1	4,500	35W	127
ONY LED P2	6,600	52W	128
ONY LED P3	11,000	86W	128
ONY LED P4	13,900	105W	128

Line Art



One Lithonia Way • Conyers, Georgia 31012 • Phone 800.279.8041 • www.acuitylighting.com

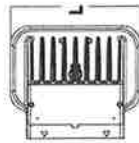
ONY LED
Rev. 05/07/19

KAXXW LED Wall Luminaire



Model Number: KAXWLED-P1-40K-R4-MVOLT-DWHXD

Notes
1015 10th Street Lake Park FL



Specifications

Length:	14" (35.4")
Width:	5 1/2" (139.7mm)
Height:	5" (127mm)
Weight (max):	19.7 lbs (8.9kg)



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photomatrix interoperability!
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/a-plus

1. See ordering tree for details.



Ordering Information

EXAMPLE: KAXW LED P3 40K R3 MVOLT DBBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
KAXW LED	P1 P2 P3	30K 40K 5000K	R3 Type 3 R4 Type 4	120V 208V 240V 277V 480V	Shipped included (black) surface mounting bracket	Shipped installed PER PERS PEB7 PR F40 PRH4 PRTECV PRHFCV	Shipped installed SF DF HS LCE RCE Shipped separately BSW EGS	Dark bronze ⁷ Black aluminum White Sandstone Tinted oak bronze Tinted black aluminum Tinted white Tinted White ⁸

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Do not specify 120V, 277V or 347V option.
- Not available for ROAM. See PER3 or PER7 option.
- Not available for XPoint. See PER5 or PER7 option.
- Practical oriented and shipped as a separate line item from Acuity Brands Control. See Accessories information.
- Practical oriented and shipped as a separate line item from Acuity Brands Control. See Accessories information.
- Specify the desired finish MDCV2-DWZ control **not** for desk, ceiling or track. Not available with BSW or PER7. Must specify 120V or 277V. Requires pilot or separate watt off.

Accessories

Ordered as a separate accessory

BL1115FLA	Flashed, SIL (shaded background)
BL1115FLA BL	Flashed, SIL (shaded background)
BL1115FLA BL	Flashed, SIL (shaded background)
BL1115FLA BL	Flashed, SIL (shaded background)
BL1115FLA BL	Flashed, SIL (shaded background)
BL1115FLA BL	Flashed, SIL (shaded background)
BL1115FLA BL	Flashed, SIL (shaded background)
BL1115FLA BL	Flashed, SIL (shaded background)
BL1115FLA BL	Flashed, SIL (shaded background)



One Limonia Way • Conyers, Georgia 30012 • Phone: 800 279 8341 • www.lithonia.com
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Performance Data

Lumen Output

Lumen values are from photometric data performed in accordance with IESNA LM79-09. Data is considered to be representative of the configurations shown, unless the customer allowed by lighting facts. Contact factory for performance data on any configurations not shown here.

Part Number	System Watts	lm/W	100% Output				80% Output			
			100%	90%	80%	70%	100%	90%	80%	70%
P1	23W	83	3,021	2,718	2,415	2,112	3,021	2,718	2,415	2,112
P2	69W	84	5,371	4,834	4,297	3,760	5,371	4,834	4,297	3,760
P3	73W	84	5,823	5,286	4,749	4,212	5,823	5,286	4,749	4,212

Lumen Ambient Temperature (LAT) Multipliers

Use the following ambient lumen output for average ambient temperatures from 0-50°C (32-122°F).

* Standard color, include active dynamic temperature sensing.

Ambient Temperature	Lumen Multiplier		
	P1	P2	P3
0°C	1.05	1.05	1.05
10°C	1.01	1.01	1.01
20°C	0.97	0.97	0.97
25°C	0.95	0.95	0.95
30°C	0.92	0.92	0.92
35°C	0.89	0.89	0.89
40°C	0.87	0.87	0.87
45°C	0.84	0.84	0.84
50°C	0.81	0.81	0.81

Electrical Load

Part Number	100%	90%	80%	70%	100%	90%	80%	70%
P1	23W	20.7W	16.5W	13.8W	23W	20.7W	16.5W	13.8W
P2	69W	62.1W	49.6W	41.7W	69W	62.1W	49.6W	41.7W
P3	73W	65.7W	52.6W	43.8W	73W	65.7W	52.6W	43.8W

Projected LED Lumen Maintenance

Operating Hours	20,000	50,000	100,000
Operating Hours (hrs)	>8,884	>8,884	>8,884

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Control	PER (3 wires)		PER (5 wires)		PER (7 wires)	
	Min. 5000hrs	Min. 5000hrs	Min. 5000hrs	Min. 5000hrs	Min. 5000hrs	Min. 5000hrs
Programmable Day (On/Off)	✓	✓	✓	✓	✓	✓
Programmable Night (On/Off)	✓	✓	✓	✓	✓	✓
Programmable Week (On/Off)	✓	✓	✓	✓	✓	✓
Programmable Holiday (On/Off)	✓	✓	✓	✓	✓	✓
Programmable Time of Day (On/Off)	✓	✓	✓	✓	✓	✓
Programmable Temperature (On/Off)	✓	✓	✓	✓	✓	✓
Programmable Motion (On/Off)	✓	✓	✓	✓	✓	✓
Programmable Occupancy (On/Off)	✓	✓	✓	✓	✓	✓
Programmable Light Level (On/Off)	✓	✓	✓	✓	✓	✓
Programmable Manual (On/Off)	✓	✓	✓	✓	✓	✓

- ✓ Recommended
- ✗ Not Recommended
- ⚠ Caution

* Data point from factory design controls file.

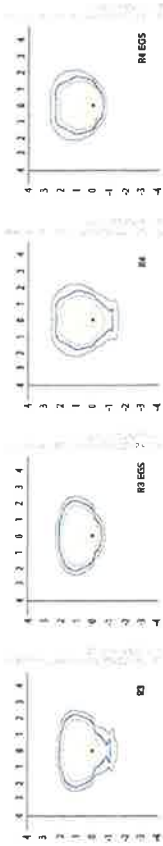


Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit LithoniaLighting.com/LED.

Isofootcandle plots for the 60XW LED R3 40C. Distances are in units of mounting height (DH).

LEGEND



FEATURES & SPECIFICATIONS

INTENDED USE

This fixture is designed to be used in the highest level of traffic flow with emergency egress which provides excellent performance in high-traffic areas. It is ideal for use in high-traffic areas such as building-mounted downway and pathway illumination on nearly any type of facility.

CONSTRUCTION

The die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. This modular design allows for ease of maintenance and replacement of the LED array. The fixture is designed for long life. The housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-nickel Super-Durable TPOC thermoseal powder coat finish process ensuring a minimum 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both featured and non-featured finishes.

OPTICS

Individual beam angle lenses are engineered for superior application efficiency which provides 1000 fc at 10 ft for 5000 K maximum TPCD, uniform optics. The 60XW has a beam spread and uniformity that is Nighttime Fairlight™ product, meaning it is compliant with the LEED™ and Green Globes™ criteria for illuminating walkways at night.

ELECTRICAL

Light engine configurations consist of high-efficiency LEDs mounted to a high-precision circuit board. The LED array is driven by a high-quality, high-precision, high-temperature LED driver. The electronic drivers are designed to have a power factor >0.95, THD <20%, and an expected life of 100,000 hours.

INSTALLATION

Included with mount plate facilitates a quick and easy installation. Mounting plate features a pre-drilled hole for mounting to a wall. Mounting plate is made of high-strength aluminum. Mounting hardware is also available.

LISTINGS

CSA Listed for wet locations. Light engine and electrical compartment are IP66 rated. Rated for temperatures as low as -40°C minimum ambient.

DesignLight Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlight.com to confirm which versions are qualified.

WARRANTY

System is covered by a 5-year warranty. Complete warranty terms located at www.lithonia.com.

Notes: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.275.8041 • www.lithonia.com

60XW LED
Rev. 02/11/19
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SCL2 Series
SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT

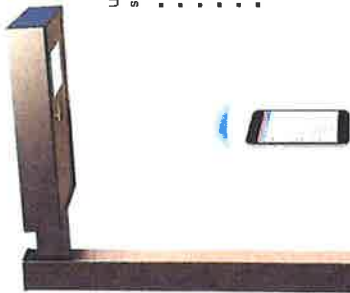
Project: 1015 10th Street Lake Park, FL
Type: SCL2-SPMS-BK-T4-NW-09
Quantity:

The SCL2 Series solar LED luminaire is a great fit for commercial, parking lot, recreational bikeway/pathway and public space lighting applications. The self-contained, unobtrusive design integrates its solar power, adaptive control, and LED technologies into a compact and efficient form, with robust construction, and unequalled performance. The SCL2 series is an excellent fit wherever cost effective, full cutoff lighting is required.

Utilizing solar power and LEDs, the SCL2 series is completely self-contained and offers significant benefits:

- Cost effective design ships fully assembled and installs in minutes
- Smart Connect provides wireless control & communication with your light
- Low installation cost and minimal site impact with no trenching, cabling or wiring
- Minimal ongoing costs with no electrical bills or bulbs to change
- Operates entirely independent from the grid and is immune to power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (S.L.C). The S.L.C in each light is "self-learning" and allows the lights to proactively adapt to their surroundings, providing an unsurpassed level of lighting performance and reliability.



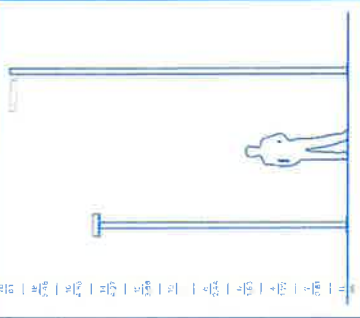
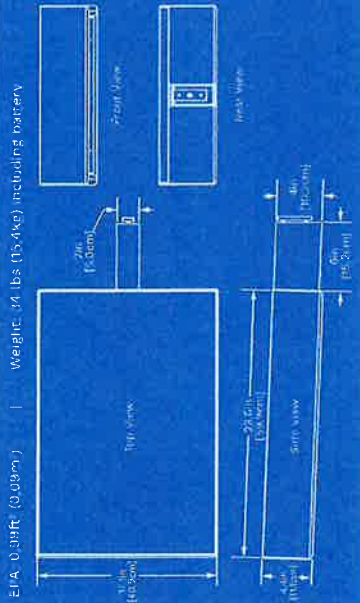
WIRELESS
CONTROL APP

TECHNICAL SPECIFICATIONS

<p>Solar Module:</p> <ul style="list-style-type: none"> • High-efficiency mono-crystalline cells • Inconspicuously integrated into the top of luminaire • Used for day/night detection (no photocell required) 	<p>LEDs and Optics:</p> <ul style="list-style-type: none"> • 100,000 hour L70 lifetime • Warm (3000K) and neutral (4500K) white color temperatures available • High efficiency Type 2, 3, 4 and 5, full cut-off optics • Typical lumen output from 2250 to 2830 lumens
<p>Solar Lighting Controller (S.L.C):</p> <ul style="list-style-type: none"> • High-efficiency, temperature compensated maximum power point tracking (MPPT) • Micro-controller based technology • Includes high-efficiency LED driver • Multiyear data logging • Integrated into luminaire housing • Designed to automatically and adaptively manage lighting performance based on environmental conditions and lighting requirements • Patent Pending 	<p>Mechanical Construction:</p> <ul style="list-style-type: none"> • Extruded and formed, low copper aluminum enclosure, and mounting arm • Stainless fasteners with security fastener option • Architectural grade, super durable, TGIC powder coat • Four standard colors with custom colors available
<p>Battery:</p> <ul style="list-style-type: none"> • High performance lithium (LiFePO₄) • Exceptional 8 – 10 year life cycle • High temperature tolerance • Contained within luminaire housing • Designed for easy battery changes when required 	<p>Factory Set Lighting Profiles:</p> <ul style="list-style-type: none"> • 11 standard duration profiles available • Real-time lighting profile options available • See lighting profile sheet for all options • Lighting profiles and motion sensing options are field configurable with app • Motion sensing capabilities optimise performance based on usage <p>Wireless Controls:</p> <ul style="list-style-type: none"> • Bluetooth low energy interface with iOS app • Provide configuration and control of lighting profiles • Adjustment over dusk and dawn thresholds

SCL2 Series

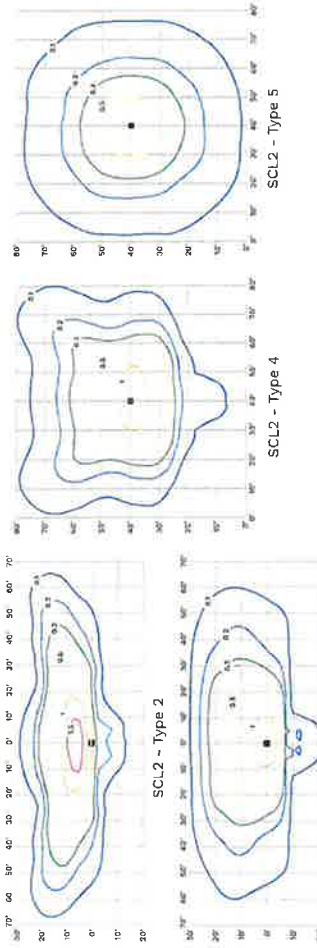
SOLAR LED INTEGRATED COMMERCIAL AREA LIGHT



Weight: 34 lbs (15.4kg) including battery

PHOTOMETRICS (IES files available on request)

If you have any questions, please don't hesitate to call our toll free at 1-844-279-8754 (USA & Canada).



ORDER MATRIX

Series	Mounting	Finish	Distribution	LED Color	Lighting Profiles (See Profile Sheet)	Options
BCLD	SPMS - Side Pole Mount Square	BK - Black	T2 - Type 2	WW - 3000K	00 - Duck till dawn	SEC - Security Fasteners
	SPMR - Side Pole Mount Round	BZ - Bronze	T3 - Type 3	MW - 4500K	09 - On at dusk, 100% for 3 hours, dim to 30% brightness to 100% one hour before dawn, off at dawn (DEFAULT)	M50 - Motion Sense Off
	NWMT - No Mount	SV - Silver	T4 - Type 4		TM0000 - On at dusk until time between 1800 & 0600. X = C (OFF) or D (On). 0000 = time to dim or turn off.	
		WH - White	TB - Type 5			
		CC - Custom				

Notes:

- * Photometrics based on 20 ft mounting height
- ** All type numbers are 2000 lumens (677 watt-equivalent color temperature) unless stated otherwise
- ** In addition to the mounting height listed, there is a 5' pole height for the lighting profile.
- ** Mounting hardware is not included.
- ** Specific details subject to change without notice



**LEGAL NOTICE OF PUBLIC HEARING
REQUEST FOR SPECIAL EXCEPTION
TOWN OF LAKE PARK, FLORIDA**

Please take notice and be advised that the Town of Lake Park has received a request for Special Exception submitted by Tender Care Centers Inc. for a Prescribed Pediatric Extended Care Facility to be located at 1015 10th Street, Lake Park, Florida. (PCN: 36-43-42-20-01-076-0190) Said facility will provide outpatient pediatric physical rehabilitation, and be considered as a medical clinic, pursuant to Town Code section 78-71 (2) d, under "special exception uses", in the C-I Business District.

Public Hearings to consider the Special Exception request will be held as follows:

The Planning and Zoning Board will hold a Public Hearing **on Monday, January 6, 2020**, at 6:30 p.m. or as soon thereafter as can be heard.

The Town Commission will hold a Quasi-Judicial Public Hearing on **Wednesday, February 5, 2020**, at 6:30 p.m. or as soon after as the matter can be heard.

All meetings will be held in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, 33403.

If a person decides to appeal any decision made by any of the Planning and Zoning Boards or the Town Commission with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Records relating to the item may be inspected by visiting the Community Development Department at Town Hall (535 Park Ave.) For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez

PUB: The Palm Beach Post – Friday, December 27, 2019



Community
Development
Department

Notification of Public Hearings

December 23, 2019

Dear Property Owner:

You are receiving this Notice of Public Hearings because you are the legal owner of record for of a parcel that is within three hundred (300) feet of the property for which a Special Exception has been requested, and a certified notice is required pursuant to Town Code.

Should you wish to attend the meetings to comment on the application please take note of the date, time, and location. If you do not wish to attend the meetings and do not have any comments, you may disregard this notice.

SPECIAL EXCEPTION – AGENDA ITEM

Please take notice and be advised that the Town of Lake Park has received a request for Special Exception submitted by Tender Care Centers Inc. for a Prescribed Pediatric Extended Care Facility to be located at 1015 10th Street, Lake Park, Florida. (PCN: 36-43-42-20-01-076-0190) Said facility will provide outpatient pediatric physical rehabilitation. Use will be considered as a medical clinic, pursuant to Town Code section 167 78-71 (2) d, under “special exception uses”, in the C-1 Business District.

PUBLIC HEARINGS

Public Hearings to consider the Special Exception request will be held as follows:

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The Town Commission will hold a Quasi-Judicial Public Hearing on February 5, 2020 at 6:30 p.m. or as soon after as the matter can be heard.

All meetings will be held in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, 33403.

535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3318
Fax: (561) 881-3323

www.lakeparkflorida.gov



Community
Development
Department



LOCATION MAP

If a person decides to appeal any decision made by the Planning & Zoning Board or Town Commission with respect to any hearing, they will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

For additional information, or to review any documents related to the proposal described herein, please visit the Community Development Department at 535 Park Avenue, Lake Park, FL 33403, or contact the Planner, Karen Golonka at 561-881-3320 or kgolonka@lakeparkflorida.gov.

535 Park Avenue
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Fax: (561) 881-3323

www.lakeparkflorida.gov