



**Minutes
Town of Lake Park, Florida
Virtual Regular Commission Meeting
Wednesday, June 3, 2020, 8:43 PM**

The Town Commission met for the purpose of a Virtual Regular Commission Meeting on Wednesday, June 3, 2019 at 8:43 p.m. Present were Mayor Michael O’Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners John Linden, Roger Michaud, Town Manager John O. D’Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez. Commissioner Erin Flaherty was absent.

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

SPECIAL PRESENTATIONS/REPORTS: None

PUBLIC COMMENT: None

CONSENT AGENDA:

1. May 20, 2020 Virtual Regular Commission Meeting Minutes.
2. Resolution No. 39-06-20 Authorizing and Directing the Mayor to Execute an Amendment 001 to the Interlocal Cooperation Agreement R2014-1157 with Palm Beach County.
3. Resolution No. 40-06-20 Declaring Certain Town Items as Surplus.

Motion: Commissioner Michaud moved to approve the Consent Agenda; Commissioner Linden seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

QUASI-JUDICIAL – PUBLIC HEARING(S):

Mayor O’Rourke opened the Public Hearing.

- 4. Resolution 41-06-20 Approving a Site Plan for a 6,640 Square Foot Office Warehouse with an Accessory Outdoor Storage to be Developed on the South Side of Water Tower Road between 14th and 15th Street.**

The Town Commission Disclosure of Ex Parte Communications as follows:

Mayor O'Rourke had no ex parte communications to disclose.
 Vice-Chair Glas-Castro had no ex parte communications to disclose.
 Commissioner Linden had no ex parte communications to disclose.
 Commissioner Michaud had no ex parte communications to disclose.

Town Attorney Baird Swore in all witnesses.

Community Development Director Nadia DiTommaso provided a brief review of the staff report. Richard Ahrens of Ahrens Company presented to the Commission (see Exhibit "A"). Commissioner Linden asked Mr. Ahrens to identify the location of the main entrance. Mr. Ahrens explained that the main entrance would be located on Watertower Road. Mayor O'Rourke thanked Mr. Ahrens for his presentation.

Public Comment Opened:

None

Public Comment Closed:

Motion: Commissioner Linden moved to approve Resolution No. 41-06-20 with conditions of approval proposed by staff, Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

5. Resolution No. 42-06-20 Approving an Amendment to Resolution No. 97-12-19, which Approved the Site Plan for a Mixed-Use Development known as Nautilus 211.

The Town Commission Disclosure of Ex Parte Communications as follows:

Mayor O'Rourke disclosed, "I have spoken to members of this project and have discussed it with them."

Vice-Chair Glas-Castro had no ex parte communications to disclose.

Commissioner Linden had no ex parte communications to disclose.

Commissioner Michaud had no ex parte communications to disclose.

Town Attorney Baird Swore in all witnesses.

Community Development Director DiTommaso provided a brief review of the staff report. Mr. Brian Terry of Nautilus 211 presented to the Commission (see Exhibit "B"). After the presentation, Mr. Terry showed a revised video of the project. Mr. Terry explained that the name of the project has changed to Nautilus 220 and would be

rebranded by this name moving forward. Commission Michaud requested clarification of an architectural rendering of Bayberry Drive. Mr. Terry explained parking specifications and apologized for the appearance of the rendering. Mayor O'Rourke expressed concerns regarding pedestrian traffic along Lake Shore Drive and questioned if accommodations were considered. Mr. Terry explained that the area was designed for pedestrian and vehicular traffic, and pedestrian signage would be visible. Vice-Mayor Glas- Castro questioned the height of the property adjacent to the single-family homes. Mr. Terry explained that the elevation adjacent to the single-family homes was approximately 19-20 feet. Vice-Mayor Glas-Castro asked Community Development Director DiTommaso if a condition of approval regarding wind mitigation was included in Resolution No. 92-12-19. Community Development Director DiTommaso explained that a condition of approval was not previously included but could be incorporated as an additional condition for the final wind mitigation report. Mayor O'Rourke thanked Mr. Terry and Associates of Nautilus 220 for their presentation.

Public Comment Opened:

None

Public Comment Closed:

Motion: Commissioner Michaud moved to approve Resolution No. 42-06-20 with conditions of approval proposed by staff and additional wind mitigation implemented by the developer; Commissioner Linden seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

NEW BUSINESS:

6. Fiscal Year 2020/2021 Budget Calendar for Commission Approval.

Town Manager D'Agostino explained the item. Per Consensus, the Fiscal Year 2020/2021 Budget Calendar was approved.

7. Nomination of an Elected Official for the Florida League of Cities E. Harris Drew Municipal Lifetime Achievement Award.

Town Manager D'Agostino explained the item. Discussion ensued regarding potential nominations.

Motion: Mayor O'Rourke moved to nominate Beverly Smith, Mayor of Palm Springs, Florida, for recipient of the E. Harris Drew Municipal Lifetime Achievement Award; Commissioner Michaud seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

PUBLIC COMMENT:

None

FUTURE AGENDA SUGGESTIONS:

None

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird had no comments.

Town Manager D'Agostino announced the following comments within Exhibit "C".

Mayor O'Rourke recused himself from the discussion following the Town Manager's D'Agostino comment for a temporary noise exemption. Discussion ensued regarding the current Noise Ordinance. Attorney Baird explained the formal process of amending the Noise Ordinance. Commissioner Linden requested clarification of the current Noise Ordinance. Attorney Baird and Community Development Director DiTommaso provided clarification.

Motion: Commissioner Michaud moved to NOT enforce the Noise Ordinance on the Weekend (Friday night, and Saturday night) until 11:00 p.m. in the Park Avenue Downtown District. Commissioner Linden seconded the motion.

Vote on Motion:

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

Motion passed 3-0.

Commissioner Linden announced that Parent-to-Parent, and the Lake Park Kiwanis Club participated in the distributed masks at the Bethlehem Haitian Baptist Church.

Commissioner Michaud thanked Ms. Tamara Smith for donating the masks that were distributed at the Bethlehem Haitian Baptist Church.

Commissioner Flaherty was absent.

Vice-Mayor Glas-Castro had no comments.

Mayor O'Rourke congratulated Vice-Mayor Glas-Castro on becoming the 2020/2021 Palm Beach County League of Cities President.

ADJOURNMENT

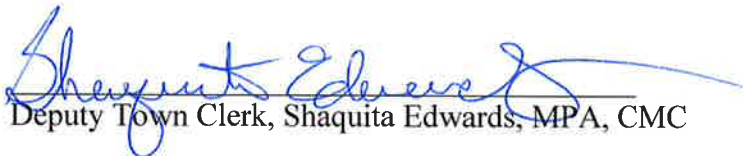
There being no further business to come before the Commission and by unanimous vote, the meeting adjourned at 10:48 p.m.



Mayor Michael O'Rourke



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Shaquita Edwards, MPA, CMC



Approved on this 17 of June, 2020

Exhibit "A"

COSTON MARINE SERVICES

WATERTOWER RD, LAKE PARK, FL 33403

PRESENTATION FOR PUBLIC HEARING, TOWN OF LAKE PARK
TOWN COMMISSION OF LAKE PARK, FL

JUNE 3RD, 2020 6:30PM



COSTON MARINE SERVICES - SITE PLAN

INTRODUCTION:

Coston Marine Services is a company that provides dredging, erosion control and construction services for waterfront projects. The company is relocating their facility to Town Lake Park.

The applicant is proposing to build a 6,640 square feet building, with 3,357 square feet dedicated to office and 3,283 square feet of warehouse for the company equipment maintenance.

Land use: Commercial – light Industrial

Waiver request:

Code section 78-253(h)(1) right of way buffers requires 15 feet, the applicant is proposing 12 feet buffer. The waiver complies with Article XI, Sec. 78-325 (c) (2) land development regulations eligible for waivers.

The proposed project will improve the area consolidating the commercial use and impacting in a positive way the built environment with a remarkable improvement regarding the elevations of the building compared with the existing surrounded context.



SITE LOCATION

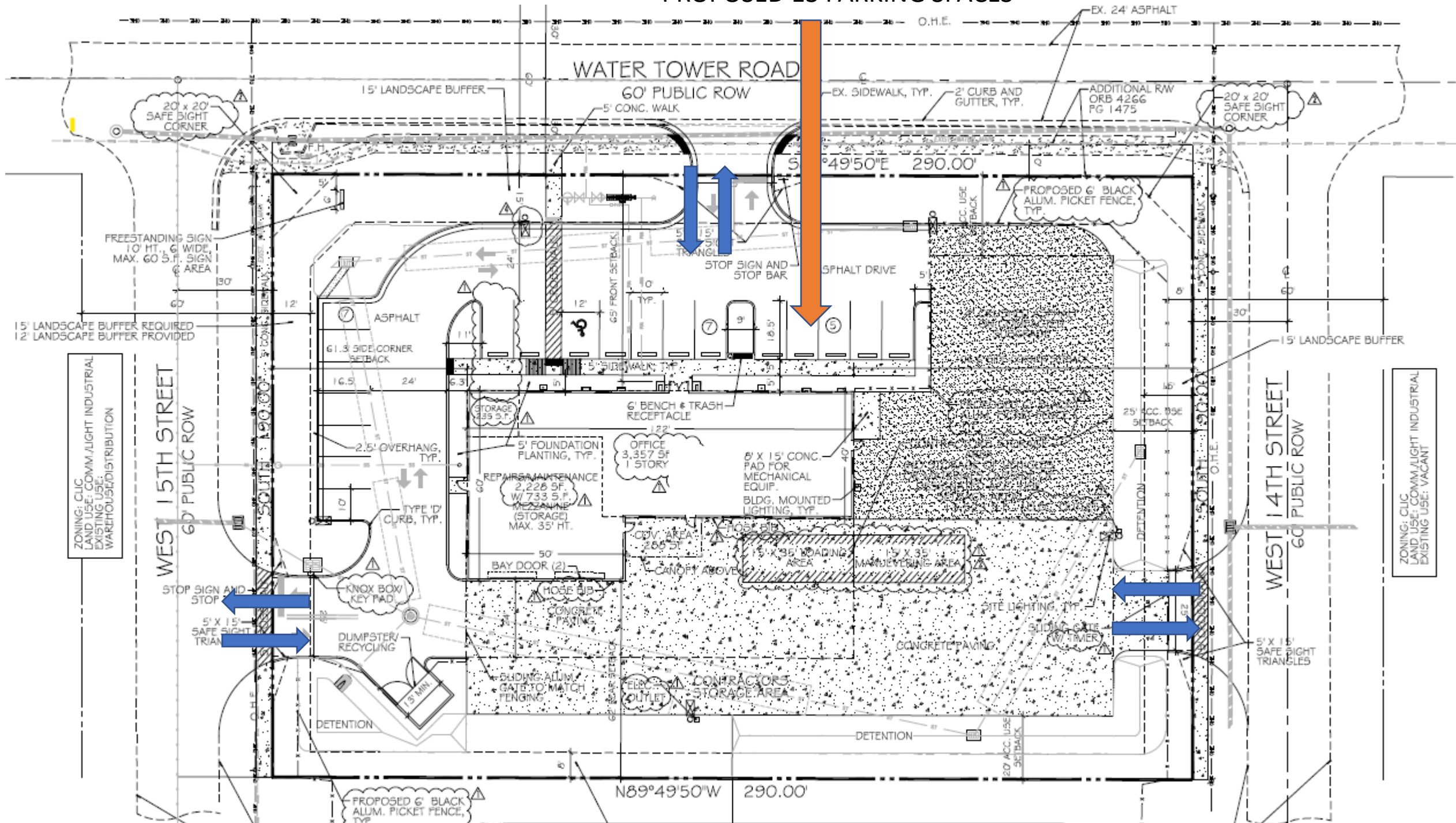


EXISTING NEIGHBORHOOD CONDITION



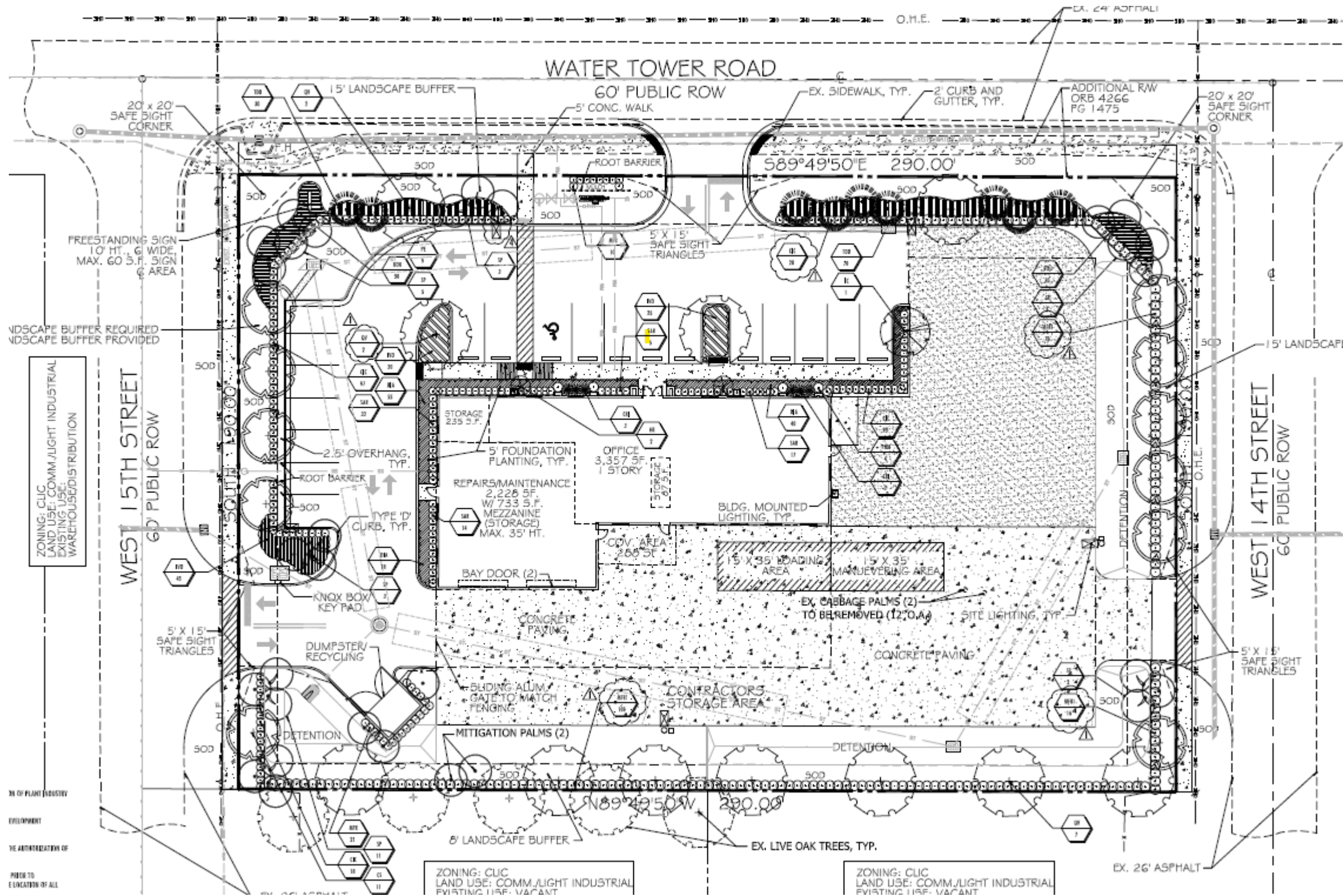
PROPOSED SITE PLAN

PROPOSED 13 PARKING SPACES



COSTON MARINE SERVICES - SITE PLAN

PROPOSED LANDSCAPING

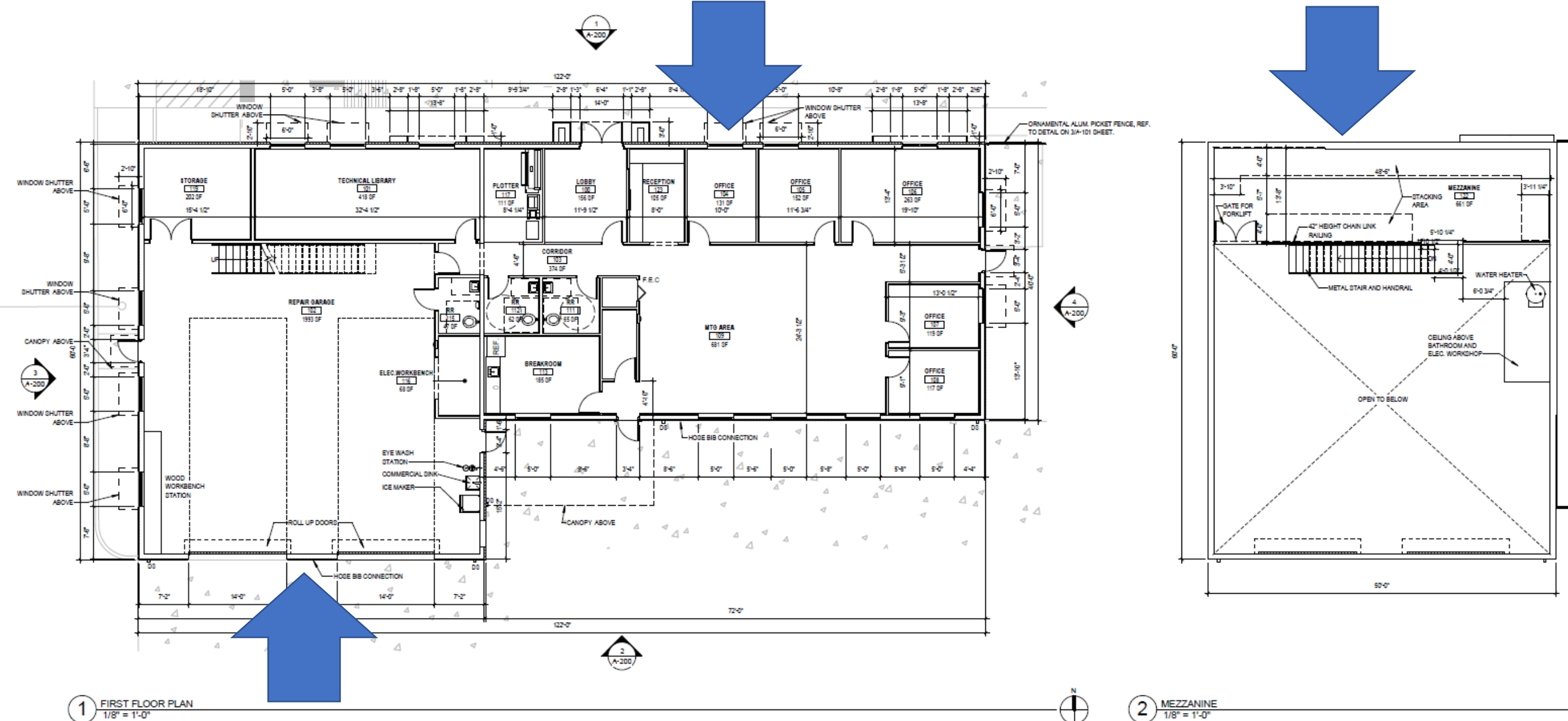


COSTON MARINE SERVICES - SITE PLAN

PROPOSED BUILDING FLOOR PLAN

OFFICE AREA

MEZZANINE: STORAGE AREA

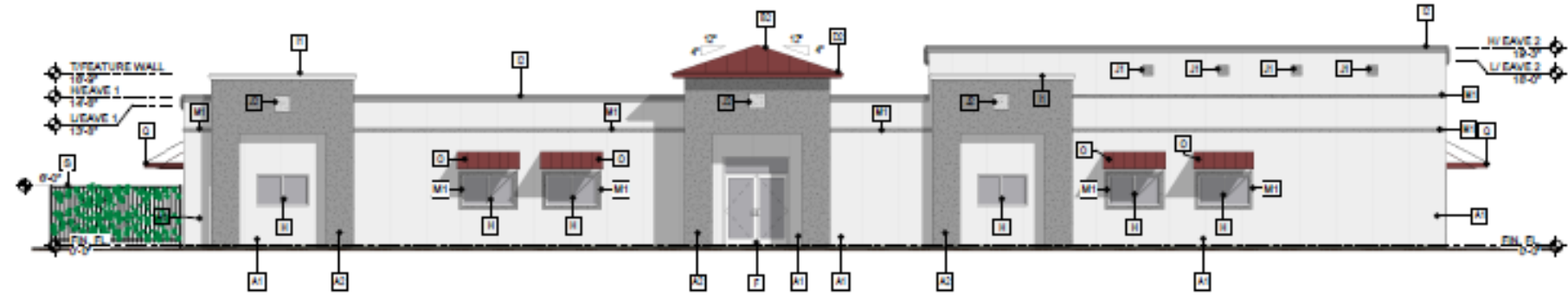


1 FIRST FLOOR PLAN
1/8" = 1'-0"

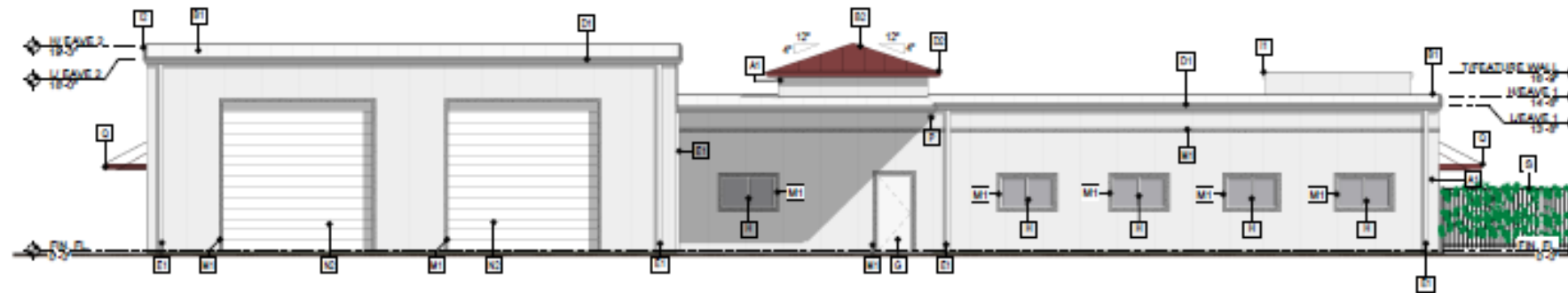
2 MEZZANINE
1/8" = 1'-0"

WAREHOUSE/ MAINTENANCE
AREA

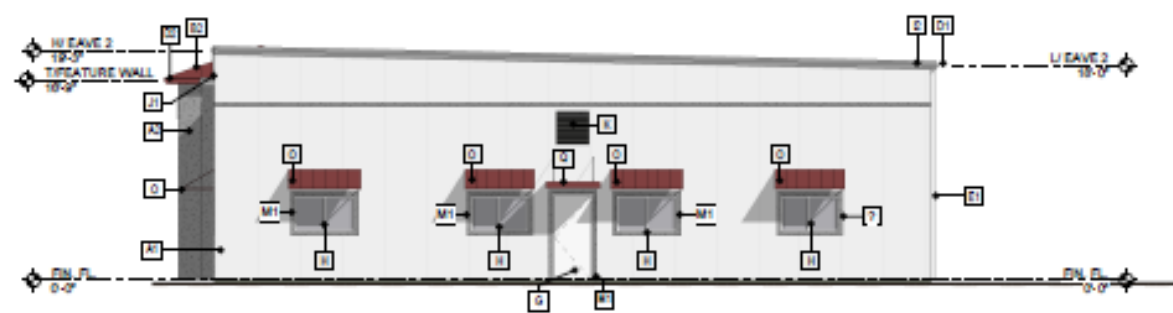
PROPOSED BUILDING ELEVATIONS



1 NORTH BUILDING ELEVATION
1/8" = 1'-0"



2 SOUTH BUILDING ELEVATION
1/8" = 1'-0"



3 WEST BUILDING ELEVATION
1/8" = 1'-0"



4 EAST BUILDING ELEVATION
1/8" = 1'-0"

PROPOSED BUILDING



Exhibit "B"

NAUTILUS 220

LUXE WATERFRONT RESIDENCES



301 Lake
Harbour
Tower

NAUTILUS 220

LUXE WATERFRONT RESIDENCES



Site Location

RESOLUTION NO. 97-12-19

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SITE PLAN FOR A MIXED-USE DEVELOPMENT KNOWN AS NAUTILUS 211 CONSISTING OF 23 STORIES, INCLUSIVE OF 5 PARKING LEVELS; PROVIDING FOR THE AUTHORIZATION TO DEVELOP 332 RESIDENTIAL UNITS, 13,000 SQUARE FEET OF OFFICE, 8,058 SQUARE FEET OF RETAIL, 14,550 SQUARE FEET OF RESTAURANT AND ROOFTOP AMENITIES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Forest Development LLC is the owner, ("Owner") of the property legally described in the attached Exhibit "A", and which is incorporated herein (the Site); and

WHEREAS, Insite Studio as the authorized agent of the Owner ("Applicant") has submitted a Site Plan and other associated plans proposing a mixed-use development (the Application) on the Site, which is generally located at the southeast corner of Cypress Drive and North Federal Highway; and

WHEREAS the Owner proposes to develop a 23-story mixed-use project known as the Nautilus 211 consisting of 5 parking levels, 332 residential units, *approximately* 13,000 square feet of office, 8,058 square feet of retail and 14,550 square feet of restaurant uses, (" the Project"); and

WHEREAS, the Site has a future land use designation of "Federal Highway Mixed-Use"; and

WHEREAS, the Site is located within the "Mixed-Use" (MU) zoning district and is located within the Federal Highway Mixed-Use District Overlay (FHMUDO); and

WHEREAS, the proposed uses of the Project are permitted in the FHMUDO; and

WHEREAS, the Town Commission has previously approved Code provisions to allow for a 10% administrative waiver to the building height in the regulations and a parking garage height exemption through Town Code Sections 78-83(m)(2) and 78-84 K.(3)and(4); and

WHEREAS, the Town's Planning and Zoning Board has reviewed the Application and has recommended to the Town Commission that it approve the Application with certain conditions; and

WHEREAS, the Town Commission has conducted a quasi-judicial hearing to consider the Application; and

WHEREAS, at this hearing, the Town Commission considered the evidence presented by the Town Staff, the Applicant, and other interested parties and members of the public, regarding

NAUTILUS 220

LUXE WATERFRONT RESIDENCES

December 18, 2019

- **332 Residential Units**
- **8,058 SF Retail**
- **14,550 SF Restaurant**
- **13,000 SF Office**
- **859 Space Parking Garage**

12. Any revisions to the approved Site Plan, Landscape Plan, architectural elevations, signs, Statement of Use, photometric plan, or other detail submitted as part of the Application, including, but not limited to, the location of the proposed improvements or additional, revised, or deleted colors, materials, or structures, shall be submitted to the Department of Community Development (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. Any revisions to the Site Plan, must be brought back to the Town Commission for its approval along with a complete set of plans for the Project.
14. Prior to the issuance of the first building permit for construction, any revised Site or Landscaping Plans to meet the required interior landscape buffers shall be submitted to the Department and are subject to the Commission's review and approval.
20. Prior to the issuance of a Certificate of Occupancy or Completion, the Applicant shall submit the Bus Shelter design to the Department. The location and design of the Bus Shelter shall be subject to the review and approval of Palm Tran and Town Commission.
21. Prior to the issuance of the first building permit, the Applicant shall submit the final roadway designs for the Project to the Department. The final roadway designs shall be subject to the review and approval of the Commission.
22. Prior to the issuance of the first building permit for construction, the Applicant shall submit Wind Tunnel Mitigation Plan to the Department. The Wind Tunnel Mitigation Plan shall be subject to the Commission's review and approval.

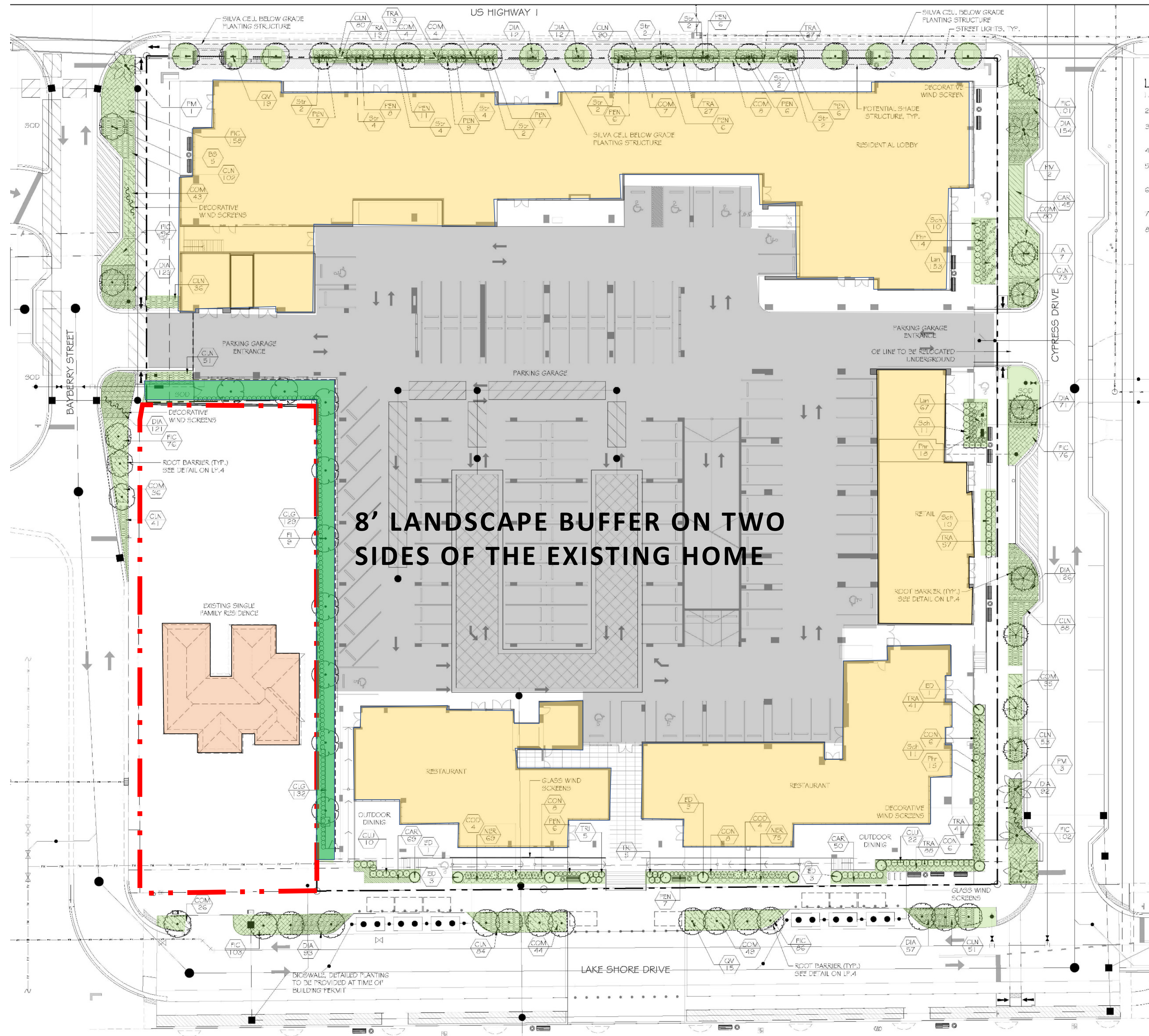


14. Prior to the issuance of the first building permit for construction, any revised Site or Landscaping Plans to meet the required interior landscape buffers shall be submitted to the Department and are subject to the Commission's review and approval.



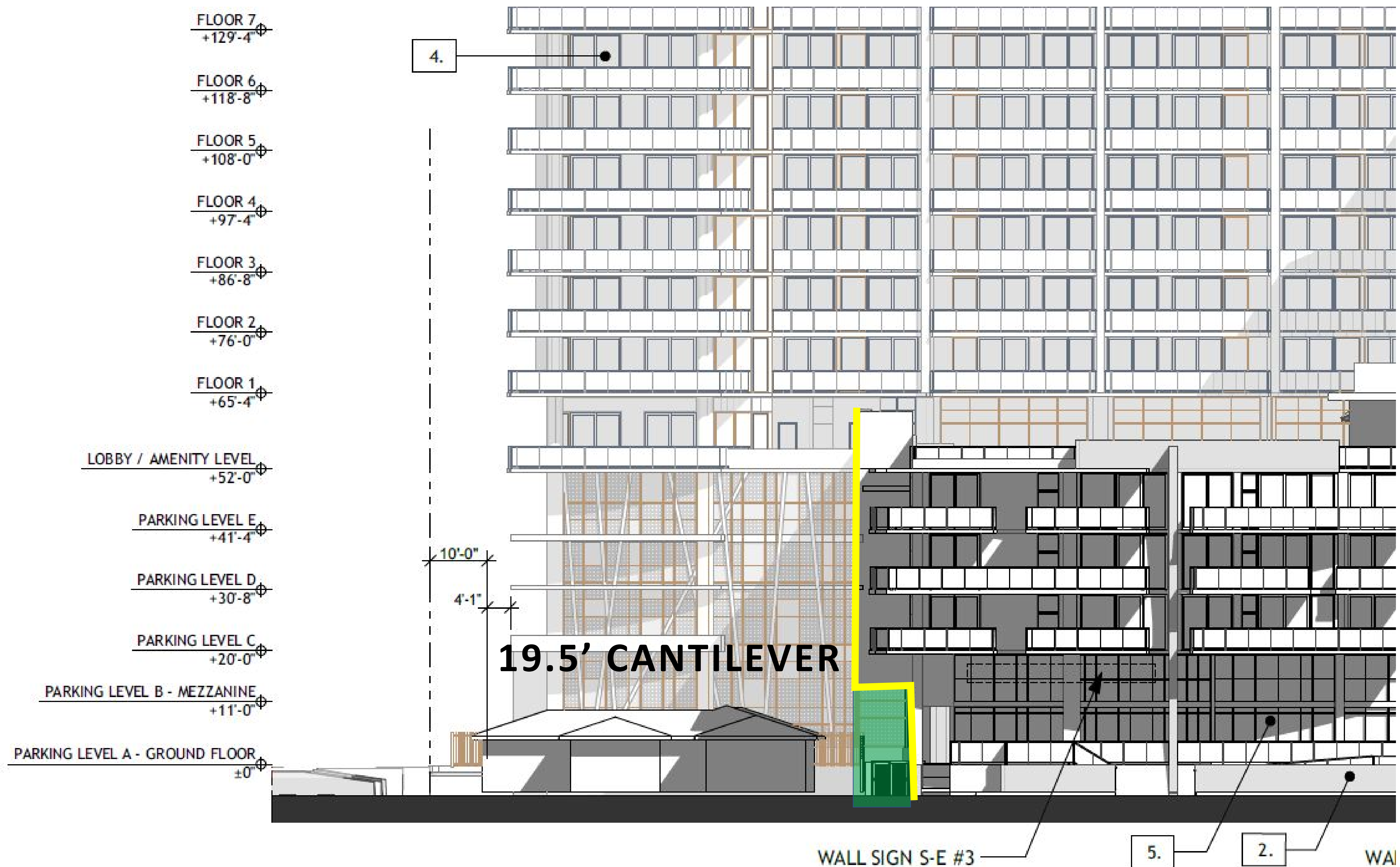
NAUTILUS 220

LUXE WATERFRONT RESIDENCES



8' LANDSCAPE BUFFER ON TWO SIDES OF THE EXISTING HOME

Condition of Approval #14 – Interior Landscape Buffer



EAST ELEVATION



Southeast Perspective



Section Looking East



Section Looking East



East Elevation



20. Prior to the issuance of a Certificate of Occupancy or Completion, the Applicant shall submit the Bus Shelter design to the Department. The location and design of the Bus Shelter shall be subject to the review and approval of Palm Tran and Town Commission.



LOCATION OF THE BUS SHELTER





INTERLUDE

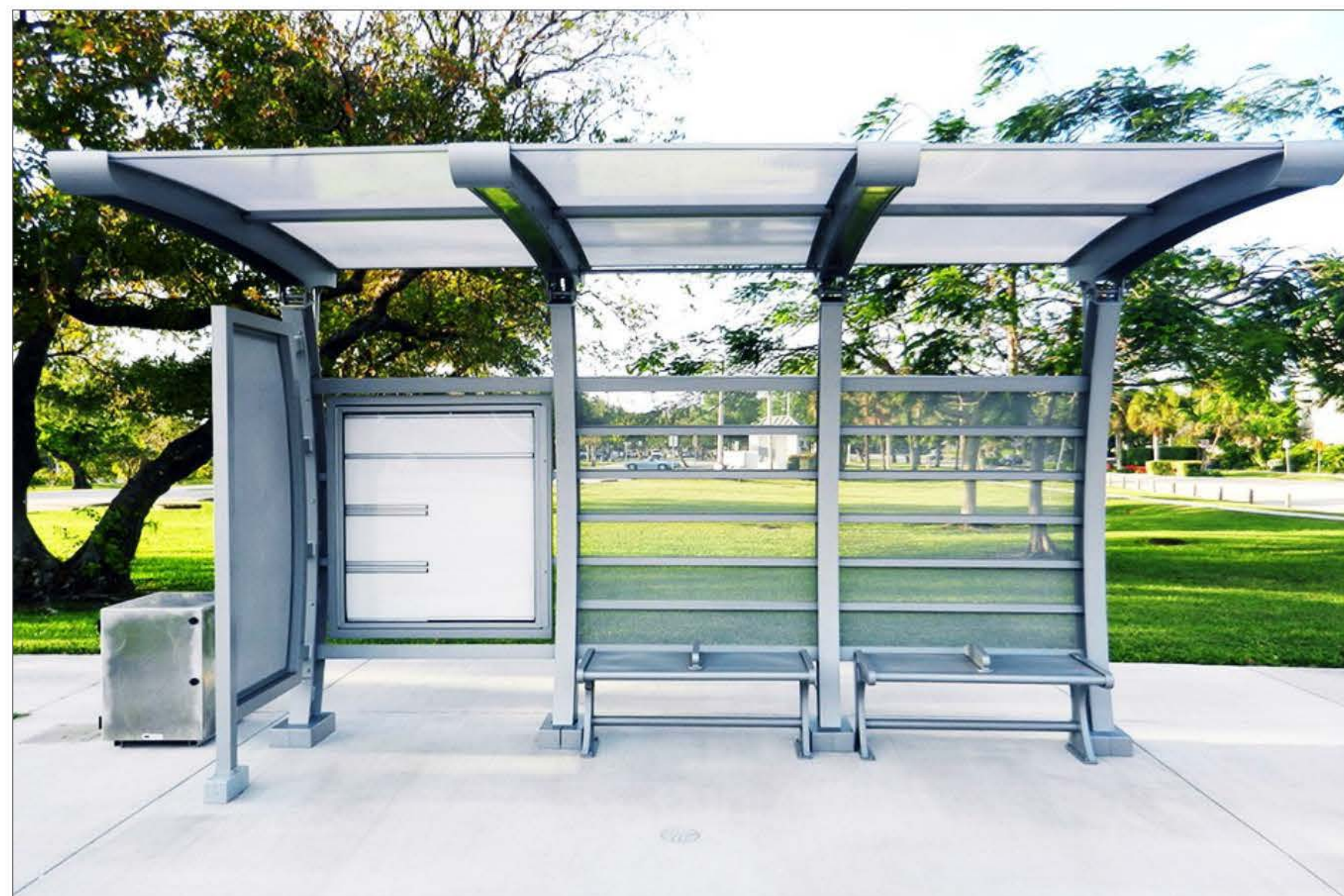
BUS SHELTERS & MORE

Top: 7' Arched multiwall structured polycarbonate roof, side wall, ad box, two 3' Interlude benches, perforated aluminum walls panels.

Bottom Left: 7' Arched structured polycarbonate roof, side wall, ad box, two 3' Interlude benches, perforated aluminum walls panels.

Bottom Center: 5' Arched aluminum roof, side wall, ad box, perforated aluminum wall panels.

Bottom Right: 5' Flat aluminum roof, straight I-beam columns, tempered glass wall panels.



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INTERLUDE

EYE-CATCHING ENGINEERING



The Interlude Series is ideally suited for high sun, low shade environments that see high winds. It features a deep 5' or 7' canopy with a structural I-beam and turnbuckle design that is modular in 4' increments.

The Interlude is available with perforated aluminum or tempered glass wall glazing. Customize by adding a 4' x 6' side wall, ad box, display case, or the Interlude bench.

Standard elements include powder coat painted finish and aluminum or multiwall structured polycarbonate roof glazing. Select between straight or curved I-beam columns.

Brasco's engineering team calculates all shelters to meet local wind, snow & seismic load requirements.

Below: Detail on I-beam and multiwall structured polycarbonate roof.



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Standard Specifications

WIDTH
5', 7'

LENGTH
8', 12', 16'

COLUMNS
I-Beams (Curved or Straight)

STANDARD ROOF GLAZING
Aluminum Sheet
Multiwall Structured Polycarbonate

STANDARD WALL GLAZING
Perforated Aluminum
Tempered Glass

WALL CONFIGURATION
Rear Wall Only
Side Wall Panel
Canopy Only (No Wall Panels)

INCLUDED
Fully Welded I-Beams
Concrete Mounting Hardware
Powder Coat Painted Aluminum Finish
1 Year Manufacturer's Warranty
Aluminum Will Never Rust
Made in America, Buy America Compliant

POPULAR ADD-ONS
Escutcheon Covers
Interlude Bench
Wall-mounted Display Case
Solar Powered Lighting Package
2-Sided Ad Box
USB Charging Ports



21. Prior to the issuance of the first building permit, the Applicant shall submit the final roadway designs for the Project to the Department. The final roadway designs shall be subject to the review and approval of the Commission.





Condition of Approval #21 – US 1 Looking North
Existing

NAUTILUS 220

LUXE WATERFRONT RESIDENCES



Condition of Approval #21 – US 1 Looking North
Proposed

**Shade Structure
w/ Benches below**

Signage

Bus Shelter

6' Benches, typ.

Light Pole, typ.

**Shade Structure
w/ Benches below**





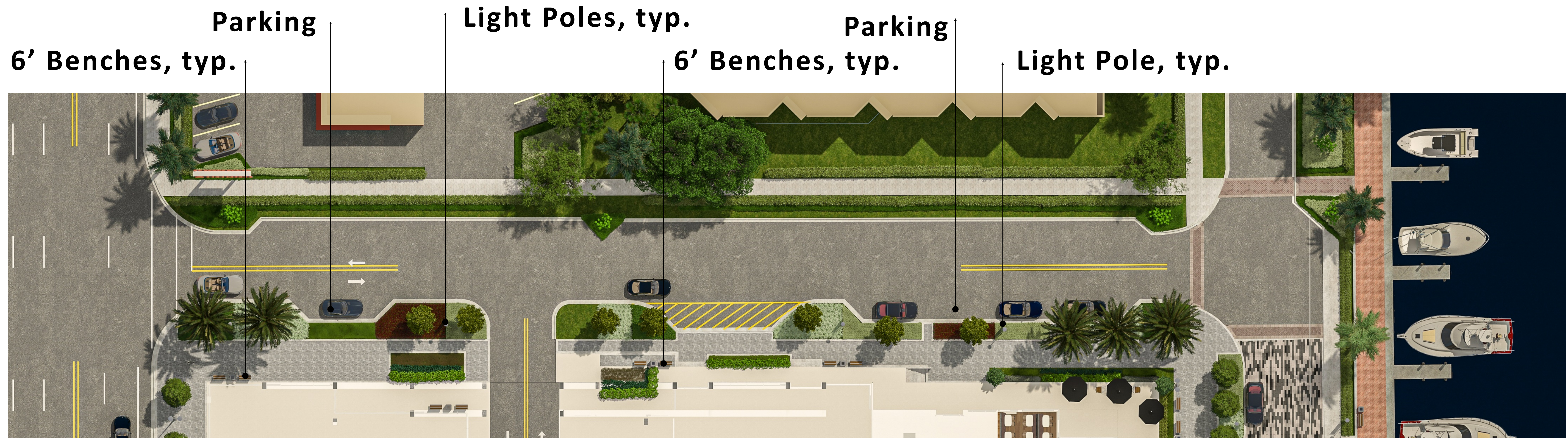
Condition of Approval #21 – Cypress Drive
Existing

NAUTILUS 220

LUXE WATERFRONT RESIDENCES



Condition of Approval #21 – Cypress Drive
Proposed





Condition of Approval #21 – Bayberry Road
Existing

NAUTILUS 220

LUXE WATERFRONT RESIDENCES



Condition of Approval #21 – Bayberry Road
Proposed

6' Benches, typ.

Light Poles, typ.

Parking



NAUTILUS 220

LUXE WATERFRONT RESIDENCES



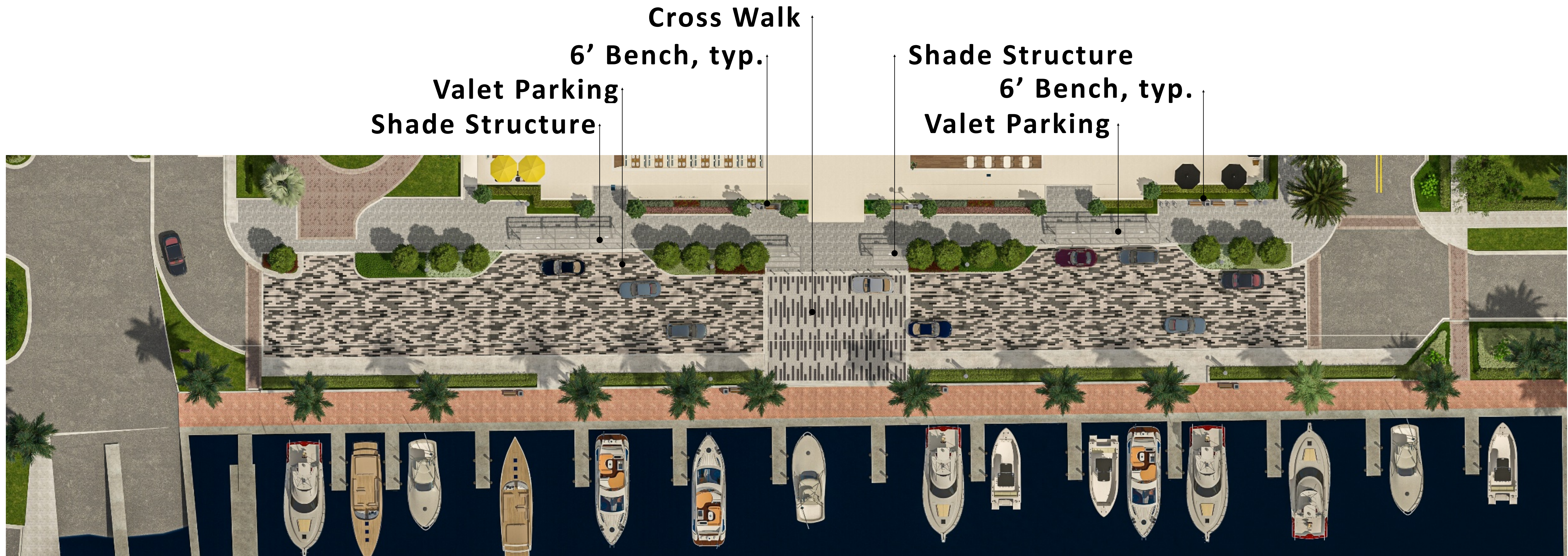
Condition of Approval #21 – Lakeshore Drive
Existing

NAUTILUS 220

LUXE WATERFRONT RESIDENCES



Condition of Approval #21 – Lakeshore Drive
Proposed





22. Prior to the issuance of the first building permit for construction, the Applicant shall submit Wind Tunnel Mitigation Plan to the Department. The Wind Tunnel Mitigation Plan shall be subject to the Commission's review and approval.





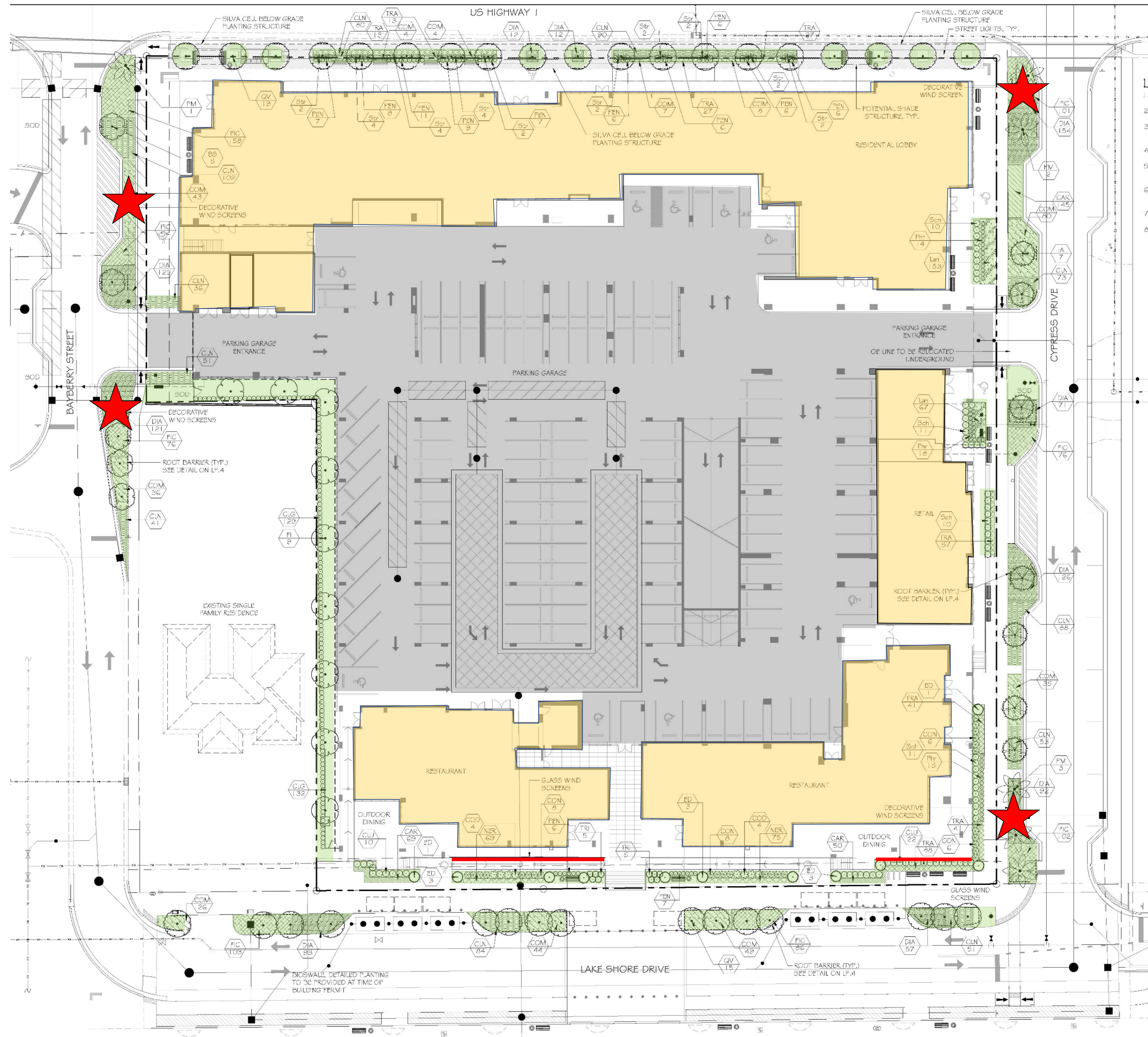
EXECUTIVE SUMMARY

RWDI was retained to conduct a pedestrian wind assessment for the proposed Nautilus 211 in Lake Park, FL (Image 1). Based on our wind tunnel testing for the proposed development under the Existing, Proposed and Proposed with Mitigation configurations (Images 2A through 2C), and the local wind records (Image 3), the potential wind comfort conditions are predicted as shown on site plans in Figures 1A through 2C, while the associated wind speeds are listed in Table 1. These results can be summarized as follows:

- For all configurations assessed, wind speeds at all locations around the site are expected to meet the wind safety criterion used to assess pedestrian wind safety.
- Wind activity around the existing site is characterized by moderate wind speeds with conditions generally comfortable for 'walking' or better.
- With the addition of the Proposed development, wind activity around the site is expected to increase throughout the year, even though there are locations where the wind conditions are expected to improve. However, from a wind comfort perspective, the increase in wind speeds at most of the locations is only 2 to 3 mph, resulting in an increase of one comfort category. For a numerical difference in wind speed at each sensor location please refer to Table 1.
- Wind speeds designated as 'uncomfortable' are predicted at several locations around the proposed development, particularly off-site to the north and south of the development and near building corners.
- The implementation of grade-level wind screens has proven to be effective in reducing wind activity in select areas around the development. Additional measures may be considered as the design continues to progress.

NAUTILUS 220

LUXE WATERFRONT RESIDENCES



Condition of Approval #22 – Wind Mitigation



Condition of Approval #22 – Wind Mitigation

NAUTILUS 220

LUXE WATERFRONT RESIDENCES



Thank You – Questions?

PALM BEACH COUNTY LEAGUE OF CITIES NEW PRESIDENT

I would like to begin by congratulating our Vice Mayor Kimberly Glas-Castro on being elected President of the Palm Beach County League of Cities. Vice Mayor, we wish you all the best during your tenure. I wanted to let you know that we've shared the news about your new position on Facebook and Nextdoor, as well as via Constant Contact, and it has garnered among the greatest number, and most positive, responses we have ever received.

COVID-19 UPDATE

Governor DeSantis announced today that Florida can begin entering Phase 2 of the reopening plan on Friday, with the exceptions of Palm Beach, Broward and Miami-Dade Counties. This phase will allow bars, bowling alleys and movie theaters to reopen at 50% capacity, it will allow restaurants to seat people at bars, and retail establishments will be able to operate at 100% capacity. Restaurants will be able to open at full capacity as long as they maintain social distancing.

According to the Florida Department of Health website as of today at 10 a.m. the Town of Lake Park has 14 COVID-19.

PBC SHERIFF'S OFFICE AND TOWN-WIDE CURFEW LIFTED

The PBC Sheriff's Office informed the Town on Monday that there will be increased staffing in the Town for as long as the current unrest continues. This information has been shared widely via all of the Town's available platforms. A Town-wide curfew was enacted for 9:00 PM Monday, June 1, through 6:00 AM Tuesday, June 2. It was shared using the Town's available platforms, as well as with local media, and was featured on news reports as a result. That curfew has since been lifted and not reinstated. Should another curfew be put in effect, the news will be disseminated in the same manner.

CODERED TRAINING

The Public Information Officer, along with the Special Events Director and my Administrative Assistant, who will serve as backup to the PIO in the event she is not available, will undergo formal CodeRED training on June 17th so they are prepared to use it in advance of the most active portion of hurricane season.

FDLE GRANT APPLICATION

We are in the process of completing the FDLE grant application which will reimburse us for \$59,317 in COVID-related costs. This will go a long way toward alleviating some of the financial burden we have incurred as a result of the ongoing pandemic.

LAKE SHORE DRIVE DRAINAGE PROJECT UPDATE

This morning we received the \$3.5 million contract for the Lake Shore Drive Drainage Project. Congratulations to Richard Scherle on this incredible achievement, which will have a tremendous impact on what has been a long-term drainage issue in the Town.

TEMPORARY OUTDOOR SEATING/FOOD TRUCK PROVISIONS

In addition and in conjunction to the previous flexibilities granted by the Town Commission and enacted by Staff in the form of a temporary outdoor seating application, the Kelsey Theatre has made an additional request related to having their normal **indoor**, performance-based operations, **outdoors**. Their concern is that even though they have been granted temporary outdoor seating and a temporary food truck, patrons are still uncomfortable sitting indoors and prefer to remain outdoors. Essentially and on a temporary basis, they are asking to bring their weekend performances outdoors on their private walkway (still utilizing the existing space and not disturbing any additional parking areas). If the Commission is in favor, two items need to be considered and if approved, can be added to the temporary outdoor seating application:

- (1) Does the Commission want to **only** allow performance-based businesses (we only have the Kelsey Theatre) to bring their indoor operations, outdoors, given the circumstances? Or, does the Commission want to extend this to other business types as well, if so, which ones?

- (2) Would the Commission like to grant a temporary noise exemption until 9pm (or later) for any noise complaints received pursuant to the following prohibition (understanding that there are neighboring residential properties): **Loud speakers and sound amplifiers. The using or operating of any loud speaker, loud speaker system, sound amplifier, radio, television, phonograph, musical instrument or other similar device within or adjacent to inhabited residential land such that the sound therefrom, regardless of content, is plainly audible across the property line of another inhabited property at any time.**