



Lake Park Town Commission, Florida

Regular Commission Meeting

Wednesday, March 01, 2023 at 6:30 PM

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

Kimberly Glas-Castro	—	Vice-Mayor
John Linden	—	Commissioner
Roger Michaud	—	Commissioner
Mary Beth Taylor	—	Commissioner
John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, MMC	—	Town Clerk

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

CALL TO ORDER/ROLL CALL

6:35 P.M.

PRESENT

Vice-Mayor Kimberly Glas-Castro

Commissioner John Linden

Commissioner Mary-Beth Taylor

ABSENT

Commissioner Roger Michaud

PLEDGE OF ALLEGIANCE

Vice-Mayor Glas-Castro

SPECIAL PRESENTATION/REPORT:

1. Proclamation Designating March 2023 as Irish American Heritage Month.

Vice-Mayor Glas-Castro presented the proclamation to Mr. Greg Sean Canning who thanked the Town Commission for the proclamation and recognizing Irish American Heritage month.

2. Let's Move Palm Beach County Proclamation

Vice-Mayor Glas-Castro presented the proclamation to Mr. Wil Romelus representing Digital VibeZ. Mr. Romelus accepted the proclamation and thanked the Commission. He encouraged everyone to join the Lets Move Challenge and register on the website (www.letsmovepbc.org) and log in all the movement you've made during the month of March. He stated that the Village of Wellington has won the challenge two-years in a row. He challenged the Town to strive to win this year.

3. Declaring March 2023 as Florida Bicycle Month

Vice-Mayor Glas-Castro presented the proclamation to Ms. Valentina Facuse who accepted and thanked the Commission for the proclamation.

CONSENT AGENDA:

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

Motion made to approve the Consent Agenda by Commissioner Taylor, Seconded by Commissioner Linden.

Voting Yea: Vice-Mayor Glas-Castro

4. February 15, 2023 Regular Commission Meeting Minutes

5. Resolution 17-03-23 Providing For United Special Patrol, Inc. D/B/A United K9 Special Patrol (Contractor) To Lock And Unlock Lake Shore and Kelsey Park Public Restrooms And Tennis Courts As Part Of Their Regular Patrol Duties, As Directed By The Town.

6. Resolution 18-03-23 Authorizing And Directing The Vice-Mayor To Execute An Agreement With Rust Tech Services, LLC., For Water Treatment Services For The Town's Irrigation Systems.

7. Resolution 19-03-23 Approving Submission Of An Application For Funding Through The Community Development Block Grant (CDBG) Program To Enhance And Improve The Safety Of The Ilex Park Playground.

8. Resolution 20-03-23 Update to The Tyler Agreement To Align With Our Fiscal Year (10/1 – 9/30) Except As Expressly Indicated In This Amendment, All Other Terms And Conditions Of The Agreement Shall Remain In Full Force And Effect.
9. Request For Authorization For The Town Manager To Approve Two Work Authorizations For Hinterland Group, Inc., To Provide Emergency Stormwater Infrastructure Repair Services At Joule Road And Crescent Drive Alleyway, Per Pricing, Terms, And Conditions Of The City Of Palm Beach Gardens/Hinterland Contract Number ITB2021-127CS (Cooperative Purchase).
10. Request For Authorization To Adjust The Fiscal Year 2023 Budget To Change The Pay Grade For The Position Of Marketing Specialist From Grade 60 To Grade 90.
11. Resolution 21-03-22 Expressing Support For Senate Bill 350 And House Bill 235 Relating To Alternative Mobility Funding Systems.

PUBLIC COMMENT:

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

Dianne Sophinos expressed concern regarding the Harry S. Kelsey Birthday celebration flyer. She requested that the flyer state that Harry S. Kelsey was the founding father because it currently sounds as though Mr. Kelsey is still alive. Vice-Mayor Glas-Castro stated that the information would be provided to the Centennial Celebration Committee.

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING: NONE

None

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING: NONE

None

NEW BUSINESS:

12. Michael Steinhauer Facility Rental Waiver Request

Town Manager D'Agostino explained the item. Mr. Steinhauer explained the reason for the request.

Motion made to approve the facility rental waiver by Commissioner Linden, Seconded by Commissioner Taylor.

Voting Yea: Vice-Mayor Glas-Castro

13. Andrew's Place Learning Center Facility Rental Waiver Request.

Town Manager D'Agostino explained the item. Commissioner Linden asked if the applicant was a 501C3 what would be their fee. Special Events Director Franks explained that they would only have had to pay the security deposit.

Motion made to approve the facility rental waiver by Commissioner Taylor, Seconded by Commissioner Linden.

Voting Yea: Vice-Mayor Glas-Castro

14. Request To Authorize The Town Manager To Encumber And Expend Funding And To Approve A Proposal From Engenuity Group For The Development Of 100% Construction-Ready Engineering Design Plans Associated With The Proposed Oval-A-Bout At The Roadway Intersection Of 10Th Street, Prosperity Farms And Northern Drive.

Town Manager D'Agostino explained the item. Public Works Director Roberto Travieso presented to the Commission (see Exhibit "A"). He introduced Ms. Lisa Troppe and Adam Sweeney representing Engenuity Group. Mr. Sweeney assisted with the presentation.

Commissioner Taylor asked are the crosswalks included in the proposal. Mr. Sweeney showed that crosswalks were included and explained how pedestrians would safely cross the roadway.

Commissioner Linden expressed concern with the lack of follow-up since the last workshop. Mr. Sweeney explained that the comments from the previous workshop were taken under consideration and would be addressed as part of the final design. Commissioner Linden expressed concerns that the comments from the workshop were not included in this presentation. He asked if additional land would be purchased to widen the crosswalks. Mr. Sweeney explained that the comments would be included as part of the final design, including avoiding having to acquire additional land.

Commissioner Taylor asked additional questions for clarity of crosswalks for safely moving pedestrians and bicycles travel. Mr. Sweeney explained that they could widen the crosswalk and sidewalks to move safely. He explained that the design does not have a bike lane.

Commissioner Linden asked if it was necessary for another traffic study. Mr. Sweeney explained that staff requested the traffic study.

Motion made to authorize the Town Manager to encumber and expend funding and to approve a proposal from Engenuity Group for the development of 100% construction-ready engineering design plans associated with the proposed oval-a-bout roadway by Commissioner Linden, Seconded by Commissioner Taylor.

Voting Yea: Vice-Mayor Glas-Castro

15. Parks Master Plan Prioritization Discussion

Vice-Mayor Glas-Castor suggested that this item be moved to a future meeting where everyone would be in attendance.

Motion made to place this item on a future Regular Commission agenda by Commissioner Linden, Seconded by Commissioner Taylor.

Voting Yea: Vice-Mayor Glas-Castro

PUBLIC COMMENT:

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None

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird had no comments.

Town Manager D'Agostino read his comments as Exhibit "B".

Commissioner Taylor had no comments.

Commissioner Linden asked that the Commission discuss on-boarding of Commissioners and Mayor. Vice-Mayor Glas-Castro pointed out the different organizations that offer new elected official training in Palm Beach County that any elected official could attend. Commissioner Linden explained that he was referring specifically to the Town as things have changed since he attend the training many years ago. He would suggest that each department would take two-hour sessions with the newly elected official to train the person. He spoke of the Sunset Celebration and other Centennial Celebration events taking place this month.

Vice-Mayor Glas-Castro had no comments.

REQUEST FOR FUTURE AGENDA ITEMS:

Discussion of on-boarding newly elected officials.


ADJOURNMENT:

8:02 P.M.


Motion made to adjourn by Commissioner Taylor, Seconded by Commissioner Linden.

Voting Yea: Vice-Mayor Glas-Castro

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on March 15, 2023.



Vice-Mayor Kimberly Glas-Castro



Town Clerk, Vivian Mendez, MMC



Approved on this 15 of March, 2023

Proposal to Develop Engineering Plans to Construct the 10th Street Ovalabout



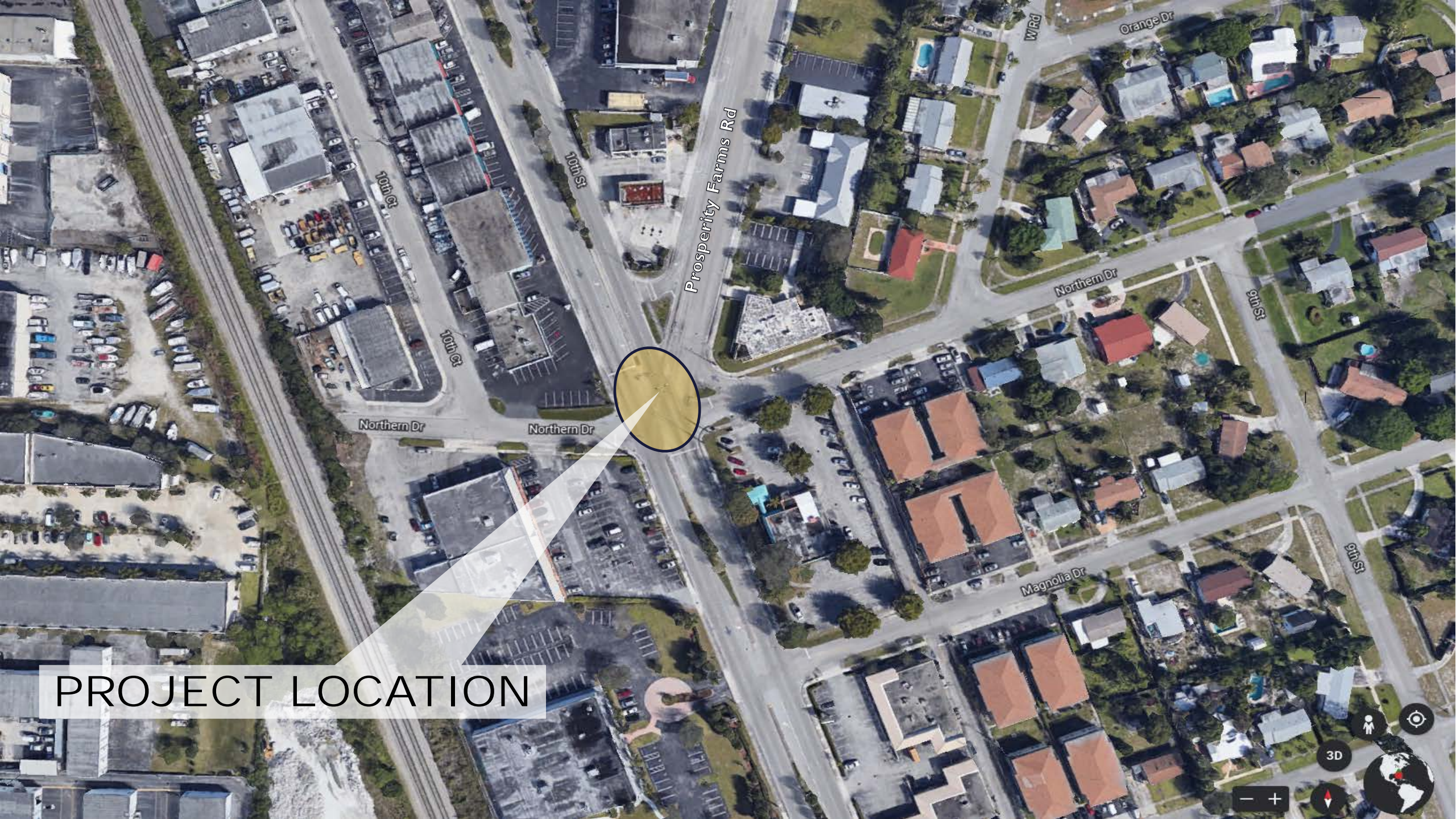
Department of Public Works





Project Background

ROBERTO TRAVIESO, DIRECTOR OF PUBLIC WORKS



PROJECT LOCATION

Project Background



- History of frequent and severe traffic accidents in project area
- Conducted Traffic Study in **2020** (O'Rourke Engineering & Planning)
 - Report available on Town's website
- Developed three (3) options:
 - Implement signalization improvements
 - Construct round-about (rotary) traffic element
 - Construct oval-about traffic element

Project Background



- Partnered with Palm Beach County (PBC) to design and construct the project
- Contracted with Engenuity Group to perform Feasibility Study and develop opinion of costs



What is an Ovalabout?



- A type of oval-shaped intersection or junction in which road traffic is permitted to flow in one direction (counterclockwise) around a oval-shaped island
- Widely consider a mobility and traffic safety-enhancement
- Traffic Calming benefits



How Would an Ovalabout Help?



- Increased level of service
- Increased traffic safety, reduced travel speeds
- Increased mobility (I.e. protected crosswalks)
- Landscape enhancements (plantings, art pedestal, etc.)





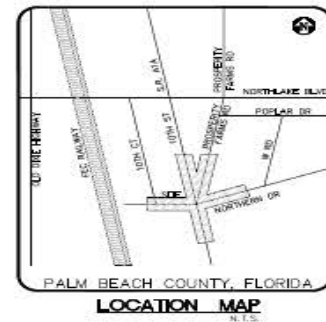
Conceptual Plans

ADAM SWANEY, PE

CONCEPTUAL SITE PLAN



GRAPHIC SCALE
0 10 20 30 40
SCALE: 1" = 30'



ENGINEERING LEGEND:

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LANDSCAPE AREA
	PROPOSED PAVERS
	TRAFFIC FLOW DIRECTION
	CATCH BASIN / YARD DRAIN
	FINISHED GRADE ELEVATION
	DRAINAGE FLOW DIRECTION

GENERAL NOTES:

- ELEVATIONS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO BENCHMARK "V 402", ELEVATION=16.706' (NAVD 88).
- TOPOGRAPHIC SURVEY PERFORMED BY EXIGENTIA GROUP INC. IN NOVEMBER 2020.
- ALL REMOVED DEBRIS & DEMOLISHED MATERIAL TO BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
- ALL CROSSWALKS SHALL MEET ADA. NO CROSS SLOPE SHALL EXCEED 2%.
- IF PROPOSED WORK DAMAGE PALM BEACH COUNTY ROADWAY, SIDEWALK AND/OR DRAINAGE SYSTEMS, THEN THEY WILL BE CONSTRUCTED, REPAIRED OR REPLACED TO ITS ORIGINAL OR BETTER CONDITION AT NO COST TO THE PALM BEACH COUNTY.
- PAVEMENT MARKINGS AND SIGNING IN PALM BEACH COUNTY RIGHT OF WAY, SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL T-1-21.
- CONTRACTOR SHALL CONTACT PBC TRAFFIC OPERATIONS AT 561-233-3900 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET OF ANY SIGNAL EQUIPMENT.
- ANY DAMAGE TO SIGNAL EQUIPMENT CAUSED BY THE CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY.

LEGEND: (ABBREVIATIONS)

CB	CATCH BASIN
E	EAST
EL	ELEVATION
EXIST	EXISTING
FT	FEET OR FOOT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
L	LEFT
LF	LINEAR FEET
N	NORTH
NTS	NOT TO SCALE
ORB	OFFICIAL RECORD BOOK
OS	OFFSET
R	RADIUS OR RIGHT
RM	RIM ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RAW	RIGHT-OF-WAY
S	SOUTH
SVC	SERVICE
TYP	TYPICAL
W	WEST
WE	MATCH EXISTING GRADE

CONCEPTUAL
DESIGN PHASE

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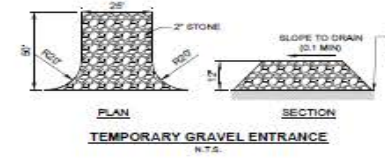


Know what's below.
Call before you dig.

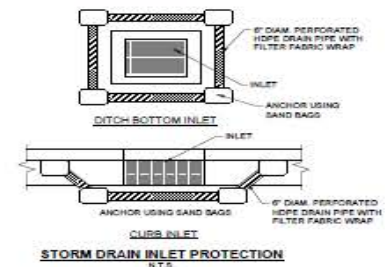
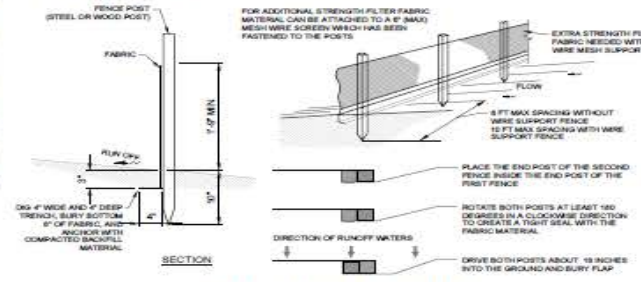
CONCEPTUAL DEMOLITION PLAN



LEGEND	
	DEMOLITION

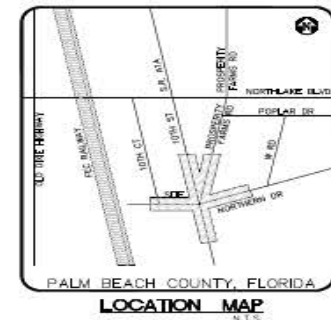
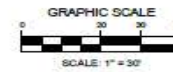


- SILT FENCE NOTES:**
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
 2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
 3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
 4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UP SLOPE FROM THE BARRIERS.
 5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG. THE WIRE, OR HOOK RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WARED TO THE FENCE, AND 6 INCHES (15 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
 7. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH TIES SPACED EVERY 24 INCHES AT TOP AND MID. SECTION. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 60 INCHES AND FOLDED.
 8. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
 9. SILT FENCE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
 10. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 11. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
 12. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
 13. IF DITCH LEVEL IS DEEPER THAN 30\", THEN A FLOATING SILT SCREEN SHALL BE USED.
 14. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
 15. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN.
 16. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

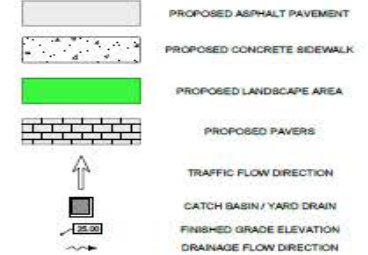


CONCEPTUAL
DESIGN PHASE

CONCEPTUAL PAVING, GRADING AND DRAINAGE PLAN



ENGINEERING LEGEND:



GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO BENCHMARK "Y 422", ELEVATION 118.730' (NAVD 88).
2. TOPOGRAPHIC SURVEY PERFORMED BY EMERGENCY GROUP INC. IN NOVEMBER 2020.
3. ALL REMOVED DEBRIS & UNWANTED MATERIAL TO BE REMOVED FROM THE SITE AND LEGALLY DEPOSITED OFF.
4. ALL CROSSWALKS SHALL MEET ADA. NO CROSS WALK SHALL EXCEED 20'.
5. IF PROPOSED WORK DAMAGE PALM BEACH COUNTY HIGHWAY, SIDEWALK AND/OR DRAINAGE SYSTEMS, THEN THEY SHALL BE CONSTRUCTED REPAIRED OR REPLACED TO ITS ORIGINAL OR BETTER CONDITION AT NO COST TO THE PALM BEACH COUNTY.
6. TRAFFIC SIGNALS AND SIGNALS IN PALM BEACH COUNTY MUST BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL DETAILS.
7. CONTRACTOR SHALL CONTACT 311 FOR OPERATIONS AT 561-233-3600 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET OF ANY SIGNAL EQUIPMENT.
8. ANY DAMAGE TO SIGNAL EQUIPMENT CAUSED BY THE CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY.

LEGEND: (ABBREVIATIONS)

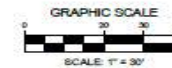
CB	CATCH BASIN
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EL	ELEVATION
EXIST	EXISTING
FT	FEET OR FOOT
HDPE	HIGH DENSITY POLYETHYLENE PIPE
INV	INVERT
L	LEFT
LF	LINEAR FEET
N	NORTH
NTS	NOT TO SCALE
ORB	OFFICIAL RECORD BOOK
OS	OFFSET
R	RADIUS OR RIGHT
RIM	RIM ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RAW	RIGHT-OF-WAY
S	SOUTH
SVC	SERVICE
TYP	TYPICAL
W	WEST
ME	MATCH EXISTING GRADE

CONCEPTUAL
DESIGN PHASE



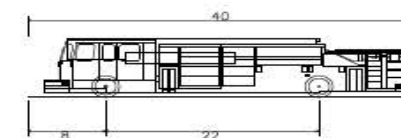
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VEHICLE TRACKING EXHIBIT (FIRETRUCK)



LOCATION MAP
N.T.S.

LEGEND:	
	PROPOSED LANDSCAPE AREA
	TRAFFIC FLOW DIRECTION
	PROPOSED CONCRETE SIDEWALK
	PAVERS



Pumper Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Max Wheel Angle

40.000ft
8.167ft
7.745ft
0.656ft
80.167ft
5.00s
45.00°

CONCEPTUAL
ENGINEERING PLAN



Know what's below.
Call before you dig.

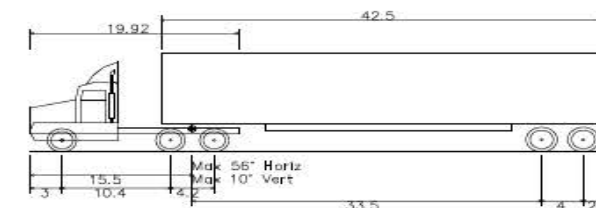
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VEHICLE TRACKING EXHIBIT (SEMI-TRAILER)



LOCATION MAP
N.T.S.

LEGEND:	
	PROPOSED LANDSCAPE AREA
	TRAFFIC FLOW DIRECTION
	PROPOSED CONCRETE SIDEWALK
	PAVERS



WB-50 - Intermediate Semi-Trailer
 Overall Length 55.000ft
 Overall Width 8.500ft
 Overall Body Height 12.052ft
 Min Body Ground Clearance 1.334ft
 Max Track Width 8.500ft
 Lock-to-lock time 6.00s
 Max Steering Angle (Virtual) 17.90°

**CONCEPTUAL
ENGINEERING PLAN**



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Conceptual Cost Estimate

ADAM SWANEY, PE

Conceptual Cost Estimates



Description	Estimated Cost
SITE PREPARATION	\$122,000
ROADWAY CONSTRUCTION	\$308,941
SIDEWALK & ROAD CONSTRUCTION	\$43,310
DRAINAGE CONSTRUCTION	\$81,625
ADDITIONAL ITEMS	\$275,000
MOBILIZATION & OTHER COSTS	\$556,687
TOTAL:	\$1,387,563



Design Cost Estimate and Next Steps

ROBERTO TRAVIESO, DIRECTOR OF PUBLIC WORKS

Design Cost Proposal

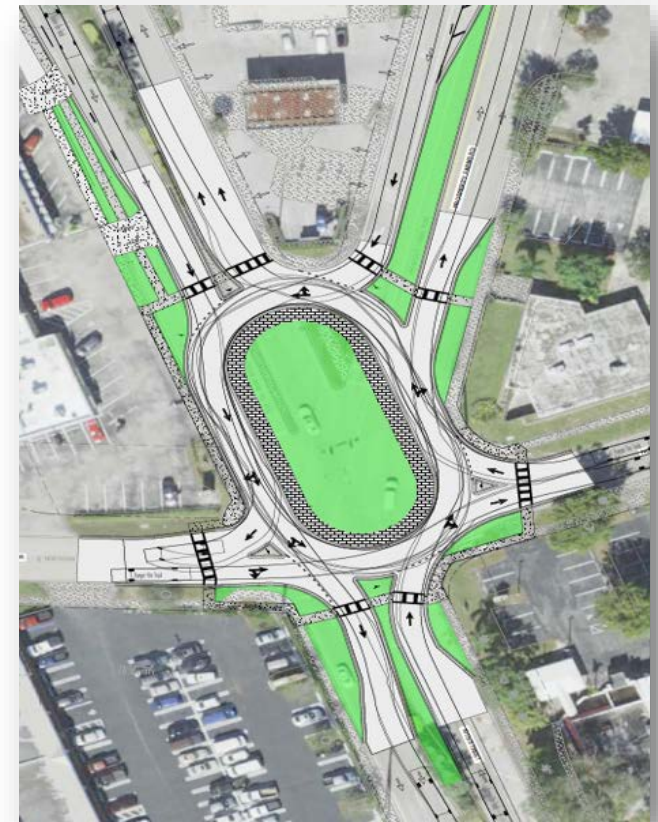


Description	Services Cost
TRAFFIC ANALYSIS UPDATE	\$11,775.00
CONSTRUCTION DOCUMENTS	\$61,500.00
PERMITTING	\$12,000.00
CONSTRUCTION PHASE SERVICES	\$18,000.00
GEOTECHNICAL & MAINTENANCE OF TRAFFIC	\$7,575.00
BID COORDINATION / PUBLIC MEETINGS	\$5,300.00
TOTAL:	\$126,092.00

Implementation Timeline & Next Steps



- Perform traffic study to confirm Ovalabout service level supports projected increases to densities in the project area
- Develop Design Plans: **April 2023-June 2024**
- Continue to engage with Stakeholders regarding project design and implementation





Questions & Comments



TOWN MANAGER COMMENTS

TOWN COMMISSION MEETING Wednesday, March 1, 2023

COMMUNITY DEVELOPMENT

- (1) **Park Avenue Extension:** The Town received feedback from the County in that the design for the Park Avenue extension has been placed on their 5-year road plan for Fiscal Year 2025. Construction will then be programmed in a future year. We are working through an Interlocal Agreement that is required between the Town and the County. More details will be shared as the process moved forward.
- (2) **Nautilus 220 Noise Complaints:** The Town is in receipt of noise complaints for the Nautilus 220 project from some residents in the Vista Marina condo on the north side of Cypress. The construction is exempt from the noise ordinance between 7am-7pm, Monday through Saturday. It is also exempt from 2am-7am for early concrete pours. In response to these complaints, our Code Officer has been working as early as 4am on certain days in order to observe the activity and noise. Only concrete pours are being performed between 2am-7am on certain days and while there is some noise, it is minimal and consistent with truck driving noise, some backing up alarms that are required by federal law and the actual concrete pour activity. It will continue to be monitored as needed. The contractor and developer are also paying close attention to the activities and are focusing on staging more to the south side to minimize truck noise and are also looking into relocating the pumping station further down on Lake Shore Drive to possibly help in this regard. Lighting has also been adjusted to eliminate any lighting issues.
- (3) **754 Park Avenue:** The new owner is working with a contractor to finish the building. Some minor architectural changes are anticipated, including an increased outdoor seating area. Plans are forthcoming sometime in May 2023 so that a permit can then be issued and construction can continue in the summer, for completion in 2024. The new owner is looking to still market to possibly a brewer with additional food users on the ground floor, possibly a dance studio/academy on the second floor and a piano bar on the rooftop with some additional shaded area. The revised plan will be looked at more in detail when submitted to determine the extent of the changes and of course parking and other aspects of the plan. The new owner is eager to move things along and understands the urgency. We will continue to work with him to move things forward for completion in 2024.
- (4) **Oceana Coffee (1301 10th Street Update):** On Monday, February 27, 2023, Town Staff, including the Town Manager, met with Amy Angelo of Oceana Coffee and her partners, architect and contractor. We have been checking in with Amy since the CRA grant agreement for \$1M over a 5 year period was approved towards the end of November 2022. Her contractor, Morganti, had submitted a permit application for the construction of the project in early November 2022, prior to the \$1M grant being

approved. At that time, the Town had every reason to believe the project would be moving forward at the construction cost estimates provided to the Town and pursuant to the permit application submitted by Morganti construction. Following the grant approval, Morganti had still not submitted all the required documentation for the permit application and so, the Town started checking in with Amy and her team on a regular basis for a status given the grant agreement's performance benchmarks. **On February 1**, which is listed as the project's commencement date for construction in the grant agreement, Amy provided the following update, in part:

*"...After the extensive process to have the grant approved, construction and financing costs have continued to increase. In order to stay within the budget, we are making value engineering decisions to re-visit prior choices made relative to previously planned materials and scopes of work that are experiencing unacceptably long lead times and drastically increased costs. As we have further value engineered our proposal, we have realized some changes that actually improve the functionality of the building. During the VE process, we discovered a better design for the outdoor entertainment area, one that is more visible to the community, with a better ambience that will ultimately offer much greater enhancements for guests, visitors, and the community at large. Our revised plans will show the events space moved from the third level to the highly visible hard corner at the second story level. **These proposed changes will not impact the footprint of the building, building height, square footage or functionality.** Moving the entertainment space also opens up an opportunity to install solar panels on the roof which will support our commitment to making the building as "green" and sustainable as possible. We are working hard to get construction documents complete enough so that we can begin the initial stages of construction while we refine the details. It would be helpful if the town would receive and approve the building permit while the process of producing a complete document set is taking place. At the present time, we estimate that it will take 60 days to get a construction document set that is 100% complete plus the time that the town needs to review and approve those plans, estimated at another 30 days...."*

A meeting was requested by Amy and her team last week and this past Monday, **February 27**, we, CD Staff and the Town Manager, were provided with a revised sheet/rendering for the project (enclosed as an attachment). The proposed changes **do impact** the overall **footprint** of the overall under-air structure as originally approved since it eliminates the administrative office portion on the north side entirely as one change; and **do impact** the overall **building height** since it eliminates the third floor altogether; and **do impact** the overall **square footage** of the original approval by eliminating 9,946 square feet of building square footage (reduction of 35%), along with changes to the architecture eliminating the curvilinear lines to more of a linear building design, and a reduction to the commercial food kitchens by eliminating 6 micro-kitchen spaces, with 9 spaces remaining including the shared commercial kitchen space. These changes would require a site plan amendment and approval by the Town Commission. An official application has not yet been submitted for full review.

At this time, it seems the original development order approving the project via Resolution 82-12-21 cannot be realized and a site plan amendment is being sought. The CRA grant agreement requires both adherence to Resolution 82-12-21 and commencement of construction by February 1, 2023. While the Town was working with Amy and her team on commencement of construction, the Town also believed construction would generally be consistent with Resolution 82-12-21 given the ongoing communications prior to our meeting of February 27 when we were informed that the original development order cannot be realized. In light of this, the terms of the CRA grant agreement, as it is currently written, cannot be realized since the proposed revisions presented to Community Development Staff and the Town Manager by Amy and her team on Monday, February 27 (2 days ago) are not in line with the original site plan approval because of the preliminary reasons just mentioned (above). A copy of one of the approved plan sheets per the original development order is also enclosed for comparison to the proposed. The first \$200,000 disbursement was paid in December 2022. An agenda item for the CRA Board will also be prepared.

HUMAN RESOURCES

Job Openings:

The following positions in the Public Works Department are currently being advertised:

- Sanitation Truck Operator II – Pay Range: \$18.21 to \$28.22 per hour. Deadline for receipt of applications is 5:00 p.m. on 3/13/2023
- Irrigation Technician – Pay Range: \$17.01 to \$26.37 per hour. Deadline for receipt of applications is **5:00 p.m. on March 14, 2023.**

The following position in the Town Clerk's Office is currently being advertised:

- Deputy Town Clerk – Pay range \$22.30 to \$34.57 per hour. Deadline for receipt of applications is **5:00 p.m. on March 14, 2023.** To view the complete job postings for the above positions or to download an employment application, please visit the Town's official website at www.lakeparkflorida.gov . For additional information please contact the Town's Human Resources Department at 561-881-3300 Option 8.

PUBLIC WORKS

- (1) The Department of Public Works is pleased to announce a **Stakeholders Meeting** to take place **Thursday, March 16, 2023, 6:00 p.m. - 8:00 p.m.** in Town Hall's Commission Chambers. The meeting is to present a design progress update on the proposed **Streetscape and Landscape Improvements for Park Avenue (Between 7th and 10th Street) and 10th Street (between Park Avenue and Northern Drive)**. During this meeting, we welcome members of the public to provide comments and ask questions regarding planned design and implementation timeline for this Community Redevelopment Agency (CRA) project. A direct mailer related to this event will be sent to Town addresses very soon and additional project

information is available on the Town's Website www.lakeparkflorida.gov by searching for keyword: "**Capital Projects**" or by contacting the Department of Public Works at 561-881-3345 or via email publicworks@lakeparkflorida.gov.

- (2) Public Works is anticipating receipt of 60% design plans for the Park Avenue Lane Reduction (Road Diet) Project and would like to propose a third public workshop to present a design update on Saturday, April 22, 2023, from 9:00 AM—Noon. We would like input from the Town Commission on the proposed date.

SPECIAL EVENTS

Centennial Battle of the Badges

The Centennial Battle of the Badges will be held on **Saturday, March 4, 9:00 a.m. – 1:00 p.m.** at Bert Bostrom Park. The event will feature a kickball game between PBSO and PBC Fire Rescue. There will be free food, games, music and raffle prizes. Attendees will also have the opportunity to meet local first responders, including the PBSO Bomb Squad, Mounted Unit, Motorcycle Unit, K9 and SWAT. For more information please contact the Special Events Department at 561-840-0160.

APPROVED AS PART OF
RESOLUTION 82-12-21

OCEANA COFFEE

1301 10TH. STREET LAKE PARK, FL 33403



ONE A

architecture

2100 CORPORATE DR
BOYNTON BEACH, FL 33406
AA-26003520

SIGNATURE
CONSULTANTS



PROJECT NAME

LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403

REVISIONS
11/15/21 2nd. ROUND OF COMMENTS
11/29/21 3rd. ROUND OF COMMENTS

DATE 11/02/2021

DRAWN REVIEW

SCALE

DRAWING TITLE
COVER SHEET

SHEET No

T-001



PROJECT SITE

LOT	0.9449197 ACRES
BUILDING AREA	41,250.00 SF
FIRST FLOOR	10,050.00
SECOND FLOOR	14,384.00
ROOF TOP	
COVERED SEATING	1,474.00
UNCOVERED SEATING	2,167.00
TOTAL BLDG	28,075.00

AREAS	SF	%	PROVIDED	REQUIRED
IMPERVIOUS	33,795.00		81.93%	
BUILDING & PAVEMENT				
PERVIOUS				
LANDSCAPE	7,455.00		18.07%	

DESCRIPTION	PARKING		BUILDING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	15'-0"	N/A	25'-0"	30'-0" (WAIVER, 20% REDUCTION)
REAR	10'-0"	8'-0"	15'-0"	68'-0"
SIDE	15'-0"	12'-0"	15'-0"	

FIRST FLOOR	AREA	REQUIRED		PROVIDED
		FACTOR	TOTAL	
OFFICE	1,281.00	GFA/200	6	
RETAIL (OCEANA COFFEE)	1,073.00	GFA/200	5	
DRIVE THRU (OCEANA COFFEE)			1	
WAREHOUSE	7,496.00	GFA/2000	4	
WAREHOUSE (ROASTING)	2,400.00		1	
WAREHOUSE (CANNING)	2,260.00		1	
Auxiliary areas	833.00		0	
Driveway & Retaining (included above)	2,223.00		0	
TOTAL 1ST FLOOR	10,050.00		19	
REDUCTION FACTOR		0%	0	
TOTAL REQUIRED 1ST FLOOR			19	
SECOND FLOOR FLOOR	AREA	REQUIRED		PROVIDED
		FACTOR	TOTAL	
COMMERCIAL KITCHEN	14,384.00	GFA/2000	1	
PREP KITCHEN TYPE A (LARGE) @872 sf each		UTENANT	3	
PREP KITCHEN TYPE B (MEDIUM) @436 sf each		UTENANT	7	
PREP KITCHEN TYPE C (SMALL) @384 sf each		UTENANT	4	
STAFF			1	
TOTAL 2ND FLOOR	14,384.00		16	
REDUCTION FACTOR		0%	0	
TOTAL REQUIRED 2ND FLOOR			16	
TOTAL REQUIRED 1ST FLOOR			35	35
TOTAL PARKING REQUIRED				2
ADA PARKING SPACES				33
STANDARD PARKING SPACES				1
LOADING PARKING				
		REQUIRED	PROVIDED	
		15'-0" X 18'-6"	10'-0" X 18'-6"	

BUILDING SETBACK REDUCTION PER SECTION 78-325 (a)			
BUILDING SETBACK	REQUIRED	PROVIDED	% WAIVER REQUESTED
FRONT (WEST)	25'-0"	20'-0"	20.00%
SIDE (NORTH)	15'-0"	15'-0"	N/A
SIDE (SOUTH)	15'-0"	28'-0"	N/A
REAR (EAST)	10'-0"	68'-0"	N/A

LANDSCAPE BUFFER REDUCTION PER SECTION 78-325 (c)			
LANDSCAPE BUFFER	REQUIRED	PROVIDED	% WAIVER REQUESTED
FRONT (WEST)	30'-0"	20'-0"	N/A
SIDE (NORTH)	15'-0"	12'-0"	20.00%
SIDE (SOUTH)	15'-0"	12'-0"	20.00%
REAR (EAST)	8'-0"	7'-0"	12.50%

ISSUE HISTORY:

		SITE PLAN 10/15/2019	P & Z SUBMITTAL 10/15/2019						
GENERAL									
T-001	COVER SHEET								
	SURVEY								
CIVIL									
PD-1	CONCEPTUAL PAVING, GRADING & DRAINAGE PLAN								
LANDSCAPE									
L-200	TREE DISPOSITION PLAN AND TABLE								
L-210	LANDSCAPE PLAN								
L-211	LANDSCAPE PLAN AND DETAILS								
L-300	IRRIGATION								
L-301	IRRIGATION DETAILS								
L-302	IRRIGATION NOTES								
ARCHITECTURE									
AS-100	ARCHITECTURAL SITE PLAN								
AS-001	ARCHITECTURAL DEMOLITION SITE PLAN								
A-101	FIRST AND SECOND FLOOR PLAN								
A-102	ROOF PLAN								
A-201	EXTERIOR ELEVATIONS								
A-202	COLOR EXTERIOR ELEVATIONS								
EXHIBIT A	COLOR SITE PLAN								
EXHIBIT A	COLOR ELEVATIONS AND 3D RENDERING								
ELECTRICAL									
ES-1	ELECTRICAL SITE PLAN								

INDEX OF DRAWINGS

CLIENT:	LAKE PARK 03 LLC 15375 BLUE FISH CIRCLE LAKEWOOD RANCH, FL 34202 TEL: 561-339-2913	STRUCTURE:	BRITTESSEN STRUCTURAL ENGINEERS 3045 N. FEDERAL HIGHWAY BLDG. #60 FORT LAUDERDALE, FL 33306 TEL: 954-568-1411
ARCHITECT:	ONE A ARCHITECTURE 2100 CORPORATE DR. BOYNTON BEACH, FL 33426 TEL: 954-464-7201	MEP:	JOHNSON, LEVINSON, RAGAN, DAVILA, INC 1450 CENTERPARK BLVD., SUITE 350 WEST PALM BEACH, FL 33401 TEL: 561-689-2303 EXT. 108
CIVIL:	SUAREZ ENGINEERING & SURVEYING, INC. 13350 S.W. 131 ST., SUITE 103 MIAMI, FL 33186 TEL: 305-596-1799		
LANDSCAPE:	JAME BRIAN EUELL 2100 CORPORATE DR. BOYNTON BEACH, FL 33426 TEL: 954-464-7201		

PROJECT TEAM

1 PROJECT LOCATION

2 PROJECT DATA

4 PROJECT TEAM

REVISION
presented in a
meeting on 02/27/23
with CD Staff and
Town Manager - not
yet submitted as a
site plan amendment

OCEANA COFFEE

1301 10TH. STREET LAKE PARK, FL 33403



ONE A

architecture

ARCHITECT

1100 CORPORATE DR.

BOYNTON BEACH, FL 33406

SIGNATURE

RENEE D. GOMEZ

ARCHITECT

CONSULTANTS



PROJECT NAME

LAKE PARK KITCHENS AKA
OCEANA COFFEE
1301 10th. STREET
LAKE PARK, FL 33403



PROJECT SITE

SITE DATA-PROPOSED				
ZONING DISTRICT	C-1			
LOT	0.766977 ACRES			
	41,250.00 SF			
BUILDING	AREA			
FIRST FLOOR	8,769.00			
SECOND FLOOR	9,360.00			
TOTAL BLDG	18,129.00			
SITE AREA BREAKDOWN				
AREAS	SF	%	PROVIDED	REQUIRED
IMPERVIOUS	33,795.00		81.53%	
BUILDING & PAVEMENT				
PERVIOUS				
LANDSCAPE	7,455.00		18.07%	
SETBACKS				
DESCRIPTION	PARKING		BUILDING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	15'-0"	N/A	25'-0"	20'-0 (W/AVR. 20% REDUCTION)
REAR	10'-0"	8'-0"	15'-0"	68'-0
SIDE	15'-0"	12'-0"	15'-0"	
PARKING DATA				
FIRST FLOOR	AREA	FACTOR	REQUIRED	
			TOTAL	PROVIDED
RETAIL FOOD STORE	1,073.00	GFA/200	5	
DRUG STORE/PHARMACY		GFA/200	5	
MULTI-FAMILY HOUSING	7,596.00	GFA/2000	4	
APARTMENT (STUDIO)	2,450.00		1	
APARTMENT (1-BED)	7,246.00		1	
APARTMENT (2-BED)	873.00		0	
APARTMENT (3-BED)	7,223.00	0	0	
TOTAL 1ST FLOOR	8,769.00		12	
REDUCTION FACTOR		0%	0	
TOTAL REQUIRED 1ST FLOOR			12	
SECOND FLOOR	AREA	FACTOR	REQUIRED	
			TOTAL	PROVIDED
COMMERCIAL KITCHEN	9,360.00	GFA/2000	5	
RETAIL FOOD STORE	0.072 of each	UTENANT	3	
RETAIL FOOD STORE	0.072 of each	UTENANT	1	
RETAIL FOOD STORE	0.072 of each	UTENANT	4	
LOADING SPACE	7,546.00	1/200	13	
TOTAL 2ND FLOOR	11,860.00		22	
REDUCTION FACTOR		0%	0	
TOTAL REQUIRED 1ST FLOOR			22	
TOTAL PARKING REQUIRED			34	30
ADA PARKING SPACES				2
STANDARD PARKING SPACES				32
LOADING PARKING				1
PARKING DIMENSIONS		REQUIRED	PROVIDED	
		10'-0" X 18'-4"	10'-0" X 18'-6"	

BUILDING SETBACK REDUCTION PER SECTION 18-325 (a)			
BUILDING SETBACK	REQUIRED	PROVIDED	% WAIVER REQUESTED
FRONT (WEST)	25'-0"	20'-0"	20.00%
SIDE (NORTH)	15'-0"	15'-0"	N/A
SIDE (SOUTH)	15'-0"	28'-0"	N/A
REAR (EAST)	10'-0"	68'-0"	N/A

LANDSCAPE BUFFER REDUCTION PER SECTION 18-325 (c)			
LANDSCAPE BUFFER	REQUIRED	PROVIDED	% WAIVER REQUESTED
FRONT (WEST)	20'-0"	20'-0"	N/A
SIDE (NORTH)	15'-0"	12'-0"	20.00%
SIDE (SOUTH)	15'-0"	12'-0"	20.00%
REAR (EAST)	8'-0"	7'-0"	12.50%

CLIENT: LAKE PARK 03 LLC
16375 BLUE FISH CIRCLE
LAKEWOOD RANCH, FL 34202
TEL: 981-338-2913

ARCHITECT: ONE A ARCHITECTURE
2100 CORPORATE DR.
BOYNTON BEACH, FL 33426
TEL: 954-404-7201

CIVIL: SUAREZ ENGINEERING & SURVEYING, INC.
13350 S.W. 131 ST., SUITE 103
MIAMI, FL 33186
TEL: 305-598-1789

LANDSCAPE: JAME BRIAN EVELL
2100 CORPORATE DR.
BOYNTON BEACH, FL 33426
TEL: 954-404-7201

STRUCTURE: BRYTESEN STRUCTURAL ENGINEERS
3045 N. FEDERAL HIGHWAY BLDG #10
FORT LAUDERDALE, FL 33308
TEL: 954-588-1411

MEP: JOHNSON, LEVINSON, RAGAN, DAVILA, INC.
1450 CENTER PARK BLVD., SUITE 350
WEST PALM BEACH, FL 33401
TEL: 561-488-2305 EXT: 108

REVISIONS

DATE: 11/02/2021

DRAWN: REVIEW

SCALE

DRAWING TITLE:

COVER SHEET

SHEET NO:

T-001

TOWN OF LAKE PARK CENTENNIAL CELEBRATION COMMUNITY BBQ AND GAMES



BATTLE *OF THE* **BADGES**



Saturday, March 4

Bert Bostrom Park

(South of Park Ave between 6th and 7th Street)
311 7th Street, Lake Park, FL 33403

9:00 AM to 1:00 PM

Free Food / Music / Bounce House

Community Outreach:
Come Meet Your Area First Responders

Touch-A-Truck:
Law Enforcement & Fire Rescue Specialty Vehicles
SWAT, Bomb Squad, Mounted Unit,
K9, Motorcycles, ATVs



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE:

3/1/2023

Cards must be submitted before the item is discussed!!

*****Three (3) minute limitation on all comments**

Name:

Dianne Ephros

Address:

338 BAYBERRY DRIVE

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

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

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

to update the Harry S. Kelsey
Birthday Flyer

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