



Lake Park Town Commission, Florida Regular Commission Meeting

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
August 20, 2025 6:30 P.M.

Roger Michaud	—	Mayor
Michael Hensley	—	Vice Mayor
John Linden	—	Commissioner
Michael O'Rourke	—	Commissioner
Judith Thomas	—	Commissioner
Richard J. Reade	—	Town Manager
Thomas J. Baird	—	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 contract the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

SPECIAL PRESENTATION/REPORT:

- [1.](#) Proclamation - Bambi McKibbon-Turner Upon Retirement
- [2.](#) Proclamation – Feeding South Florida Hunger Action Month – September 2025

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.

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.

- [3.](#) Commission Budget Workshop Minutes - August 5, 2025
- [4.](#) Regular Commission Meeting Minutes - August 6, 2025
- [5.](#) Resolution 48-08-25 - 2026 Annual Plan of Service - Town of Lake Park Library
- [6.](#) Fiscal Year (FY) 2025 Budget Transfer - Stormwater Improvement Project Design and Grant Application Funding - Water Resource Management Associates, Inc. (WRMA) - \$75,000 [From FY 2025 Stormwater Fund (Fund 402) - Contractual Services to Professional Services].
- [7.](#) Deposit On-Site (DOS) Services – PNC Bank.

- [8.](#) Emergency Equipment Purchase - Replacement Grabber Beam & Grabber Fingers – Side-Loader Refuse Truck (Unit 58) – Sunbelt Waste Equipment - \$15,442.74
- [9.](#) Resolution 49-08-25 - Replacement Front End Loader Dumpsters - Iron Container, LLC - \$25,150
- [10.](#) Resolution 50-08-25 – 1st Amendment - Quarterly Air Conditioning Preventive Maintenance and Emergency Repair Services Agreement - Altman Air Conditioning Co., Inc.
- [11.](#) Resolution 51-08-25 – Agreement for Termite Fumigation Treatment – Lake Park Town Hall – Northwest Exterminating Co., LLC - \$17,437
- [12.](#) Emergency Equipment Repair - Electrical Harness and Control System - Side-Loader Refuse Truck (Unit #51) - Ten-8 Industrial, LLC - \$25,987.22

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

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

PUBLIC HEARING(S) – QUASI-JUDICIAL HEARING:

- [13.](#) Resolution 52-08-25 - Site Plan & Special Exception - Two (2), One (1) Story Storage Warehouse Buildings (8,952 SF) - JS 1220 10th Street, LLC (West of 10th Street & South of Northern Drive).

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT:

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on September 3, 2025.



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025

Originating Department: Communications and Grants

Agenda Title: Proclamation - Bambi McKibbon-Turner Upon Retirement

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised: _____

Date: _____ **Newspaper:** _____

Attachments: Copy of Proclamation

Please initial one:

_____ Yes I have notified everyone

MA _____ Not applicable in this case

Summary Explanation/Background:

The Town Commission is requested to consider and approve a Proclamation to honor Ms. Bambi McKibbon-Turner upon her retirement and recognizing her for twenty-four (24) years of dedicated service to the Town of Lake Park.

Ms. McKibbon-Turner is expected to be in attendance to accept the proclamation.

Recommended Motion:

N/A

**PROCLAMATION
IN HONOR OF
BAMBI MCKIBBON-TURNER**

WHEREAS, *Bambi McKibbon-Turner* commenced her employment with the Town of Lake Park on June 4, 2021 as Executive Assistant to the Town Manager; and

WHEREAS, *Bambi McKibbon-Turner* was promoted to Personnel Director (which later became Human Resources Director) in 2004; and

WHEREAS, *Bambi McKibbon-Turner* was promoted to Human Resources Director/Assistant Town Manager in 2017, a role she excelled at until her retirement on July 31, 2025; and

WHEREAS, *Bambi McKibbon-Turner* was selected by the Town Commission to serve as Acting Town Manager and Interim Town Manager on multiple occasions during her career with the Town; and

WHEREAS, throughout her 24-year tenure with the Town of Lake Park, ***Ms. McKibbon-Turner*** always demonstrated herself to be a consummate professional with an unwavering dedication to the Town Commission and staff, our residents, businesses and stakeholders; and

WHEREAS, *Bambi McKibbon-Turner* is held in the highest regard by her colleagues within the entire staff of the Town of Lake Park, respected for her insight, understanding and her even-handed guidance; and

WHEREAS, *Ms. McKibbon-Turner* will always be a member of the Town of Lake Park family; and

WHEREAS, the Town of Lake Park wishes to publicly recognize ***Bambi McKibbon-Turner*** for her 24 years of service to the Town and our residents.

NOW, THEREFORE, on behalf of the Commission of the Town of Lake Park, I, Roger Michaud, Mayor of the Town of Lake Park, do hereby publicly recognize and commend ***Bambi McKibbon-Turner*** for her dedication and service to the Town of Lake Park.

IN WITNESS WHEREOF, *I have hereto set my hand and caused the official Seal of the Town of Lake Park, Florida to be affixed this 20th day of August, 2025.*

ATTEST:

By: _____
Roger Michaud, Mayor

Vivian Mendez, Town Clerk



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025

Originating Department: Mayor/Commission

Agenda Title: Proclamation – Feeding South Florida Hunger Action Month – September 2025

Agenda Category (i.e., Consent, New Business, etc.):

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: N/A **Newspaper:** _____

Attachments: Email; Proclamation

Please initial one:

VM Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

During the July 16, 2025 Regular Commission Meeting, the Town Commission approved consideration of a Proclamation declaring September 2025 as Hunger Action Month.

Feeding South Florida is committed to addressing hunger and food insecurity in our community, providing nutritious food and critical resources to children, seniors, individuals, and families in need. In light of ongoing changes at the federal level, this support is more critical than ever for our neighbors.

This September, they are joining food banks across the country in observing Hunger Action Month—a nationwide campaign where they “Go Orange” to raise awareness and inspire action in the fight against hunger.

Feeding South Florida have asked the Town to elevate this urgent issue by issuing the proposed Proclamation recognizing Hunger Action Month in the Town of Lake Park. By issuing this proclamation, the Town of Lake Park will help shine a light on the realities of hunger and the importance of collective advocacy and action.

A representative from Feeding South Florida is expected to be in attendance and will accept the Proclamation during

the Commission meeting.

Recommended Motion:

I move to approve the Proclamation declaring September 2025 as Hunger Action Month in the Town of Lake Park.

From: [Allyson Vaultx](#)
To: [Vivian Mendez](#)
Cc: [Town Clerk](#)
Subject: RE: Proclamation Request - Feeding South Florida
Date: Monday, July 21, 2025 4:49:14 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)

Thank you so much Vivian,

We will come in person. What time is the meeting? I'll send the names of the attendees later this week.

Sincerely,




ALLYSON VAULX

AVP of Philanthropy

O: 954.518.1818 x1852

C: 219.746.3309

Main Warehouse

2501 SW 32 Terrace, Pembroke Park, FL 33023

Feeding Palm Beach County

4925 Park Ridge Blvd., Boynton Beach, FL 33426

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#)

From: Vivian Mendez <vmendez@lakeparkflorida.gov>
Sent: Monday, July 21, 2025 9:43 AM
To: Allyson Vaultx <Avaultx@feedingsouthflorida.org>
Cc: Town Clerk <townclerk@lakeparkflorida.gov>
Subject: RE: Proclamation Request - Feeding South Florida

Good morning Allyson,

Mayor Roger Michaud has forwarded your email to me. The Town Commission will place

this proclamation on a future agenda.

Can you tell me if someone will be attending a meeting to accept this proclamation? Or would you like us to email you the final, signed version of the proclamation.

We would look to place this proclamation on the August 20th Regular Commission Meeting. Please let me know. Thank you in advance for your time.

Sincerely,

Vivian Mendez, MMC
Town Clerk
Town of Lake Park
535 Park Avenue
Lake Park, Florida 33403
561-881-3311
561-881-3314 (fax)
vmendez@lakeparkflorida.gov



* Please note: Florida has a very broad public records law. Written communication regarding Town business are public records available to the public upon request. Your email communications are therefore subject to public disclosure. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity, instead contact this office by phone. Florida State Statute Section 668.6076.

From: Allyson Vaulx <Avaulx@feedingsouthflorida.org>
Date: July 11, 2025 at 12:18:16 PM EDT
To: Roger Michaud <rmichaud@lakeparkflorida.gov>
Subject: Proclamation Request - Feeding South Florida

Good Afternoon,

I hope you're well! As you know, [Feeding South Florida](#) is deeply committed to addressing hunger and food insecurity in your community, providing nutritious food and critical resources to children, seniors, individuals, and families in need. In light of ongoing changes at the federal level, this support is more critical than ever for our neighbors.

This September, we join food banks across the country in observing [Hunger Action Month](#)—a nationwide campaign where we “Go Orange” to raise awareness and inspire action in the fight against hunger.

We would like your help to elevate this urgent issue by issuing a Proclamation recognizing [Hunger Action Month](#) in your community. Attached [HERE](#) is a sample template for your consideration. By issuing this proclamation, you’ll help shine a light on the realities of hunger and the importance of collective advocacy and action. Thank you for your consideration. We look forward to hearing from you soon.

Sincerely,



ALLYSON VAULX

AVP of Philanthropy

O: 954.518.1818 x1852

C: 219.746.3309

Main Warehouse

[2501 SW 32 Terrace, Pembroke Park, FL 33023](#)

Feeding Palm Beach County

[4925 Park Ridge Blvd., Boynton Beach, FL 33426](#)

[Website](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#)

Proclamation

The Office of the Mayor and Town Commission

WHEREAS, since 1981 Feeding South Florida® has worked to address hunger and food insecurity in the Town of Lake Park, Florida by providing our community in immediate access to nutritious food and other vital resources and support.

WHEREAS, hunger does not discriminate. It knows no race, religion, or age. In South Florida, approximately one million individuals face hunger. Food should not be an impossible choice for the community of the Town of Lake Park, Florida.

WHEREAS, Feeding South Florida leads hunger and poverty advocacy efforts in our community while transforming lives through innovative programming and education that provides economic growth and overall well-being.

WHEREAS, the Town of Lake Park, Florida is therefore committed to supporting Feeding South Florida, so that together we can achieve a hunger-free South Florida.

NOW, THEREFORE, be it resolved that I, Roger Michaud, Mayor of the Town of Lake Park, Florida, do hereby proclaim September 2025, as:

Hunger Action Month®

IN OBSERVANCE THEREOF: I call upon the good people of the Town of Lake Park, Florida to join me in supporting Feeding South Florida during this month of action!

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the Town of Lake Park to be affixed this 20th day of August, 2025.

BY:

Mayor Roger Michaud

ATTEST:

Vivian Mendez, Town Clerk



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025

Originating Department: Town Clerk

Agenda Title: Commission Budget Workshop Minutes - August 5, 2025

Approved by Town Manager: _____ **Date:** _____

Cost of Item: NA **Funding Source:** _____

Account Number: NA **Finance Signature:** _____

Advertised: _____

Date: NA **Newspaper:** _____

Attachments: Minutes, Exhibits A-B, Comment Cards

Please initial one:

_____Yes I have notified everyone

LW _____Not applicable in this case

Summary Explanation/Background: NA

Recommended Motion:

I move to approve the Minutes of the August 5, 2025 Commission Budget Workshop.



Lake Park Town Commission, Florida

Commission Budget Workshop Minutes

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

August 05, 2025 5pm

Roger Michaud	—	Mayor
Michael Hensley	—	Vice Mayor
John Linden	—	Commissioner
Michael O'Rourke	—	Commissioner
Judith Thomas	—	Commissioner
Richard J. Reade	—	Town Manager
Thomas J. Baird	—	Town Attorney
Vivian Mendez, MMC	—	Town Clerk

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CALL TO ORDER/ROLL CALL

5:11 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas arrived at 5:25 P.M.

Commissioner John Linden

Commissioner Michael O'Rourke arrived at 5:49 P.M.

PLEDGE OF ALLEGIANCE

The Pledge was led by Mayor Michaud.

SPECIAL PRESENTATION/REPORT:

1. FY 2026 Budget Workshop - Proposed General Fund Revenues & Enterprise Funds (i.e., Stormwater, Sanitation and Marina)

Town Manager Richard Reade explained the budget process. Finance Director Barbara Gould presented to the Commission via "Exhibit A".

The Commission was provided with an update to the Proposed General Fund Revenues & Enterprise Funds at the start of the meeting.

General Fund:

Commissioner Linden stated that he was glad that the budget was broken down into smaller sections and that it was clearer than in past years. He also asked about the merit increases and what that is based on and could that amount fluctuate. Finance Director Gould explained that the maximum amount of merit would be three percent and that the amount would be determined by the annual evaluation. Town Manager Reade explained that this pertains to the Collective Bargaining Agreement and that the merit increases were a part of the three year contract. Commissioner Linden stated that the only thing he didn't like about the budget was that he didn't see any salaries. Finance Director Gould explained that those figures would be included in the general funds expenditures at a later date.

Mayor Michaud announced that Commissioner Thomas had arrived and was in attendance.

Vice Mayor Hensley asked about the American Rescue Plan Funds and why that was not available for this upcoming fiscal year. Finance Director Gould explained that those funds were received in batches and there are no remaining funds to receive.

Commissioner Thomas went through the budget document line by line. She stated that Business Tax Receipts were no longer required and wanted to know why it was still listed on the budget as revenue. Community Development Director Nadia DiTommaso explained that the Town Attorney along with staff had made the determination that the new legislation regarding Business Tax Receipts does not apply to municipal tax receipts and therefore, the revenue from it is still listed. Commissioner Thomas asked about figures pertaining to building permits and businesses coming in. Community

Development Director DiTommaso explained that there are different categories that are based on the value of the permits submitted. She went on to say that the Town retains thirty percent of the permit value through the different value categories. Commissioner Thomas stated for the record “This was an exact issue that was brought before the Planning and Zoning Board the previous evening and that they had been presented with new information right at that meeting without time to digest it or look at it”. She stated that this is extremely confusing and unacceptable because she had spent time reviewing the wrong information. Commissioner Thomas asked what big projects that Town has coming up that would fall into the “over one million dollar” category. Community Development Director DiTommaso explained that the only projects they are aware of are some potential projects downtown and/or the Marina and they do not have the project values but they can anticipate a forty million dollar investment which they used to calculate their revenue shares as outlined in the proposal.

Commissioner Thomas conveyed that there is some discomfort with projecting revenues from possible development projects and prefers not to count money that isn’t guaranteed yet. Town Manager Reade stated that when the revenue projections were created, their attempt was to be conservative and that the building permit revenues cannot be used for general fund items, but is limited to building activities as required by State law. Commissioner Thomas asked about the franchise fees for electric. Finance Director Gould explained that Florida Power and Light adds that fee to their invoice to the Town. Commissioner Thomas asked about the mobility fee for residential and commercial properties and wants to know if the collection is based upon anticipated projects. Community Development Director DiTommaso explained that it is calculated based on the proposed square footage and the rate that is in the mobility fee schedule. Commissioner Thomas asked about code violations and fines and how there could be an increase in fines after the resident education initiatives were implemented. Community Development Director DiTommaso explained that the fines are usually the result of older liens. Commissioner Thomas asked about the rent for cell tower item. Finance Director Gould explained that the Town does receive an annual rent for the cell tower located in Town. Commissioner Thomas asked about the Dunkin Donuts parking item. Finance Director Gould explained that the Town owns a piece of land north of their

property that they lease from us in order to satisfy parking lot space requirements. She also explained that the lease amount was pro-rated this year due to the space not being available to them for a portion of the year. Finance Director Gould explained the surplus property item that could include vehicles and other types of small items, but does not include land. Commissioner Thomas asked if the trailer at Bert Bostrom Park could be considered surplus property. Finance Director Gould explained that the trailer is currently being used for storage, so could not be considered surplus. Commissioner Thomas would like to have staff look into housing those documents in another location. Town Manager Reade advised that they anticipate that becoming a necessity in the near future. Commissioner Thomas asked about the miscellaneous P3 reimbursement item. Finance Director Gould explained that once the reverter clauses are approved, they are expecting a reimbursement of \$1.2 million. Town Manager Reade explained that the amount reflected is only \$10,000 in an attempt to remain conservative and if the \$1.2 million is received, there will be a budget amendment. Commissioner Thomas asked about the Bank of America Loan. Finance Director Gould explain that the Town had secured a loan for items to be taken care of in the Community Redevelopment Agency (CRA) in 2008 and 2009 and the repayment of that loan is anticipated this year. Commissioner Thomas asked questions about the Public Private Partnership (P3) agreement and the reimbursement of \$1.2 million. Town Manager Reade explained that the developer can choose to move forward with development with or without the reverter clauses being approved by the State and if they choose to do so, the \$1.2 million would still need to be paid to the Town but these funds were not guaranteed due to several varying factors within the agreement. Commissioner Thomas asked about the transfer to sanitation item and if that was for the trucks. Finance Director Gould stated that no it was not, that this item represents the re-payment on a five year loan that was made to the sanitation fund in order to purchase containers. Commissioner Thomas asked about the beautification fund item. Finance Director Gould explained that these are funds that are allotted for the gravel driveways grants. Town Manager Reade apologized for the late changes to the document and explained that it was done in an attempt to make everything clearer and more transparent.

Marina Fund:

Town Manager Reade provided a summary of the Marina fund with a highlight on a payment of \$1.2 million that is expected to be received in conjunction with the Marina P3 Project.

Mayor Michaud asked clarifying questions regarding the P3 agreement and the amounts that are expected to be received including the \$1.2 million once the reverter clauses are approved along with \$3 million paid to the Town over a ten year span plus ten percent of any new wet slips that are created by the developer and the ad valorem for any new buildings constructed by the developer. Finance Director Gould confirmed this all to be accurate. Mayor Michaud questioned the value of the contract and said that if the State eliminates property taxes, it would only leave the percentage from the wet slips as remaining revenue from the Marina. Mayor Michaud stated that he has issues with the contract, with time delays and the critical path. He went on to say that originally the hotel had a completion date of January 7, 2026 which was then pushed back to March 7, 2027 and is now expected to be completed in 2028 which means that the Town cannot collect the taxes on that for another three years. He asked if the hotel was subject to the reverted clauses and Finance Director Gould stated that it is. Mayor Michaud stated that he doesn't understand why it is not being built and the dollars don't make sense. He asked Finance Director Gould if she had received financial statements from day one. Finance Director Gould stated that they had not. Mayor Michaud asked if there was any public space designated within the site plan. Community Development Director DiTommaso stated that the site plan application is currently under review and the public space has not been finalized. Mayor Michaud asked the Town Attorney to talk about what the process will be once the reverter clauses are approved. Town Attorney Baird stated that under the terms of the comprehensive agreement, once the reverter clauses are approve the ground leases become effective. He went on to say that the Marina ground lease gives the developer control over the operations of the Marina. Mayor Michaud asked if the ground leases require or indicate management of the Marina.

Town Attorney Baird stated that there is no provision in the comprehensive agreement or the ground leases. Mayor Michaud asked if the comprehensive agreement has identified where Marina staff will be going and if the developer takes over management of the Marina, what happens with the enterprise fund. Town Manager Reade stated that one option is to keep the enterprise fund there but he recommends eliminating the fund and have everything go into the general fund. He went on to say that the agreement does not provide direction for Marina staff and what will happen with them. Mayor Michaud stated that he feels uncomfortable moving forward and suggested holding off on the reverter clause approval to give them a chance to re-negotiate. Commissioner O'Rourke spoke about the delays in the process with the developer and suggested that some of those delays might have been due to Town inactions such as issues with the developer trying to combine pods together which could have been worked out ahead of time, but instead the Town Attorney said that it doesn't fit with our comprehensive plan. He said that the comprehensive plan could have been worked on to fit the process. He stated that it had been implied that the partner is not doing what is right for the Town and he suggested that delaying the process is not a good solution. He went on to say that the property tax issue does not affect commercial properties, only residential. Commissioner O'Rourke added that the enterprise fund was a deficit fund until two years ago and has never operated in the black until recently and that this has to do with the good management they have now. He stated that the Marina building is not up to standard and needs to be repaired or replaced. He stated that changes will not happen if we don't move forward in a positive direction. Commissioner O'Rourke stated that we should not be calling the developer "the enemy" and that we need to start working with them and stop throwing wrenches at them and get them to work with us. He stated that he believes that had we done this, we would have already been through this process. He understands that his opinion may not be shared by everyone on the Commission. Mayor Michaud asked for clarification on the two pods statement that Commissioner O'Rourke spoke about and that any modifications to the comprehensive agreement would have required Commission approval. Community Development Director DiTommaso confirmed that to be correct. Commissioner O'Rourke asked when the last comprehensive plan amendment was proposed to the Commission. Community

Development Director DiTommaso stated that she was not aware of that taking place. Commissioner O'Rourke suggested that the Town should have been working together with the developer on all of the issues that have been brought up tonight. Vice Mayor Hensley asked for confirmation that any comprehensive plan amendments would need to come before the Commission for approval. Community Development Director DiTommaso confirmed this to be correct. Commissioner Linden asked that if the reverter clauses are approved in September, would the Town lose any leverage at that point. Commissioner O'Rourke stated that there is no leverage to lose because the agreement does not spell out what happens with the Marina staff. Commissioner Linden stated that, long term, the revenues generated by the P3 agreement will diminish. He stated that after ten years, loans would be paid off and income would be very little. He believes the agreement was negotiated in good faith, but the Town would need more revenue from it. The Commission agreed that they would like this item to come back for discussion during a regular Commission Meeting. Town Manager Reade suggested placing this item on the next evening's agenda. Town Attorney Baird did not object to this. Mayor Michaud and Commissioner O'Rourke had a discussion about the reason for the delays. Town Manager Reade advised that an internal review team was implemented to review the agreement. They had met with the developer and were attempting to work with them on amending the comprehensive agreement regarding the two pod issue. He went on to say that the developer had initially submitted a couple of proposed amendments to the agreement that did not include language about the pods, but have since submitted a site plans for four pods and have indicated that they would work on the agreement after the reverter clauses are approved. Commissioner O'Rourke suggested that there was a period of time where no one had been working on the P3 project and that we need to start working with them to get the issues resolved and if we are not going to do that then perhaps it would be best to postpone the approval of the reverter clauses. Mayor Michaud stated that this is a great project but that there are inconsistencies with it. Commissioner Linden asked the Town Attorney to explain what happens once the reverter clauses are approved. Town Attorney Baird stated that the Marina becomes controlled by the developer and the terms of the comprehensive agreement that are not currently resolved, will continue to be unresolved. He stated that

he does not know if the developer will want to discuss the revenues once they have control of the Marina. He went on to say that there are a number of provisions in the comprehensive agreement that are loose ends that need to be resolved and the best time to resolve them is while you still have control over the Marina. He advised that if they cancel the approval of the reverter clauses in September, the next opportunity would be in December. Commissioner Linden suggested postponing the approvals until December or March which would give the Town time to work with the developer to find solutions. Commissioner Thomas stated that she had come onto the Commission at the tail end of the completion of the P3 agreement and that she has since had an opportunity to study and understand it. Commissioner Thomas voiced her appreciation for the hard work of Town Manager Reade and for Community Development Director DiTommaso for doing a great job. She stated that she believes there are errors with the agreement and the fault lies with the individual who had worked on it previously because they did not represent the public's interests when negotiating the agreement. Commissioner Thomas stated for the record "Is there any way that we could have looked at something where the lease wasn't as long and is a ninety nine year a do-able project". She spoke about the ninety-nine year lease for the Marina and feels that it is too long of a period and does not want to leave a problem for future generations to solve. She spoke about the developer having delays and that they have not been able to complete any of the components thus far due to their own issues, not due to staff. Commissioner Thomas stated for the record "Who are you selling the Marina to? This weekend alone, one of my constituents sent me a link and the information out there about projects that are happening in our town by this developer, I have not seen them on this dais. Is this right? How can this be stated and there is no approval. That's considered false advertising". She spoke about her desires for the Town and about working with the developer. Commissioner Thomas gave her agreement to have this item come back for discussion tomorrow, August 6, 2025. She asked the Town Attorney if this item would be considered quasi-judicial and Town Attorney Baird responded that it is not. Finance Director Gould asked if there were any further questions regarding the Marina fund. Commissioner Thomas stated that there would be

further direction regarding the \$1.2 million once the Commission is able to discuss the topic appropriately.

Stormwater Fund:

Finance Director Gould went over the stormwater portion of the presentation. Town Manager Reade provided an explanation of the proposed litter vacuum. Commissioner Linden stated that a large amount of funds were spent some years ago on the current vac truck to extend its life and asked if that life had now fully expired. Public Works Director Jaime Morales confirmed this to be correct. Mayor Michaud asked what the average life expectancy is for these types of vehicles. Public Works Director Morales stated that the life expectancy is approximately five to seven years and this particular vehicle was purchased in 2009. Commissioner Linden stated that a smaller Town like Lake Park should be able to get a longer life span out of these vehicles based on hours of use. Public Works Director Morales spoke about the cost effectiveness of repairing the vehicle vs. purchasing a new vehicle. Commissioner Linden stated that since the vehicle had already been ordered, there is not much that can be done at this point. He requested that moving forward, these types of decisions be brought to the Commission for discussion and decision. Town Manager Reade explained that they would like to implement an asset management plan in the future. Commissioner Thomas asked about the possibility of leasing these vehicles. Public Works Director Morales stated it was a decision that was made in order to avoid paying interest. Commissioner Thomas asked what the annual repair costs would be. Public Works Director Morales stated that it would roughly be \$30,000.00. Commissioner Thomas asked if the unit that was purchased in 2018 will be a 2018 vehicle or will it be brand new. Public Works Director Morales stated that they will not know until they receive the vehicle.

Sanitation Fund:

Finance Director Gould went over the Sanitation Fund portion of the presentation. Commissioner Linden asked about three vacant salaries and whether they were essential to have. Public Works Director Morales stated that they are needed positions. He went on to say that they cannot provide the services needed to the Town if they don't have adequate vehicles and staffing. Commissioner Linden asked if the three vehicle mechanics on staff are able to perform the repairs to the equipment. Public Works Director Morales explained that a majority of the repairs to these types of vehicles are sent out for third party repair. Mayor Michaud stated that in the prior year, there was a concern with vacancies. Town Manager Reade spoke about the recent changes that were made to the hiring process which resulted in a large number of responses to vacancies. Commissioner O'Rourke asked how many total employees there are in sanitation. Public Works Director Morales advised there are currently nine employees. Commissioner O'Rourke also asked how many Marina employees there are. Finance Director Gould stated that there are six. Commissioner Thomas stated that Public Works Director Morales is doing a great job. However, she feels that the way the new sanitation schedule was rolled out wasn't the best. She stated for the record, "last year we understood the five year plan for stormwater and sanitation and it behooves me why it has to come back every single year for approval because they knew when it was done what the sanitation costs would be". She suggested the use of the digital display to help make the residents aware of the new sanitation schedule. Grants Writer/Chief Public Information Office Merrell Angstreich agreed to consider use of the digital displays for an abbreviated version of the sanitation schedule and she also stated that they are looking into distributing magnets to residents that would include the schedule. Commissioner Thomas spoke about the new stormwater piping off of Jasmine Drive and requested that all residents in that area be notified. Vice Mayor Hensley stated that the timing of the new sanitation schedule rollout was a contributing factor in the confusion. Commissioner O'Rourke spoke about garbage services and provided suggestions on ways to cut back on costs moving forward, such as not placing yard waste in with regular garbage and creating an Ordinance for such. He suggested cutting back bulk garbage pickups from once per week to twice per month. He suggested

alternating blue and green recycle bins weekly and he also suggested protecting recycling from the elements because wet cardboard weighs much more than dry cardboard. Commissioner O'Rourke prefers the Town taking an educational approach with residents and asks that staff look into all of these cost saving measures. Commissioner Thomas spoke about small amounts of vegetation being placed in the garbage. Public Works Director Morales stated that it goes by an allowable percentage.

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.

- Susan LaFontaine spoke about more server memory to hold all Town videos for easy access (Exhibit B).
- Rafael Moscoso- Michael Steinhauer spoke on his behalf with P3 questions.
- Michael Steinhauer spoke about components of the budget and about the Marina project.
- Katia Zhestkova spoke about the Marina project.
- Pablo Perhacs spoke about Forest Development and the P3 agreement.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Commissioner O'Rourke requested that Forest Development be contacted to advise them that the P3 project will be on the agenda for tomorrow.

Town Attorney Baird had no comments.

Town Manager Reade had no comments.

Commissioners Thomas and Linden had no comments.

Vice Mayor Hensley had no comments.

Mayor Michaud had no comments.

REQUEST FOR FUTURE AGENDA ITEMS:

A request was made by the Commission to add the P3 agreement to the August 6, 2025 agenda for discussion.

ADJOURNMENT:

Motion to adjourn made by Vice Mayor Hensley. Seconded by Commissioner Linden.

Voting aye: All.

Meeting adjourned 8:40 p.m.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2025

TOWN OF LAKE PARK COMMISSION WORKSHOP



FY 2026 Preliminary Proposed Budget

Tuesday, August 5, 2025 – 5:00 P.M.

OVERVIEW



- FY 2026 Proposed General Fund Revenues
- FY 2026 Proposed Enterprise Funds
 - Marina Fund
 - Stormwater Fund
 - Sanitation Fund

FY 2026 IMPORTANT DATES

Subject	Date	Time
Initial Property Value Estimates from Property Appraiser	June 1, 2025	
Final Property Value Estimates from Property Appraiser	July 1, 2025	
Town Commission Sets Proposed Millage Rate, Time and Location for First Public Budget Hearing	July 16, 2025	6:30 PM
1st Budget Workshop	August 5, 2025	5:00 PM
2nd Budget Workshop	TBD	TBD
CRA Board – Budget Consideration	September 8, 2025	6:00 PM
1 st Public Hearing	September 8, 2025	6:30 PM
2 nd Public Hearing	September 18, 2025	6:30 PM

FY 2026 PROPOSED BUDGET MAJOR ASSUMPTIONS AND FACTORS

MILLAGE

PROPOSED MILLAGE RATE RECOMMENDED TO REMAIN CONSISTENT (FROM FY 2024) AT 5.1000 MILLS – EXPECTED TO GENERATE \$6,269,639

DEPARTMENTS

PROPOSED SALARY INCREASE OF 3% MERIT AND 1.5% COLA

PBSO

PALM BEACH COUNTY SHERIFF'S OFFICE ANNUAL EXPENDITURE - \$4,061,845 (3% INCREASE - \$3,943,602)

PROPERTY APPRAISER

PALM BEACH COUNTY PROPERTY APPRAISER EXPECTED PROPERTY VALUATION INCREASE - 9.11% (\$108,037,570 - TOP 10 INCREASES IN COUNTY) - EXPECTED TO RESULT IN NEW AD VALOREM REVENUE TO TOWN BASED ON INCREASE IN VALUATION IN 2024 - \$467,191 (TOWN: \$172,803, CRA: \$295,108)

FY 2026 Proposed General Fund Revenues



AD VALOREM TAXES: FY 2022 – FY 2026

AD VALOREM TAXES

2022	2023	2024	2025	2026
\$4,236,588	\$4,699,681	\$5,150,132	\$6,097,546	\$6,269,629

CRA TAX INCREMENT – TOWN CONTRIBUTION

2022	2023	2024	2025	2026
\$959,790	\$1,162,739	\$1,388,794	\$1,717,179	\$2,012,287

AVAILABLE FOR GENERAL FUND EXPENDITURES

2022	2023	2024	2025	2026
\$3,276,798	\$3,536,942	\$3,811,338	\$4,380,367	\$4,257,342

NOTE: VARIOUS PROPERTIES ALONG SILVER BEACH ROAD AND THROUGHOUT THE TOWN WERE ADDED TO THE CRA BASELINE AND REMOVED FROM THE TOWN'S ANNUAL VALUATION WHEN THE CRA BOUNDARIES WERE EXTENDED IN FY 2024. THIS IS THE FIRST YEAR WITH THE EXPANDED BOUNDARIES WITHIN THE CRA, THUS THE RESULTING DECREASE IN FUNDING "AVAILABLE FOR GENERAL FUND EXPENDITURES"

GENERAL FUND MAJOR REVENUE HISTORY

	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26
State Revenue Sharing	\$ 342,812	\$ 355,424	\$ 350,213	\$ 349,142	\$ 359,298
Half Cent Sales Tax	\$ 908,171	\$ 932,956	\$ 898,679	\$ 842,385	\$ 887,156
Franchise Fees – Electric, Gas & Solid Waste	\$ 723,825	\$ 858,101	\$ 888,828	\$ 834,003	\$ 855,580
Utility Tax – Electric, Water & Gas	\$ 1,135,538	\$ 1,283,912	\$ 1,325,934	\$ 1,358,493	\$ 1,396,875
Communications Service Tax	\$ 269,188	\$ 288,294	\$ 285,213	\$ 287,877	\$ 290,679
Licenses & Permits	\$ 3,413,598	\$ 1,147,447	\$ 1,778,323	\$ 1,013,428	\$ 1,410,304
Charges for Services	\$ 1,751,284	\$ 1,596,941	\$ 1,936,761	\$ 2,048,352	\$ 2,231,131
American Rescue Plan Funds	\$ 2,051,788	\$ 0	\$ 384,636	\$ 727,072	\$ 0

FY 2026 Proposed Enterprise Funds

MARINA MAJOR REVENUE HISTORY

	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26
Wet Slips	\$ 1,013,514	\$ 1,101,485	\$ 1,452,857	\$ 1,853,050	\$ 1,839,204
Fuel Sales - Gas	\$ 467,885	\$ 382,798	\$ 495,352	\$ 471,118	\$ 166,280
Fuel Sales - Diesel	\$ 207,295	\$ 141,920	\$ 186,866	\$ 200,567	\$ 168,130
Marina P3 Project	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,200,000

MARINA SUMMARY EXPENDITURES

	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26
Personnel Expenditures	\$ 404,677	\$ 387,227	\$ 475,748	\$ 560,058	\$ 680,254
Operating Expenditures	\$ 1,729,138	\$ 1,394,727	\$ 1,591,760	\$ 1,043,985	\$ 749,777
Capital Outlay	\$ 2,400,000	\$ 0	\$ 0	\$ 0	\$ 40,432
Debt Service	\$ 104,872	\$ 85,217	\$ 78,731	\$ 346,867	\$ 349,523
Other Uses	\$ 347,329	\$ 407,854	\$ 473,048	\$ 521,145	\$ 1,772,261

MARINA SUMMARY EXPENDITURES

- **Personnel Expenditures:**
 - Annual COLA & MERIT Increase
 - Increase in Employee Benefits (i.e., health, dental, life, disability, etc.)
 - New FRS Retirement Cost
- **Operating Expenditures:**
 - Contractual Services (i.e., security, landscaping, software, etc.)
 - Fuel Expenditures
 - Insurance Cost
 - Utility Expenditures
- **Debt Service:**
 - Annual Payment – Marina Bond & Bank of America Loan
- **Other Uses:**
 - Transfer \$1.2 Million Payment for Marina P3 Project to General Fund to Reduce Loan for Property Purchase
 - Indirect Cost Allocation to support general fund expenditures to Marina Fund

STORMWATER MAJOR REVENUE HISTORY

	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26
Stormwater Assessments	\$ 950,907	\$ 1,009,345	\$ 1,932,412	\$ 2,403,243	\$ 2,989,516

Note: Includes annual rate increase as approved by the Town Commission (as recommended by the 2023 Stormwater Rate Study) to ensure proper support for the Town’s stormwater utility’s growing infrastructure needs, including pipe rehabilitation, vehicle replacement, compliance requirements and funding reserves.

Additionally, the Town expects to apply for a number of new state drainage and stormwater grants in FY 2025 that may be awarded in FY 2025 to support the continued stormwater improvements that are being made with the Town.

STORMWATER SUMMARY EXPENDITURES

	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26
Personnel Expenditures	\$ 151,240	\$ 173,692	\$ 221,452	\$ 203,703	\$ 357,259
Operating Expenditures	\$ 319,340	\$ 435,946	\$ 1,384,818	1,410,479	\$ 1,262,226
Capital Outlay	\$ 4,728	\$ 3,000	\$ 1,217	\$ 24,245	\$ 870,740
Debt Service	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Other Uses	\$ 168,665	\$ 227,345	\$ 264,599	\$ 292,083	\$ 499,291

STORMWATER SUMMARY EXPENDITURES

Personnel Expenditures:

- Annual COLA & MERIT Increase
- Increase in Employee Benefits (i.e., health, dental, life, disability, etc.)
- New FRS Retirement Cost

Operating Expenditures:

- Proposed reduction in total operating expenditures
- Repairs and Maintenance of Stormwater System Lines (i.e., new pipes and culverts , Cure-In-Place lining of pipes, etc.)

Capital Outlay:

- Propose Purchase of New Vector Truck
- Proposed Purchase of Madvac Litter Vacuum (replaces 6 to 8 manual litter pickers and collects litter in roadways and swales that is dry, humid, or wet)

Other Uses:

- Indirect Cost Allocation to support general fund expenditures to Stormwater Fund
- Contingency

SANITATION MAJOR REVENUE HISTORY

	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26
Commercial User Fees	\$ 858,131	\$ 1,054,728	\$ 2,244,828	\$ 2,409,589	\$ 2,476,907
Residential Assessments	\$ 840,445	\$ 686,299	\$ 605,614	\$ 620,119	\$ 618,000

Note: Includes annual rate increase as approved by the Town Commission (as recommended by the 2023 Solid Waste Rate Study) to ensure proper solid waste collections, including personnel expenditures, operating and maintenance costs, capital improvements (i.e., equipment, vehicles, dumpsters, residential trash carts, etc.) and replenish reserves.

SANITATION SUMMARY EXPENDITURES

	FY2021/22	FY2022/23	FY2023/24	FY2024/25	FY2025/26
Personnel Expenditures	\$ 426,494	\$ 490,479	\$ 426,553	\$ 540,610	\$ 774,171
Operating Expenditures	\$ 1,036,244	\$ 1,700,879	\$ 1,539,502	\$ 1,033,346	\$ 1,102,236
Capital Outlay	\$ 0	\$ 0	\$ 320	\$ 613	\$ -
Debt Service	\$ 11,848	\$ 43,765	\$ 54,393	\$ 265,890	\$ 433,084
Other Uses	\$ 505,994	\$ 542,963	\$ 626,781	\$ 688,621	\$ 815,457

SANITATION SUMMARY EXPENDITURES

- **Personnel Expenditures:**
 - Annual COLA & MERIT Increase
 - Increase in Employee Benefits (i.e., health, dental, life, disability, etc.)
 - New FRS Retirement Cost
- **Operating Expenditures:**
 - Contractual Services (i.e., vehicle camera monitoring, collection services – only if needed, vehicle washing, etc.)
 - Disposal Fees – Palm Beach County Solid Waste Authority (SWA)
 - Insurance
 - Repairs and Maintenance of Vehicles
 - Repair & Replace Residential Carts & Commercial Dumpsters/Containers
- **Debt Service:**
 - Repayment of Debt to General Fund (New Carts and Commercial Containers)
 - Payment of New Side-Loader and Front-End Loader Sanitation Trucks
 - Annual Purchase Payment for two (2) Sanitation Trucks (Payment #3 of 4 - Purchased in 2023)
- **Other Uses:**
 - Transfer to General Fund to Support Debt to General Fund (New Carts and Commercial Containers)
 - Indirect Cost Allocation to support general fund expenditures to Sanitation Fund
 - Contingency

THANK YOU

QUESTIONS & COMMENTS



Dear Mayor Michaud, Commissioners, & Mr Reade,

Aug 5, 2025

Item 3.

I respectfully request that you add funds to the current budget proposal so the town IT department has sufficient memory capacity to allow easy access to town meeting videos. See Mr McGuinness's reply to me below.

His department was helpful & super quick to provide me a copy of a requested meeting video, but I first I had to drop off a flash drive. Just a minor inconvenience for me. But more difficult for others who have limited transportation or whose work hours don't allow them to stop by City Hall.

Example, when I go to the Municode link for the June 13, 2024 P&Z Board meeting, clicking the video link only opens the "Not Found [404]" message. [Special Call Planning and Zoning Board Meeting | Lake Park Florida Meetings Hub](#)

These video's provide accuracy, transparency & accountability, and reduce misinterpretation & misinformation. And when they're available via Municode links they're easily accessible to everyone.

If buying more memory capacity isn't possible, could a hierarchy for Municode access be developed, so those pertinent to current town discussions & decisions remain available? For instance, five of the Centennial Celebration Committee Meetings from 2023 are still easily accessible via Municode links. But many vids related to current issues are not. see attached.

Thank you for your consideration.
Respectfully,
Susan LaFontaine
545 Evergreen

=====

Subject: RE: Public Records Request for 6/13/24 P&Z Board Meeting

Hi Ms. LaFontaine,

We do have a limit on the amount of storage for our meeting videos on our website, although we do save all of our meeting videos per state retention requirements on our local server. We are happy to provide you with any meeting video that we have on our local server. A budget proposal for additional storage on our website has not been made.

Thanks,

Paul McGuinness, CGCIO, M.S.

Chief Information Technology Officer

Town of Lake Park

535 Park Avenue

Lake Park, FL 33403

(561) 881-3303

pmcguinness@lakeparkflorida.gov

As of Aug 2, 2025

No Vids via Municode link, so need flash drive to IT if you want a copy - These are just some of them:

2/19/25, 2/5/25, Commission

1/25/25 Commission Workshop on Sea Level Rise and Resiliency

1/15/25 Commission

1/15 Special Call Community Redevelopment Agency Meeting

12/18/24 Commission & Special Call Community Redevelopment Agency Meeting

11/20/24 Commission & Special Call Community Redevelopment Agency Meeting

11/6/24 Commission & Special Call Community Redevelopment Agency Meeting

10/16/24 Attorney-Client Session and Regular Commission Meeting

9/21/24 Special call Commission Meeting

9/18/24 Commission AND The Final Public Hearing on the Budget

9/5/24 The First Public Hearing on the Budget

9/4/24 Community Redevelopment Agency Meeting

8/21/24 Commission

8/21/24 Commission Budget Workshop and Community Redevelopment Agency Budget Workshop

6/13/24 P&Z re Residences at Park & 10th

8/7/24 Commission AND Live Local Act Workshop

3/27/24 Accessory Dwelling Unit (ADU) Community Workshop

2/21/24 Commission & Public Private Partnership (P3) Workshop

11/1/23 Public Private Partnership (P3) Workshop

11/1/23 Commission

10/18/23 Special Call Community Redevelopment Agency Meeting

7/19/2023 P3 Comprehensive Agreement Workshop

Just some of the older meeting video's that are still easily available via Municode links

3/20/24 Commission Re New ordinance Civility and Decorum.

2/27/24 Special Call Commission Meeting- Appealing Historic designation for 918 Park Ave (appeal denied)

2/5/2024 P&Z for pool variance request home on 1021 Seminole (variance denied)

1/22/24 Special Call Historic Preservation Board Meeting to replace roof at 250 Foresteria

1/17/24 Commission & ADU s

Five Centennial Celebration Committee meetings 12/5/2023, 11/8/23, 10/3/23, 9/19/23, & 8/15/23

10/4/2023 Commission including ZIP re Workforce Housing & Live Local Act

10/2/23 Historic Preservation Board Meeting Dr Spiritis requests designation of 918 Park as Historic

10/2/23 Planning and Zoning Board Meeting Pocket Park & Revision of Parking Space dimension

9/20/23 Commission

9/20/23 Final Public Budget Hearing

9/20/23 Special Call Planning and Zoning Board Meeting included Liberty Square

9/11/23 Special Call Planning and Zoning Board Meeting Texas Roadhouse, Pocket Park

9/6/23 Commission

9/6/23 CRA

9/5/23 First Budge Hearing

8/16/23 CRA Special Call

8/16/23 Commission



Town of Lake Park
PUBLIC COMMENT CARD

Item 3.

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

Meeting Date 8/5/2025

Cards must be submitted before the item is discussed!!

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

Name: Susan LaFontaine

Address: Evergreen Dr

If you are interested in receiving Town information through Email, please provide your E-mail address: SueLaFontaine@aol.com

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

Budget - more server memory to hold
all town videos for easy access

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

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.



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Meeting Date 5 Aug 25

Cards must be submitted before the item is discussed!!

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

Name: Rafael Maslous

Address: 429 GREENBRIAR Dr

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):

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Meeting Date 8/5/2025

Cards must be submitted before the item is discussed!!

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

Name: Michael Steuhaver

Address: 435 Greenbriar

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

pipstone1992@gmail

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

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

general budget interest & I train

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.



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Meeting Date 8/5/2025

Cards must be submitted before the item is discussed!!

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

Name: Ratig Zhestkova
Address: 1081 7th Street Lake Park

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**:

Marina

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

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Meeting Date ~~SA~~ 5 Aug 25 / 2025

Cards must be submitted before the item is discussed!!

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

Name: Pablo Perhacs
Address: 221 E Kahua Dr

If you are interested in receiving Town information through Email, please provide your E-mail address: pablo.perhacs@gmail.com

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

PS Mauna

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

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.



Town of Lake Park
PUBLIC COMMENT CARD

DID
NOT SPEAK

Item 3.

CIVILITY AND DECORUM

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Meeting Date 8/5/2025

Cards must be submitted before the item is discussed!!

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

Name: Kelly Steele

Address: 301 Lake Shore Dr. #209

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:

PPP - Marina partner

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

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.



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025

Originating Department: Town Clerk

Agenda Title: Minutes of the August 6, 2025 Regular Commission Meeting

Approved by Town Manager: _____ **Date:** _____

Cost of Item: NA **Funding Source:** _____

Account Number: NA **Finance Signature:** _____

Advertised:

Date: NA **Newspaper:** _____

Attachments: Minutes, Exhibits A-B, Comment Cards

Please initial one:

_____ Yes I have notified everyone

LW Not applicable in this case

Summary Explanation/Background: NA

Recommended Motion:

I move to approve the August 6, 2025 Regular Commission Meeting Minutes.



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

Wednesday August 06, 2025 6:30 P.M.

Roger Michaud	—	Mayor
Michael Hensley	—	Vice Mayor
John Linden	—	Commissioner
Michael O'Rourke	—	Commissioner
Judith Thomas	—	Commissioner
Richard J. Reade	—	Town Manager
Thomas J. Baird	—	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 contract the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER/ROLL CALL

6:41 P.M.

PRESENT

Mayor Roger Michaud
 Vice Mayor Michael Hensley
 Commissioner Judith Thomas
 Commissioner John Linden
 Commissioner Michael O'Rourke

PLEDGE OF ALLEGIANCE

Mayor Michaud led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Commissioner Thomas requested that Consent Agenda item number 2 - Resolution 43-08-25 – 2024-2025 Community Development Block Grant (CDBG) Award Agreement - 1st Amendment - PBC Department of Housing & Economic Development (DHED) - Splash Pad/Water Feature (Kelsey Park) - \$400,916 be pulled.

Motion to approve the agenda made by Vice Mayor Hensley, Seconded by Commissioner Linden. Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

SPECIAL PRESENTATION/REPORT: NONE**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.

- James Sullivan – expressed concern with the project taking place at the Publix plaza considering that 10-years ago there was a sinkhole, about 20-feet deep, around the pond at that property.
- Iris Sullivan – expressed concern with the oversized Oak Trees on Flagler Blvd. The branches are too low to the ground and very tall that they touch the electrical wires. She suggested that the trees be maintained.
- Rafael Moscoso – stated that the Commission knows what right choices look like and what they do not to like. He encouraged them to make their choices accordingly.
- Terron Mercer – introduced himself as a future new resident of Nautilus 220. His family feels very safe in Town and embraces Lake Park as their new home. He suggested making changes to the Town's curb appeal.

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 to approve Consent Agenda items 1, 3-6 made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, and Commissioner O'Rourke.

1. Regular Commission Meeting Minutes - July 16, 2025
3. Resolution 44-08-25 - Professional Real Estate Brokerage Services Agreement - Cushman & Wakefield U.S., Inc.
4. Resolution 45-08-25 - Professional Real Estate Brokerage Services Agreement - RMA Real Estate, LLC
5. Resolution 46-08-25 - Professional Real Estate Brokerage Services Agreement - Colliers International Florida, LLC
6. Emergency Purchase/Rental - Automated Side Loader (ASL) Vehicle - Big Truck Rental, LLC - \$12,000 (FY 2026 Sanitation Fund)(Town's Purchasing Code, Section 2-249. Alternative Source Selection).

Item number 2 pulled from the consent agenda.

2. Resolution 43-08-25 – 2024-2025 Community Development Block Grant (CDBG) Award Agreement - 1st Amendment - PBC Department of Housing & Economic Development (DHED) - Splash Pad/Water Feature (Kelsey Park) - \$400,916

Commissioner Thomas asked Public Works Director Jaime Morales what this amendment includes. Public Works Director Morales explained that the item includes the use of multiple contractors because the original agreement stated that the Town would only use one contractor. Commissioner Thomas wanted to be sure that the public has input into the project. Public Works Director Morales explained that workshops would be scheduled for that purpose. Commissioner Thomas clarified that the Town would be going out to bid for the architectural design of a water feature in the park. Public Works Director Morales stated “yes”.

Motion to approve Resolution 43-08-25 made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, and Commissioner O'Rourke.

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

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

NEW BUSINESS:

7. Resolution 47-08-25 – Agreement for Professional Architectural Services – Historic Town Hall Preservation Project – TFH Architectural Services, LLC.

Public Works Director Morales explained that the item is to improve Town Hall American's with Disabilities Act (ADA) compliance and do an assessment of the Commission Chamber layout. Commissioner Thomas asked to be shown which doors would be replaced and where the ramp would be placed. Public Works Director Morales pointed to the doors on the north side of the Commission Chamber as the doors that would be replaced. He stated that the ramp would be placed to the northeast of the doors. The awning would be placed on the west entrance door.

Motion to approve Resolution 47-08-25 made by Commissioner O'Rourke, Seconded by Commissioner Linden.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, and Commissioner O'Rourke.

8. Town of Lake Park Marina P3 Project - Request to Amend the State of Florida Board of Trustees of the Internal Improvement Trust Fund (TIIF) Deed Restrictions.

Mayor Michaud explained that during the budget workshop, last evening, concerns were expressed regarding the Town Marina and the Public, Private Partnership (P3) project as a whole. He clarified that this item was only to decide if the Commission should postpone the Marina Deed Restriction application scheduled to go before the Cabinet and Governor in September. The application includes permitting and the Comprehensive Agreement.

Commissioner O'Rourke objected to the approach of the topic. He stated for the record that they are limiting this discussion to whether we are going to move to postpone the execution of the agreement for the TIIF Deed Restrictions. He felt the discussion should not be limited to the TIIF Deed Restrictions and understood the focus the Commission was trying to accomplish. He felt this was a broad subject and there are many issues that are connected. He felt his concerns could be addressed further on August 20th. He felt that by addressing the issue during only one meeting it does not allow for vetting all the issues. Mayor Michaud felt that it was not being limited but that it would advance the conversation to take place.

Commissioner Linden asked if there is a deadline in which this item could go before the Governor and Cabinet. Town Manager Richard Reade explained that the item has already been placed on their September 16, 2025 agenda with the Governor.

Vice Mayor Hensley felt that they should be able to come up with a final resolution without putting it off to the next Commission meeting.

Commissioner O'Rourke felt that the agreement was flawed. He felt the Town should not cavalierly dismiss the \$1.2 Million of revenue for the Town. He suggested that staff and the developer meet to discuss the issues and provide the developer a timeline to response.

Public Comment:

- Donald Palumbo expressed concerns regarding the layout of the boats slips at the Marina. He asked where the 50 boats in the rear canal are going. He would like to see programs geared towards children to teach them about sea life.
- Joanne Robin expressed concern that the Marina project did not go out to bid. Forest Development has not filtered the water before it goes out into the lagoon. She was concern that Forest Development has never built a high-rise near the water. She felt their inexperience would kill the sea life.
- Andrew Miller stressed that the Marina land belongs to the Town and only the voters should make the decision about the land, not the developers.
- Retta Resnick expressed concern with several lawsuits which have come up against Lake Harbor Tower South – 301 Lake Shore Drive. She suggested that Forest Development

should not be awarded any other projects until they finish the one they have started and have not completed yet.

- Chris Steele explained that he is not anti-developer. He expressed concerns with the agreement and a developer that lacks Marina experience.
- Michael Steinhauer submitted comments that are included as Exhibit A.
- Zechariah Cesani has observed everyone's passion this evening. He suggested that the Commission focus on the vision of where we are going. He stated that the projects generate a ripple effect.
- Terron Mercer asked that Forest Development complete their project before the Commission awards them more projects.
- Shana Phelan expressed concern with losing the working waterfront in the Town. She and her husband have owned a scuba diving business in Town since 2008. She cautioned the Commission about handing over complete autonomy to a third-party without really understanding what it means.
- Kara Rosa expressed concern with the lack of communication between the Commission and the residents. She urged the Commission to stop before they proceed with this agreement.
- Claudia Wendel expressed concern with the ninety-nine year agreement, of which the Town would be guaranteed revenue for only eleven of those years. She urged the Commission to review the agreement.
- Steve Hockman asked if anyone has read the Marina Deeds. He urged the Commission to keep the Town as a jewel. He asked questions regarding the property on the east side of Silver Beach Road and US 1. He suggested that the Commission read the agreement and all the deeds.
- Mary Taylor provided her comments via Exhibit B.
- Lee Feldman, a principal with the Euclid Group explained that the discussion pertaining to the projects (Nautilus 220 and the Marina P3) should be separated. He responded to some of the statements made this evening. Those statements included that Forest Development has not been in default with the project, nor were they notified of such default. They have been meeting with the Town regularly, with the last three meetings canceled by the Town. The \$1.2 Million would be paid once the Reverter was recorded.

The four leases would not go into effect until the Reverter was recorded and the Town placed them on notice. They are under no obligation to provide financial statements, other than periodic financial statements, once the leases commence. Lastly, he pointed out that the agreement states that the Town needs to cooperate with them to move the Reverter process forward. If the Town does not, there would be damages that would be incurred by the developer, which would be the responsibility of the Town.

- Larry Zabik, Project Manager for the Marina P3 project, explained the process they followed in response to the Town's Bid for the Marina P3. He stated that the different pods (i.e., Hotel, Boat Storage, Marina Restaurant, etc.) would be going before the Planning & Zoning Board, with public hearings and then the Town Commission. He explained that the trigger to these projects are the resolutions to the Reverters for the Marina. He stated that this was a P3 partnership and would be managed jointly between the Town and Forest Development. He explained that the Comprehensive Agreement was a road map for the project, which could be amended as needed.
- Peter Baytarian, representing Forest Development, recapped what has taken place over the years to get to where they are today. He explained that the Marina was not profitable, as the Commission may believe. He stated that they want to make the Marina better. He responded to several concerns raised this evening. He asked that they not postpone the agreement.
- Steve LaFontaine saw proposed drawings of the proposed P3 project and it appears as though they want to build a private island. He encouraged the Commission to rescind the agreement.
- Evelyn Harris Clark - expressed concern with the agreement and feels that all parties need to come back to the table.
- Susan LaFontaine – is in favor of postponing the agreement.
- Katia Zhestkova- asked the Commission to make the right decisions in the best interests of the residents.

Motion to postpone the TIIF permitting applications and any other Department of Environmental Protection (DEP) applications scheduled for September due to issues in the Marina with respect to permitting and the Comprehensive Agreement made by

Commissioner Linden; Seconded by Vice Mayor Hensley. Vice Mayor Hensley clarified that this motion will require the partner to go into discussion with the Town Manager, Staff and the Town Attorney. Mayor Michaud confirmed this to be correct.

Town Attorney Baird stated that they will continue the dialogue. There are issues with respect to the Marina and the barge/sales center as well as the boat clubs. Separate from that are issues with default and the rest of the activities that have yet to take place that would be triggered by the approval of the reverters. Commissioner Linden asked if they delayed this action, does it prevent the Town Manager or Town Attorney from discussing this situation. Town Attorney Baird stated they are ready to continue the dialogue. He went on to say that this vote is to postpone the application for approval of the reverters. In the meantime, there should be dialogue that takes place to address the issues that have been brought up. Commissioner Thomas stated for the record that Mr. Feldman did state that there were four lease agreements with the Town and based on site plans, there are different pods that represent different components of development. She asked to clarify that Pod B represents the TIIF item that is being voted upon. Town Attorney Baird stated that it is an application to modify the reverter clause application, no more, no less. Town Attorney Baird also stated that there is a DEP application to relocate the boat ramp which is still in process. He went on to say that the suggestion has been made to postpone both of these applications so that the Town staff can wrap its hands around the direction that it might recommend to the commission. Commissioner O'Rourke stated that if we delay this to August 20th during the next Commission meeting, he requests the Town and the developer get together to address issues that have been brought up. These issues will not go away solely based on the a postponement of the reverter. He asked if it is possible that the reverter application meeting be postponed until December. Town Attorney Baird stated that the Governor and cabinet meet quarterly, so their next meeting after September would be in December but it would be up the Governor, Cabinet and their staff if they would be willing to put this item on their agenda at that time. Commissioner O'Rourke asked if there had been previous attempts to get this application on the agenda. Town Attorney Baird stated that there had been previous attempts to get on the agenda with the DEP application because there were unresolved issues with respect to the barge being located in a deed restricted area and the two boat clubs being located in a deed restricted

area, both of which have not yet been resolved. Commissioner O'Rourke asked if it would be helpful to have staff meet with Forest Development to at least outline what the issues are. Town Attorney Baird stated that they had met with them in February and went thru the entire Comprehensive Agreement. Since then, the focus has been on the reverter clauses and the other issues have not been addressed. He went on to say that the discussion about the boat clubs and the barge have been ongoing for months and that staff had asked questions about the barge to Mr. Zabik, but a response had not yet been received. Town Attorney Baird said there is also an ongoing dialogue about the boat clubs as to whether they are staying or not staying but the other issues with the comprehensive agreement have not been discussed. Commissioner O'Rourke asked if the Town Manager had come onboard in February when the discussions took place. Town Attorney Baird confirmed that once the Town Manager had acclimated himself to the comprehensive agreement, they had a large meeting with Forest representatives, and another in June with Mr. Feldman and two attorneys but the meeting was not specific to the comprehensive agreement but they are looking to continue the dialogue. Town Attorney Baird stated that the motion on the floor is simply to postpone the Town's application to modify the deed restrictions. Commissioner O'Rourke asked about when the \$1.2 million would be received if the application was postponed. Town Attorney Baird stated that those funds would not be received until after the deed restrictions were approved and then one year thereafter there is some other revenue that gets triggered. Commissioner O'Rourke stated he is concerned that by delaying the reverter process, it will be delayed until 2026 which would push back the revenue possibly to 2027. Mayor Michaud stated that there are issues that are going on with the comprehensive agreement and the process and he wishes to put the Town first. Commissioner O'Rourke also said that he puts the Town first as well. Mayor Michaud stated he feels there needs to be more dialogue and he is confident that the Town will be receiving revenue from the Nautilus certificate of occupancy.

Voting Aye by roll call: Commissioner Linden, Vice Mayor Hensley, Commissioner Thomas, and Mayor Michaud.

Voting Nay by roll call: Commissioner O'Rourke.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird offered to conduct Public Records and Sunshine Law training for all employees and board members. He also spoke about Senate Bill 180 and potential legal action against it due to it being restrictive of Home Rule. He stated that there is a law firm representing several municipalities and there would be a legal fee ten thousand dollars to join in with the action. He is offering the information to be considered for future discussion.

-Town Manager Reade announced the Annual Back to School Extravaganza on Saturday August 9th and invited the public to attend. He also announced the Sunset Celebration on August 30th. He requested consensus from the Commission to issue a proclamation recognizing October 10th 2025 as Taiwan Day. Commissioner Thomas stated that she objects because she is unclear what the Proclamation is all about. Town Manager Reade agreed to provide more information at a later date. Town Manager Reade also asked about a resident installing a mailbox in a swale which creates issues and he is seeking direction. The Commission agreed that they do not want to allow mailboxes in the swales. Town Manager Reade thanked the Commission for their questions regarding the budget process.

-Commissioner Linde had no comments.

-Commissioner O'Rourke had no comments.

-Commissioner Thomas commended the Town Manager on the improved budget process. She requested another budget workshop around August 20th.

-Vice Mayor Hensley commended Finance Director Barbara Gould for the budget process.

-Mayor Michaud thanked the Town for being present and that their voices are always heard. He spoke about communication and requested residents continue to reach out with their input. The Mayor also spoke about a comment regarding the Commission reviewing documentation and he assured the public that they are reading documents and if they don't understand something, they ask and they also listen to their community.

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT:

Motion to adjourn made by Commissioner O'Rourke. Seconded by Vice Mayor Hensley.

Voting Aye: All.

Meeting adjourned 8:56pm

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on August 20, 2025.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2025

Testimony Before Lake Park, FL Commission
Regarding Public Comment on the P3 Development
August 6, 2025
Michael Steinhauer, 435 Greenbriar Dr., Lake Park.
Pipestone1992@gmail.com 608-332-5547

Good evening.

Last night at the Budget Workshop, Mayor Michaud, commenting on the P3 Project and the leadership of Forest Development stated, "I am in a flux about my partner." He felt, "uneasy to move forward," and that, "a pause on the recruiter clause," is necessary. Tonight is the night you pass such a motion and, as the Mayor said, "hold off very quickly." Yes, pull the Reverter clause request and the scheduled upcoming meeting. We then can consider some favorable developer agreement and if Forest, they should begin to demonstrate some competence in their craft. Devise a resident focused plan, while obviously maintaining the town's financial integrity.

In my written testimony, I cite 5 potent reasons for questioning the current planning.

Let me get this straight. When I add up:

- Forest Development's non-adherence to MULTIPLE critical timelines.
- That the Developer has NEVER submitted any financials as required, so we can validate they can afford to build projects and not leave us with an empty, rotting spaces when they must walk away. Is that what happened with the hotel building? No explanation ever provided. Even Commissioner O'Rourke was held to a rare moment of silence to explain that.
- That plans have NO OBVIOUS public spaces for residents or public parking. If it were obvious, Nadia would have told us yesterday.
- That the Developer has media ads that mislead the public about the project; and
- That the land we own will purchase lease for 99 years, while payments are only required the first 10!

ENOUGH! Beyond the P3 debacle, Nautilus is not completed, the tenants are angry that they can't move in as promised and have no hard date to do so, and it appears that the Developer's partners are either in financial stress themselves or are suing each other! How well did the Nautilus lift station planning go? How well is the 10th and Park lift station planning going? Find another developer!

Your own attorney last night clearly warned about the consequences of moving forward on this project and giving up all control over everything! Once and for all, listen to his wisdom. Do not accept any \$1.2m checks until we work out smart planning.

ENOUGH! The Lake Park Marina MUST remain a true public benefit. I like the marina just the way it is! Vote tonight by motion and a roll call (let's see who wants to be reelected) and pull the town's request around the Reverter process and at least pause the madness.

The Marina's budget crisis is the town's budget crisis. When in doubt, do nothing.

AUGUST 6, 2025,

COMMISSION MEETING COMMENTS

Mary Taylor

Good Evening,

I hope to make every word count. I am here tonight to voice my plea to this commission. TAKE AND KEEP CONTROL OF THE LAKE PARK MARINA, BY ANY MEANS AVAILABLE. DO NOT NEGOTIATE WITH DEVELOPERS WHO ARE PROVING TIME AND TIME AGAIN THAT THEY ARE NOT THE FRIENDS OF LAKE PARK THAT THEY PRETENDED TO BE. THEY ARE ~~A~~ STEREOTYPICAL DEVELOPERS WITH COVERT AGENDAS...AND LACKING EXPERIENCE!

It may be the first time the town, managers, staff and commissions have faced such a trial, but it won't be the last, because *we the residents* have something developers want....LOCATION, LOCATION, LOCATION.

There are valuable lessons to be learned from this experience...and new, creative solutions to our problems. We need to remember this is our town, I BELIEVE, we can create a budget that pays our bills...even if we have to cut back on non-essentials, and trim the payroll, it will be worth it to keep our way of life...I do not want to hear that "We need developers money" WE DO NOT NEED THIS DEVELOPERS MONEY!



Town of Lake Park
PUBLIC COMMENT CARD

Item 4.

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Meeting Date 8/6/2025

Cards must be submitted before the item is discussed!!

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

Name: Jamar Sullivan
Address: 348 S. Orange Ave.

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)**:

children are going to be injured
on fellow by not seeing behind

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.



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Meeting Date

9/16/2025

Cards must be submitted before the item is discussed!!

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

Name:

Lee Jefferson

Address:

348 NW 1st St

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):

Tree removal - Eagleberry

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Meeting Date

8/6/2025

Cards must be submitted before the item is discussed!!

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

Name:

Rafael Mascos

Address:

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):

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Meeting Date 8/16

Cards must be submitted before the item is discussed!!

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

Name: TERROW MERCER

Address: 105 LAKE PARK DRIVE

If you are interested in receiving Town information through Email, please provide your E-mail address: TD MERCER 64 @ gmail . com

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

LAKE PARK MAN.

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

GENERAL STATEMENT

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.



Town of Lake Park
PUBLIC COMMENT CARD

Item 4.

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Meeting Date

8-06-25

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

Name:

DONALD PAKEMBO

Address:

301 LAKE SHORE DR LAKE PARK

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

donregulator32@gmail.com

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

WHERE ARE WE GOING TO BEAT IN REAR CANAL JOINING

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

WAYS TO GET GRANTS FROM STATE FOR MARINA

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Meeting Date 8-6-25

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

Name: Joanne Robin

Address: 301 Lane Shore Dr # 305

If you are interested in receiving Town information through Email, please provide your E-mail address: joannerobin@outlook.com

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

Builder bids/experience

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

Same

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.



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Meeting Date 8/6/25

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

Name: Andrew Miller
Address: 718 W Jasmine Dr.

If you are interested in receiving Town information through Email, please provide your E-mail address: miller996@comcast.net

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

Marina should remain public

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

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Meeting Date 8-6-2025

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

Name: Reetta Resnick

Address: 301 Lake Shore Dr Unit 511

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:

#8 Marina Project

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

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Meeting Date 8/6/25

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

Name: Chris Steele

Address: 301 Lake Shore Dr #209

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:

MARINA, P3

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

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Meeting Date

8/6/2025

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

Name:

Michael Steinhauser

Address:

435 Greenbriar

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

pipestone1992@gmail

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

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

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Testimony Before Lake Park, FL Commission
Regarding Public Comment on the P3 Development
August 6, 2025
Michael Steinhauer, 435 Greenbriar Dr., Lake Park.
Pipestone1992@gmail.com 608-332-5547

Good evening.

Last night at the Budget Workshop, Mayor Michaud, commenting on the P3 Project and the leadership of Forest Development stated, "I am in a flux about my partner." He felt, "uneasy to move forward," and that, "a pause on the recruiter clause," is necessary. Tonight is the night you pass such a motion and, as the Mayor said, "hold off very quickly." Yes, pull the Reverter clause request and the scheduled upcoming meeting. We then can consider some favorable developer agreement and if Forest, they should begin to demonstrate some competence in their craft. Devise a resident focused plan, while obviously maintaining the town's financial integrity.

In my written testimony, I cite 5 potent reasons for questioning the current planning.

Let me get this straight. When I add up:

- Forest Development's non-adherence to MULTIPLE critical timelines.
- That the Developer has NEVER submitted any financials as required, so we can validate they can afford to build projects and not leave us with an empty, rotting spaces when they must walk away. Is that what happened with the hotel building? No explanation ever provided. Even Commissioner O'Rourke was held to a rare moment of silence to explain that.
- That plans have NO OBVIOUS public spaces for residents or public parking. If it were obvious, Nadia would have told us yesterday.
- That the Developer has media ads that mislead the public about the project; and
- That the land we own will purchase lease for 99 years, while payments are only required the first 10!

ENOUGH! Beyond the P3 debacle, Nautilus is not completed, the tenants are angry that they can't move in as promised and have no hard date to do so, and it appears that the Developer's partners are either in financial stress themselves or are suing each other! How well did the Nautilus lift station planning go? How well is the 10th and Park lift station planning going? Find another developer!

Your own attorney last night clearly warned about the consequences of moving forward on this project and giving up all control over everything! Once and for all, listen to his wisdom. Do not accept any \$1.2m checks until we work out smart planning.

ENOUGH! The Lake Park Marina MUST remain a true public benefit. I like the marina just the way it is! Vote tonight by motion and a roll call (let's see who wants to be reelected) and pull the town's request around the Reverter process and at least pause the madness.

The Marina's budget crisis is the town's budget crisis. When in doubt, do nothing.



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Meeting Date 08/06/25

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

Name: ZECHARIAH CESAR
Address: 914 PARK AVE

If you are interested in receiving Town information through Email, please provide your E-mail address: MAW@THEAVERLUKE.COM

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

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

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

Name:

TERRON MERCER

Address:

105 LAKE PARK DRIVE

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

TOMERCER64@gmail.com

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

#8

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

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Name: Shana Phelan
Address: 718 Evergreen Dr.

If you are interested in receiving Town information through Email, please provide your E-mail address: Shanaphelan7@gmail.com

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

Manna Development

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

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Name: KARA ROSA

Address: 1111 7th St.

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

Marina - Development

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

Marina - Development

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

Name:

CLAUDIA WENZEL

Address:

301 LAKE SHORE DR. #707

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:

MARINA

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

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Name: STEVE HOCKMAN

Address: 635 FLAGLER BLVD

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

TOUR MARINA

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

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Meeting Date 8/6/2025

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

Name: Mary Taylor

Address: 209 Park Ave

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**:

Marina

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

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AUGUST 6, 2025,

COMMISSION MEETING COMMENTS

Mary Taylor

Good Evening,

I hope to make every word count. I am here tonight to voice my plea to this commission. TAKE AND KEEP CONTROL OF THE LAKE PARK MARINA, BY ANY MEANS AVAILABLE. DO NOT NEGOTIATE WITH DEVELOPERS WHO ARE PROVING TIME AND TIME AGAIN THAT THEY ARE NOT THE FRIENDS OF LAKE PARK THAT THEY PRETENDED TO BE. THEY ARE ~~A~~ STEREOTYPICAL DEVELOPERS WITH COVERT AGENDAS...AND LACKING EXPERIENCE!

It may be the first time the town, managers, staff and commissions have faced such a trial, but it won't be the last, because **we the residents** have something developers want....LOCATION, LOCATION, LOCATION.

There are valuable lessons to be learned from this experience...and new, creative solutions to our problems. We need to remember this is our town, I BELIEVE, we can create a budget that pays our bills...even if we have to cut back on non-essentials, and trim the payroll, it will be worth it to keep our way of life...I do not want to hear that "We need developers money" WE DO NOT NEED THIS DEVELOPERS MONEY!



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Meeting Date 8/6/25

Cards must be submitted before the item is discussed!!

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

Name: Lee Feldman
Address: 525 Okeechobee Rd. WPA, FL 33901

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**:

Forest Development P3

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

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.



Town of Lake Park
PUBLIC COMMENT CARD

Item 4.

CIVILITY AND DECORUM

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Meeting Date

3/6/25

Cards must be submitted before the item is discussed!!

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

Name:

Larry Zabik

Address:

277 Las Palmas RPB FL 33411

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:

8

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

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Meeting Date

8/6/25

Cards must be submitted before the item is discussed!!

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

Name:

PETER BATTARIAN

Address:

105 LAKE SHORE DR.
E60
LAKE PARK, FL 33403

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

PETER@FORESTDEVELOPMENT.COM

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

8

P3

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

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Town of Lake Park
PUBLIC COMMENT CARD

Item 4.

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Meeting Date 8/6/2025

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

Name: Steve HARTMANN

Address: 845 EVERGREEN DR.

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:

P3 MARINA

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

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Town of Lake Park
PUBLIC COMMENT CARD

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Meeting Date 8/6/25

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

Name: Evelyn Harris Clark

Address: 254 Greenbriar

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:

P3 Agenda Item

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

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Town of Lake Park
PUBLIC COMMENT CARD

Item 4.

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Meeting Date

8/6/2025

Cards must be submitted before the item is discussed!!

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

Name:

Susan LaFontaine

Address:

545 Evergreen

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

Sue.lafontaine@aol.com

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

P-3 Marina

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

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Town of Lake Park
PUBLIC COMMENT CARD

Item 4.

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Meeting Date

August 6, 2025

Cards must be submitted before the item is discussed!!

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

Name:

Katia Zhestkova

Address:

1018 7th Street

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:

Martina

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

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Town of Lake Park
PUBLIC COMMENT CARD

Did not speak
a 2nd time.

Item 4.

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Meeting Date 2/6/2025

Cards must be submitted before the item is discussed!!

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

Name: Tanner Suffernot
Address: 348 FLETCHER BLVD

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):
Sanitary sewage problem in the mall

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.



Town of Lake Park
PUBLIC COMMENT CARD

Item 4.

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Meeting Date 8/6/25

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

Name: Felicia Piscano

Address: 105 Lake Shore Dr EGO

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:

P3

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* Waived Public Comment



Town of Lake Park
PUBLIC COMMENT CARD

Item 4.

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Meeting Date 08-06-2025

Cards must be submitted before the item is discussed!!

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

Name: SAM BAUER

Address: 105 LAKE SHORE DR EGO

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:

P3

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Waved Public Comment



Town of Lake Park
PUBLIC COMMENT CARD

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Meeting Date

8/6/2025

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

Name:

Sarah E Flynn

Address:

105 Lake Shore Dr. E60

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):

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Waved Public Comments



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025
Originating Department: Library
Agenda Title: Resolution 48-08-25 - 2026 Annual Plan of Service - Town of Lake Park Library

Agenda Category (i.e., Consent, New Business, etc.): **Consent**

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$0.00 **Funding Source:** _____
Account Number: _____ **Finance Signature:** _____

Advertised:
Date: _____ **Newspaper:** _____

Attachments: Lake Park Public Library Annual Plan of Service 2026

Please initial one:

_____ Yes I have notified everyone
 JKC _____ Not applicable in this case

Summary Explanation/Background:

As required by the State Aid to Libraries Grant through the State of Florida, the Lake Park Public Library is required to develop a 2026 Annual Plan of Service to provide a planning framework for programming, collection development, and other Library actions to ensure that the highest level of service is provided to our community.

The proposed 2026 Annual Plan was developed by the Town's Library Director and reviewed by Dania Batista, Knikoa Mansion, Tanesa Rattanabounyang, and Charlie Nicholas.

If approved, the Town's 2026 Annual Plan will be forwarded to the State of Florida for final review and approval.

Recommended Motion:

I move to approve the Town of Lake Park Library's 2025 Annual Plan of Service.

RESOLUTION NO. 48-08-25

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING AN ANNUAL PLAN OF SERVICE FOR THE TOWN'S LIBRARY.

WHEREAS, effective July 1, 2003, the Florida Legislature amended Chapter 257 F.S. to allow municipalities to apply for funding from the State Aid to Libraries program; and

WHEREAS, in order to meet the eligibility requirements for application to the State Aid to Libraries Grant program, the Town Commission is required to have adopted an approved annual plan of service for the operation of its library; and

WHEREAS, the Commission is also required to provide the state of Florida with certain certifications.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA THAT;

Section 1. The Town of Lake Park, Florida is an eligible municipality.

Section 2. The Town of Lake Park is the single library administrative unit.

Section 3. The Commission of the Town of Lake Park is the designated governing body responsible for providing library services to the residents of the Town.

Section 4. The Commission has approved its Library Annual Plan of Service for 2026 on behalf of the Lake Park Public Library. The approved 2026 Plan is attached hereto and incorporated herein as Exhibit "A."

Section 5. The Commission of the Town of Lake Park, Florida hereby authorizes the Town Manager to transmit this resolution and the approved 2026 Library Annual Plan of Service along with the Town's application for grant funding to the appropriate state agency.

Section 6. This Resolution shall become effective immediately upon execution.

Lake Park Public Library

Annual Plan of Service

2026



Item 5.

Activities & Events

- Continue assisting residents to meet basic needs by partnering with local community partners that provide support.
- Continue public recognition of library partners and community supporters.
- Continue to actively seek feedback through promotion of suggestion box and online surveys.
- Continue to provide programs that are informational, educational, cultural, and recreational for residents of all ages.
- Expand the library's presence in community events such as the Sunset Celebration and Rust Market.
- Expand outreach activities through community partnerships.
- Expand programs and services within the library assisting residents with their business and entrepreneurial needs.
- Expand programs and services within the library assisting residents with their literacy needs.
- Provide support for Little Free Libraries within the Town by supplying books to the stewards.
- Provide support for Town departments and Town projects by providing related materials and programs to residents.

Collection Development

- Expand collection of e-books, digital audiobooks, e-magazines, and other digital media.
- Expand general collection with a wider variety of media adapting to emerging technology.
- Expand ELL, multilingual and early literacy materials.
- Research user preferences utilizing survey responses and circulation statistic reports.
- Seek out innovative collection displays that encourage user browsing of the collection.
- Subscribe to online services that provide informational, educational, cultural, and recreational content for residents of all ages.

Educational Services

- Continue expanding children's reading and Story Time events to meet the needs of the community.
- Continue nurturing learning-centered activities within the library with additional online resources.
- Continue partnering with local schools for library and community programs.
- Continue partnerships with programs that support literacy.
- Create new learning opportunities for the public to explore new technologies.
- Create unique learning experiences for youth and adults.
- Explore ways to support local schools and students.
- Provide access to online resources that will encourage beginning computer users in the use of computers and provide a place for more advanced users to learn new techniques and find answers to their questions
- Provide resources for language learning to facilitate communication among residents.

Facilities

- Continue the redesign and refurbishment of public spaces.
- Continue to explore adding technology that provides users with more options and flexibility in their connections through the internet.
- Continue to investigate innovative solutions to accommodate the variety of transport vehicles patrons use to visit the library.
- Explore the feasibility of the expansion of facility space.
- Explore the feasibility of the expansion of operation hours.
- Explore the feasibility of the addition of a maker space (area to be utilized by patrons for creative endeavors).
- Explore options for best use of current facility space.
- Increase the use of mobile circulation.

Marketing

- Continue marketing library programs and services by utilizing new and traditional media methods.
- Continue outreach to the community through visits to community organizations, events, and schools.
- Continue utilizing effective methods to produce library publications such as calendars and brochures.
- Explore new, emerging marketing methods.
- Work with Chief Public Information Officer to provide messaging to the community.

Staffing

- Ensure that staff receives training on all new software and hardware, as well as refresher courses on current programs.
- Ensure that all staff attend the Southeast Florida Library Information Network Conference to meet with other local library staff and learn what they are doing at their libraries.
- Increase staffing as funding becomes available in order to bring staffing to enhanced standard levels.
- Provide at least two professional development days to increase staff knowledge and continue to support independent learning of staff.

Technology

- Acquire additional tablets for patron assistance and other tasks.
- Explore the possibility of adding maker space technology such as 3D printers and laser engraving.
- Explore the possibility of replacing the Schuyler Room audio equipment and adding video capability to the room.
- Explore ways to help users meet their needs of increasing reliance on internet access.
- Promote the Aspen LiDA mobile discovery app.



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025
Originating Department: Public Works
Agenda Title: FY 2025 Budget Transfer - Stormwater Improvement Project Design and Grant Application Funding - Water Resource Management Associates, Inc. (WRMA) - \$75,000 [From FY 2025 Stormwater Fund (Fund 402) - Contractual Services to Professional Services]

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$75,000.00 **Funding Source:** Professional Services
 From:
 Contractual
 Services –
 402-538-402-
Account Number: 34000 **Finance Signature:** Barbara A. Gould
 To:
 Professional
 Services –
 402-538-402-
31000

Advertised:
Date: _____ **Newspaper:** _____

Attachments: WRMA Proposal and Resolution No. 38-07-25
Budget Adjustment Form (July 25, 2025)

Please initial one:
 _____ Yes, I have notified everyone.
 _____ Not applicable in this case

Summary Explanation/Background:

On July 16, 2025, the Town Commission approved moving forward with a proposal from Water Resource Management Associates, Inc. (WRMA) for professional engineering services to design three (3) stormwater improvement projects and assist the Town with the preparation and submittal of a related grant application to potentially support the required construction funding for this project.

The total project cost is \$134,012.40; however, a portion of the funds required to support the proposed project scope of work is currently budgeted within the Fund 402 (in the Contractual Services Account – Account #402-538-402-34000).

To proceed, \$75,000 must be transferred from the Contractual Services Account to the Professional Services Account (Account #402-538-402-31000) to comply with budgetary requirements.

The proposed Budget Amendment was prepared by the Finance Director and reviewed by the Public Works Director, the Project Manager - Capital Projects and the Grant Writer/Chief Public Information Officer.

Recommendation:

I move to approve the transfer of \$75,000 from the FY 2025 Stormwater Fund (Fund 402) - Contractual Services (402-538-402-34000) to Fund 402 - Professional Services (402-538-402-31000) within the Stormwater Fund (402) to support the WRMA Stormwater Improvement Project design and grant application services.

RESOLUTION 38-07-25

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH WATER RESOURCE MANAGEMENT ASSOCIATES, INC. (WRMA), FOR THE PROVISION OF STORMWATER INFRASTRUCTURE DESIGN AND GRANT SUPPORT SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida (“Town”) is a municipal corporation of the State of Florida with such powers and authority as have been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town is empowered to enter into agreements with private corporations for professional services; and

WHEREAS, the Town has adopted a Stormwater Master Plan (SWMP) identifying critical deficiencies in its stormwater system and numerous areas of localized flooding; and

WHEREAS, the Town is committed to advancing stormwater infrastructure improvements to enhance flood resilience and protect property and public safety; and

WHEREAS, Water Resource Management Associates, Inc. (WRMA), an engineering firm under contract with the Town pursuant to the Consultants’ Competitive Negotiation Act (CCNA), has submitted a proposal to provide professional engineering services to support the design and grant funding pursuit of three key stormwater projects in accordance with the SWMP; and

WHEREAS, the Town determined that the proposal scope of work and proposal pricing provided value and benefit to the Town in their commitment to improve the Town’s stormwater infrastructure system, and

WHEREAS, the Town Manager recommends entering into an agreement with WRMA for the proposed services as the scope and pricing were found to provide value and support the Town’s strategic objectives for stormwater infrastructure development.

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

Section 1. The foregoing recitals are incorporated herein by this reference.

Section 2. The Mayor is hereby authorized and directed to execute the Professional Services Agreement with Water Resource Management Associates, Inc., a copy of which is attached hereto and incorporated herein as Exhibit A.

Section 3. This Resolution shall take effect immediately upon its execution.

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

	AYE	NAY
MAYOR ROGER D. MICHAUD	<u>/</u>	—
VICE MAYOR MICHAEL J. HENSLEY	<u>/</u>	—
COMMISSIONER JOHN LINDEN	<u>/</u>	—
COMMISSIONER MICHAEL O'ROURKE	<u>/</u>	—
COMMISSIONER JUDITH E. THOMAS	<u>/</u>	—

The Town Commission thereupon declared the foregoing Resolution 38-07.25 duly passed and adopted this 16 day of July, 2025.

TOWN OF LAKE PARK, FLORIDA

BY: Roger D. Michaud
ROGER D. MICHAUD
MAYOR

ATTEST:

Vivian Mendez
VIVIAN MENDEZ
TOWN CLERK



Approved as to form and legal sufficiency:

BY: Thomas J. Baird
THOMAS J. BAIRD
TOWN ATTORNEY



**PROPOSED SCOPE OF SERVICES FOR
TOWN OF LAKE PARK
STORMWATER & WATER QUALITY IMPROVEMENT
MULTI-PROJECT DEVELOPMENT AND GRANT SOURCING**

PART 1.0 BACKGROUND

The three following projects have been identified for further project development, based on the Town of Lake Park Stormwater Masterplan and pre-existing grant funding opportunities from the State of Florida. These projects focus on improving stormwater management at the existing sites in the Town with the aim of:

- Reduction of nuisance flooding,
- Improvements to the ingress and egress from the existing sites,
- Enhancement of Accessibility and Public Safety per the American Disabilities Act and existing Town Regulations and Standards,
- Provide Recreational Enhancements for Residents,
- Apply a sustainable stormwater management & water quality improvement approach to maximize grant funding eligibility through the State of Florida, for between 75% to 100% reimbursement.

Site Location A – Lake Park Elementary Roadway Drainage Improvements

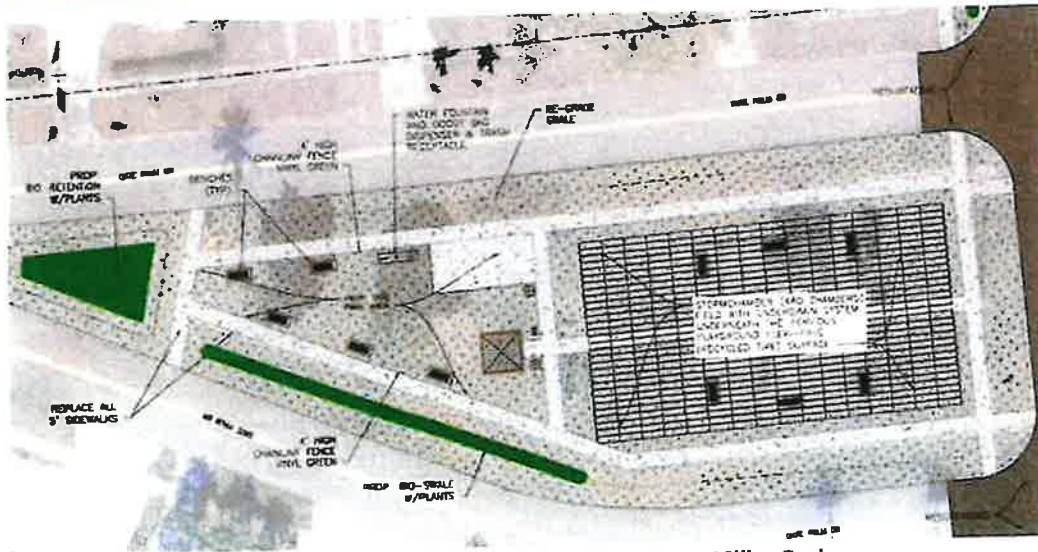




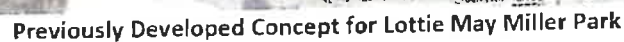
The Right of Ways surrounding Lake Park Elementary lack existing drainage infrastructure which has been reported to cause nuisance flooding issues on the north, south and east sides of the school. Visual inspection of these areas indicates a lack of existing drainage inlets and indications of prior flooding. The roadway pavement on the south side of the school on Date Palm Dr near the school's drop-off lane indicates signs of wear from prolonged exposure to ponding runoff. Furthermore, the topography of the school site is on a downslope from 2nd Street, with the school area being on the low end of the downslope which further exacerbates the existing lack of inlets along Evergreen Dr, Date Palm Dr and 3rd Street as surficial runoff from the blocks to the east appear to indicate a flow direction towards the school.

Project Development at Site Location A would include the following:

- Drainage analysis and layout of drainage inlets on Date Palm Dr, Evergreen Dr and 3rd Street, affronting the school parcel, in an effort to eliminate nuisance flooding around the school
- The drainage inlets will collect surficial runoff which would then be piped to a storage facility to be sited under Lottie May Miller Park which is approximately 425 feet from the intersection at Date Palm and 3rd Street.
- Since the installation of a sub-surficial storage facility underneath the grassed area will require excavation and restoration of the park, this then also presents an opportunity for the Town of Lake Park to improve the park with additional enhancements including bio-swailes similar to what was installed at Second Street as well as recreation site amenities, as follows.
- Additional general resurfacing, paving and grading improvements
- ADA enhancements for Proposed Site Features and Walkways
- A Prefabricated Playground with Permeable Recycled Tire Play Surface with Perimeter Fencing
- A fenced dog park with trash receptacles and dual-use water fountains
- Complete replacement of the existing irrigation system



Sub-Surficial Storage Concept for Lottie May Miller Park



Continuous ponding of stormwater can lead to accelerated degradation of older asphalt and can also create access issues if the depth of ponding exceeds two inches or more. It is recommended that a new drainage system consisting of swale and sub-surficial storage be implemented to resolve this issue through improved roadway drainage, increased storage capacity, and exfiltration methods like what was constructed on Second Street south of Park Avenue. Notably however, the Right of Way on Second Street North of Park Avenue does not have the same width of Right of Way as areas to the South of Park Avenue, so the methods for storage may differ in certain areas, based on the width of Right of Way and the width of existing pervious areas on both sides of the roadway. It is likely that a combination of traditional swales, coupled with sub-surficial storage methods, will be required to provide sufficient drainage for Second Street. Currently the swales on Second Street north of Park Avenue are occupied by various forms of native and non-native vegetation which while contributing to aesthetics, occupy space that would normally be used for roadway drainage. However native trees and vegetation can also be useful tools in managing stormwater when deployed effectively.



Second Street R/W North of Park Avenue – Isolated Exfiltration Boxes



Second Street R/W North of Park Avenue – Large Trees in Swales

Project Development at Site Location B would include the following:

- Drainage analysis and layout of drainage inlets at all intersections along Second Street
- The drainage inlets will collect surficial runoff which would then be piped to sub-surficial storage systems sited underneath the roadway and at Blakeley Park
- Since the installation of a sub-surficial storage facility underneath the grassed area at Blakeley Park will require excavation and restoration of the park, this then also presents an opportunity for the Town of Lake Park to improve the park with additional enhancements including bio-swales like what was installed at Second Street as well as recreation site amenities, as follows.
- Additional general resurfacing, paving and grading improvements
- ADA enhancements for Proposed Site Features and Walkways
- A new Park Concept to be developed in concert with the PWD and other Town Departments
- Complete replacement of the existing irrigation system

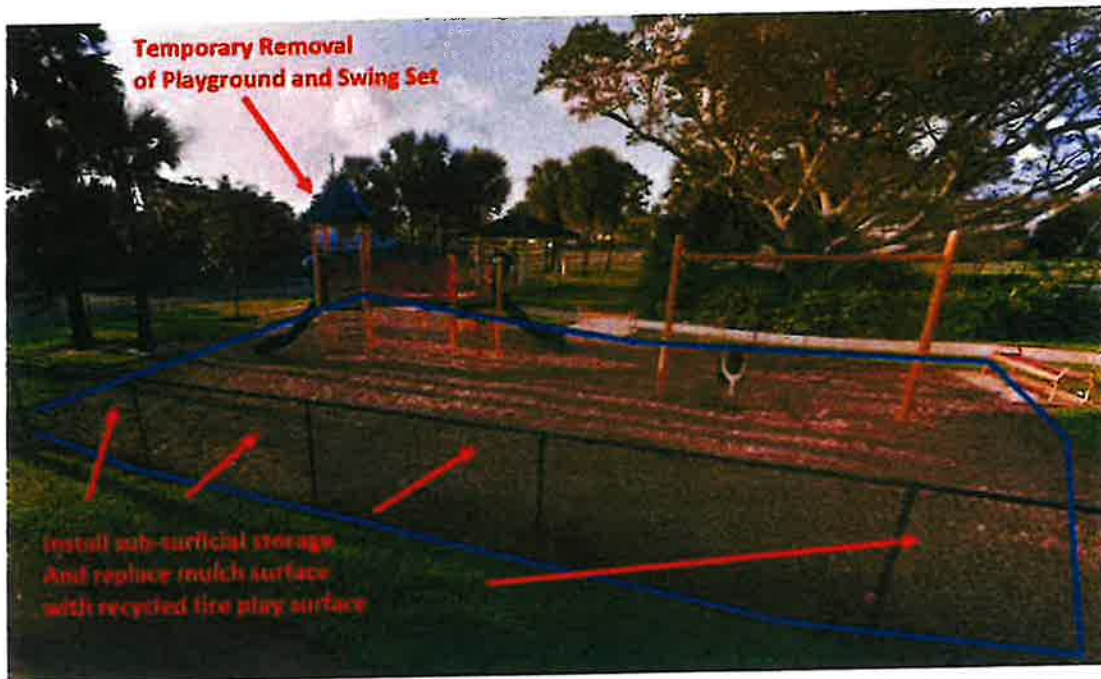


Second Street R/W North of Park Avenue – Sub-Surficial Storage Site at Blakeley Park

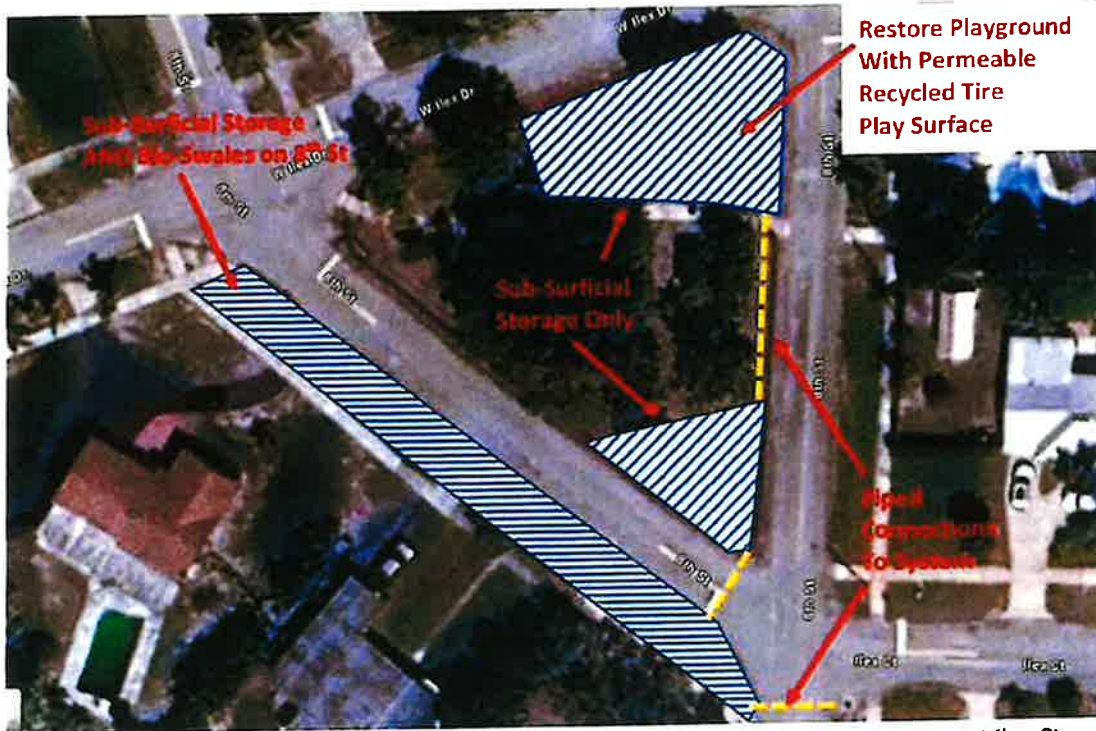


Site Location C – Ilex Ct GI and Stormwater Improvements

Based on information provided in the Stormwater Masterplan, and prior discussions with Town staff, the existing drainage on Ilex Ct was previously identified as a candidate site for drainage improvements. The stormwater masterplan identified this location based on hydraulic modeling which indicated surcharging due to existing pipe capacity constraints. The drainage issue has also been observable during severe wet weather. The objective of the project at Ilex Ct would be to provide additional storage capacity to relieve pressure on the existing pipe system while also making some site and roadway improvements that would be necessitated by the installation of sub-surficial storage.



Existing Playground Site at Ilex Park



Conceptual Alternative for Hybrid Sub-Surficial Storage and Bio-Swale Improvements at Ilex Ct





Project Development at Site Location C would include the following:

- Development and layout of potential bio-swale sites, restore all driveway aprons where needed
- General resurfacing, paving and grading improvements on Ilex Ct, 8th St and W Ilex Dr
- ADA enhancements for Proposed Site Features and Walkways
- Planting concept for bioswales to be sited on west side of 8th Street ROW
- Install Permeable Recycled Tire Play Surface above Sub-Surficial chamber field, then Re-Install Existing Playground Structure and Swing set
- New Piped Connections to Stormwater Sewers on Ilex Ct to provide pressure relief



PART 2.0 PROJECT DEVELOPMENT & FUNDING APPROACH

Project 1: "Second Street Neighborhood Stormwater & Water Quality Improvements Project"

Given that the Town of Lake Park has already made improvements to Second Street during the previous "Second Street Green Infrastructure Project", which was completed in early 2024, and which was fully funded by FDEP, and given that two of the projects proposed for development in site locations A and B are directly connected to or are in fact located on Second Street, there would be some efficiency in pursuing project funding for a project that would encompass all remaining portions of Second Street that have not yet been improved.

A combined project would include not only the section of Second Street North of Park Avenue, but also the remaining portion of Second Street South of Cypress Dr south of the limits of the previous project. In this sense, the combination of Site Locations A and B into one comprehensive project will allow for the Town to develop one grant application for design funding (and later construction) to be prepared for an improvement project which might be titled as the "Second Street Neighborhood Stormwater & Water Quality Improvements Project". This project would in effect complete all remaining runs of Second Street improving drainage, providing asphalt and sidewalk improvements, and making substantial improvements to two of the Town's historic pocket parks.

This approach provides value to the Town, because it will focus the existing funding and future funding on one design and construction effort for all of Second Street and would also represent a meaningful investment by the Town, but also the state, who is already familiar with the success of the previous Second Street project and would likely be willing to fund the project in light of a similar project approach with an even greater impact.

Project 2: "Ilex Court Stormwater and Water Quality Improvements Projects"

As it relates to site location C, this Ilex Court site location project development is focused on improving a site which was previously identified in the stormwater masterplan as a known location for nuisance or moderate flooding to in extreme cases, severe flooding. Given the issues at hand which are detailed at length in the stormwater masterplan, it is recommended that this project be approached on an individual basis, via its own grant application for design (and later construction) funding.

Further Funding Needs for Detailed Design and Construction to be Acquired

Following completion of the preliminary design phase scope of services, and successful award of grant funding for detailed design, WRMA / Coteleur & Hearing, shall prepare an additional scope of services for detailed design and grant application preparation for construction funding, which would include the preparation of 90% and 100% plans, cost estimates, and grant applications. The grant applications to secure funds for the detailed design may require up to a 50% match from the town. For the construction phase, the Town would seek 100% construction funding with no matching funds (if possible).



Total funding required for the design and construction of *Projects 1 and 2* is roughly estimated to be \$3.63 Million, including \$434,000 for design and \$3,200,000 for construction. See breakdown:

Total Funding Requirements for Project 1	2ND STREET NEIGHBORHOOD improvements (SCHOOL / Lott's May Park / 2ND St. N.)
Total Project 1 Design Funding Required:	\$350,000 (Grant Application 1)
50% Matching Fund Contribution from Town:	\$175,000 (50% of \$350,000)
Initial Seed Funding for Preliminary Design for Project 1:	\$100,000 (counts as matching funds)
Remaining Matching Funds Contribution for Project 1:	\$75,000 (contributed by Town later)
Total Project 1 Construction Funding Required:	\$2,400,000 (no matching funds)

Total Funding Requirements for Project 2	ILEX COURT improvements
Total Project 2 Design Funding Required:	\$84,000 (Grant Application 2)
50% Matching Fund Contribution from Town:	\$42,000 (50% of \$84,000)
Initial Seed Funding for Preliminary Design for Project 2:	\$34,000 (counts as matching funds)
Remaining Matching Funds to be Contributed for Project 2:	\$8,000 (contributed by Town later)
Total Project 2 Construction Funding Required:	\$800,000 (no matching funds)

PART 3.0 SCOPE OF SERVICES

TASK 1.0 CONCEPTUAL GREEN INFRASTRUCTURE BMP PROJECT DEVELOPMENT SERVICES

1.1 Meet with Town Staff Onsite at All Three Sites

At project initiation, WRMA will attend onsite meetings at all three sites to discuss conceptual ideas for the project development and alternative options for site features and proposed improvements.

1.2 Meetings and Outreach Meeting Attendance

WRMA will attend meetings and coordinate with the Town Public Works and Planning Department on the conceptual designs until the conceptual layouts are complete and the grant packages are ready for transmittal. WRMA shall also attend any up to 4 outreach meetings with Town staff if required.

1.3 Develop Stormwater and Water Quality Conceptual Designs for All Three Sites

WRMA will prepare project plan sheets to a 60% level for each of the three proposed sites as described herein for the purpose of developing cost of construction takeoffs and to provide the basis for conceptual site exhibits to support the grant applications. This task shall include preliminary hydraulic modeling to provide calculations for the drainage improvements to provide data for future SFMWD permitting.



1.4 Develop Park Improvement and Conceptual Planting Plans with Visual 3D Rendering Exhibits in Plan/Section

WRMA shall work with Cotleur and Hearing, Professional Landscape Architects and Planners to develop conceptual site plans of the proposed bio-swales, site amenity improvements, and proposed irrigation plans based on the proposed BMP's and planting plans. Furthermore, Cotleur and Hearing shall prepare 3D photo-realistic renderings of the site improvements in both plan and cross section of the proposed bio-swales for each of the three project sites to support the grant applications and communicate the projects to the Commission, Town Management, State Agencies and all public stakeholders.

1.5 Prepare Grant Applications for Design Funding & Documentation for All Three Sites

WRMA shall prepare grant applications (min. of 2) for the two proposed projects 1 and 2, which shall be supported with the 60% plans, cost estimates for construction, and 3D photo-realistic conceptual renderings (as provided by Subtask 1.4). The grant applications shall be prepared for the purpose of securing funding for the detailed design phase, and then later, construction funding.

Task 1 Deliverables

- Regular Email Coordination, Virtual Meetings, In Person Meetings, Public Meetings
- Monthly Progress Reports
- 60% Plans for all three sites
- Conceptual Renderings for each of the three sites
- Grant Applications to Support Project Funding Requirements (min 2)

END OF SCOPE OF SERVICES

FEES

The Not-to-Exceed fee for this project is **\$134,012.40**

This fee includes all time and materials, and lump sum subconsultant fees as follows:

Direct Labor	\$89,382.40
Cotleur & Hearing, Landscape Architecture	\$44,630.00 (no markup)
Total Fee	\$134,012.40

Note that monthly progress billings are not tied to deliverables. Some tasks will require multiple billing periods prior to provision of 100% complete deliverables. Progress billings will be allowed prior to submission of completed deliverables.

A task-by-task breakdown of fees is provided for services.

WATER RESOURCES MANAGEMENT ASSOCIATES, INC.

TOWN OF LAKE PARK

WATER QUALITY MULTI-PROJECT DEVELOPMENT AND GRANT SOURCING

BREAKDOWN OF RATES AND MANHOURS

FEBRUARY 2023

TASK ITEM AND DESCRIPTION									
		Senior Project Manager	Professional Engineer	Total Hours (hrs)	Subconsultant Lump Sum (Colleur & Hearing no markup)	Direct Labor Hourly MTE	Sub-Task Total	Task Total	
		\$	\$						
1.0	CONCEPTUAL STORMWATER & WATER QUALITY PROJECT DEVELOPMENT SERVICES							\$ 134,012.40	
1.1	Initial Meeting with Town Staff Onsite At All Three Sites	4	4	8	\$ -	\$ 1,310.72	\$ 1,310.72		
1.2	Meetings and Public/Outreach Meeting Attendance (4 in Person Meetings)	12	12	24	\$ -	\$ 3,932.16	\$ 3,932.16		
1.3	Develop Stormwater and Water Quality Conceptual Designs for All Three Sites	24	424	448	\$ -	\$ 72,376.32	\$ 72,376.32		
1.4	Develop Park Improvement and Conceptual Planning Plans with 3D Visual Exhibits	1	2	3	\$ 44,630.00	\$ 488.96	\$ 45,118.96		
1.5	Prepare Grant Applications for Design Funding & Documentation for All Three Sites	60	8	68	\$ -	\$ 11,274.24	\$ 11,274.24		
	Subtotal Lump Sum				\$ 44,630.00				
	Subtotal Hourly Not to Exceed					\$ 89,382.40			
	GRAND TOTAL FEE NOT TO EXCEED							\$ 134,012.40	

Professional Engineering Services Proposal for Stormwater Multi-Project Development and Grant Sourcing Work for \$134,012.40.

ATTEST:

By: Vivian Mendez

Vivian Mendez, Town Clerk

Date: July 16, 2025

TOWN OF LAKE PARK

By: Roger Michaud

Roger Michaud, Mayor

Date: July 16, 2025

WATER RESOURCES MANAGEMENT ASSOICATES, INC.

250 Tequesta Drive

Suite #302

Tequesta, Florida 33469

By: Raul Mercado

Raul Mercado, WRMA

Its: President

Title

Raul M. Mercado, P.E.

Written Name

Date: 6/30/2025

TOWN OF LAKE PARK

BUDGET ADJUSTMENT

DEPARTMENT: Public Works / Stormwater

Adjustment No.: _____

DATE: July 25, 2025

ACCOUNT DESCRIPTION	ACCOUNT NUMBER	FROM	TO
Contractual Services	402-538-402-34000	\$75,000.00	
Professional Services	402-538-402-31000		\$75,000.00

TOTAL \$75,000.00 \$75,000.00

Explanation: Funding to be transferred from Contractual Services to Professional Services to cover the design and engineering for LP Elementary Roadway Drainage Improvements, Second Street from Park Avenue to Kalmia Drive, and Ilex Court Green Infrastructure by WRMA for a cost of \$134,012.40.

APPROVALS:

Department Head: _____

Finance Director: _____

Town Manager: _____

Commission: Resolution No. 38-07-25 approved.

Date: 7/25/25

Date: _____

Date: _____

Date: July 16, 2025



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025

Originating Department: Finance Department

Agenda Title: Deposit On-Site (DOS) Services – PNC Bank

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$764.95 **Funding Source:** Operating Supplies

Account Number: 001-513-150-52000 **Finance Signature:** Barbara A. Gould

Advertised:

Date: _____ **Newspaper:** _____

Attachments: PNC Check Scanner Ordering Process
Letter to be signed by Mayor for PNC Bank

Please initial one:

 Yes I have notified everyone

 Not applicable in this case

Summary Explanation/Background:

The Finance Department has identified a need to utilize electronic services [Deposit On-Site (DOS)] through PNC Bank to improve the efficiency and productivity of Town staff when making deposits and to reduce Town costs.

At this time, the Town utilizes an armored car service to transport check deposits to our bank multiple times per week. Since September 2023, the Town has expended more than \$19,560 utilizing this service. Further, the monthly cost has risen from \$730 to \$926 (an increase of 27%). Thus, to save time and money as well as to promote efficiency/productivity, the Finance Department is recommending that the Commission authorize the use of an electronic deposit system offered by PNC Bank.

If approved, the Town would be provided with an efficient means to streamline deposit preparation and eliminate multiple trips to the bank. Additionally, the Town will be able to capture images of the consumer

and business checks and transmit the check images to the bank for processing; thus, reducing administrative time and expense (including lower banking fees).

Note: If approved, the Town would be required to purchase a multi-feed check scanner service supported by PNC Bank for all check deposits. The estimated one-time cost to purchase the requisite scanner is \$764.95.

To participate in the program, PNC Bank requires authorization by the Town Commission to add this service to our current bank account.

The proposed utilization of the PNC Bank Deposit On-Site (DOS) program was reviewed by the Finance Director and the Town Attorney.

Recommended Motion:

I move to approve the use of the Deposit On-Site (DOS) service provided by PNC Bank; and authorize the Mayor to execute a letter to PNC Bank authorizing the Town to utilize this electronic deposit service.

DEPOSIT ON-SITE® (DOS)

Streamline deposits with mobile and desktop capabilities

You need an efficient way to accelerate the deposit of consumer and business check payments and to reduce the administrative time and expense associated with deposit preparation and bank-related fees.

PNC DELIVERS

PNC's Deposit On-Site® services provide an efficient means to help you streamline deposit preparation and eliminate multiple trips to the bank, whether you are at your desk or on the go.

You can easily capture images of the consumer and business checks you receive and then transmit the check images to PNC for processing, helping you to reduce administrative time and expense. And, since fewer depository accounts are required in multiple locations, banking fees can also be reduced.

HOW IT WORKS

DOS service is accessed with PINACLE®, PNC's top-rated online corporate and mobile banking portal, and offers your business an easy-to-use deposit process. You can make deposits from your office using a bank-certified check scanner, or use a supported mobile device to make deposits using the Deposit On-Site Mobile® app.

Your business can use Deposit On-Site Mobile as your sole deposit channel, or it can be used in addition to your Deposit On-Site web-based desktop scanner service.

Checks can be submitted for deposit to PNC several times a day or at the end of your business day, as long as you meet the established PNC 10 p.m. ET extended deposit deadline.¹

ABOUT DEPOSIT ON-SITE MOBILE

PNC developed the DOS Mobile app specifically to serve the needs of corporations because companies today are on the move like never before. It has the same security features you've come to expect with your desktop application.

BENEFITS

- Manage your deposits and streamline your operations and workflows.
- Easily access account transaction history and various transaction reports and initiate transaction inquiry searches. All reports and transaction histories are stored in the Deposit On-Site archive.²



Access your mobile phone's app store to download PNC's Deposit On-Site app at no charge.



Authenticate and connect to the DOS service.



Create a new deposit by taking a picture of the check.



Deposit details can then be viewed from a mobile device.

NOTE: Mobile users can deposit more than one check per deposit and set up additional data entry fields at the deposit or check level. This enables a user to submit additional information about deposits and check payments. The DOS Mobile service does not store your security credentials or data.

- Transaction reports are available at the channel (mobile or web), and at the operator, deposit location or company level.
- Export your payment details, including any custom data captured from Deposit On-Site, for upload to your systems.

The security features intrinsic to Deposit On-Site and Deposit On-Site Mobile help to:

- Prevent checks from being transmitted twice
- Safeguard against unbalanced deposit submission
- Provide multifactor security access controls
- Enable your administrators to manage operator entitlements and roles

ADDITIONAL FEATURES

Deposit On-Site — Remittance

With Deposit On-Site's remittance feature, you can also scan and capture data from the remittance coupon that is included with consumer and business check payments. During the scanning process, data is captured from the remittance coupon's OCR scan line, and the related check payment can be exported to update your systems.

Deposit On-Site — Image Export

Deposit On-Site's image export feature can provide a daily data transmission file, including a CSV format and an Excel file, that includes all of your deposit information and item images for easy research and storage.

Deposit On-Site — Foreign Exchange

Eligible clients can make cross-currency deposits of Canadian or U.S. checks via a scanner. When a check requires a currency conversion for deposit based on the currency of the deposit account, Deposit On-Site will present a currency exchange rate prior to submission of the deposit. Once the client accepts the rate, the funds will be converted and credited to the account. Please note: This feature is only available for deposits made via a scanner.

READY TO HELP



At PNC, we combine a wider range of financial resources with a deeper understanding of your business to help you achieve your goals. To learn more about how we can bring ideas, insight and solutions to you, please contact your Treasury Management Officer or visit pnc.com/treasury.

¹ Funds may not be available for immediate withdrawal. Please see the applicable funds availability policy for your account to determine when your funds may be made available.

² Images are available for 35 days within the Deposit On-Site application, and reports and data are available for 65 days. After 65 days, the data is available within PINACLE Image On-Demand for seven years.

PNC, PNC Bank, PINACLE, Deposit On-Site and Deposit On-Site Mobile are registered marks of The PNC Financial Services Group, Inc. ("PNC").

Bank deposit, treasury management and lending products and services, foreign exchange and derivative products (including commodity derivatives), bond accounting and safekeeping services, escrow services, and investment and wealth management and fiduciary services are provided by PNC Bank, National Association ("PNC Bank"), a wholly owned subsidiary of PNC and **Member FDIC**.

In Canada, PNC Bank Canada Branch, the Canadian branch of PNC Bank, National Association, provides bank deposit, treasury management, lending (including asset-based lending) and leasing products and services. Deposits with PNC Bank Canada Branch are not insured by the Canada Deposit Insurance Corporation or by the United States Federal Deposit Insurance Corporation.

A supported mobile device is needed to use Deposit On-Site Mobile. Also, your wireless carrier may charge you for data usage. Check with your wireless carrier for details regarding your specific wireless plan and any data usage or text messaging changes that may apply.

Lending, leasing and equity products and services, as well as certain other banking products and services, require credit approval.

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CIB TM PDF 0923-038-2328201



Office of the Mayor
Roger Michaud

August 20, 2025

Carol Taylor
Assistant Vice President, Relationship Service Advisor
PNC Public Finance Treasury Management
One Financial Parkway
Kalamazoo, MI 49009

Dear Ms. Taylor:

This letter is authorization for Barbara Gould, Finance Director for the Town of Lake Park to move forward with adding the Deposit on Site service to the Town of Lake Park Revenue bank account xx-xxxx-4645.

Respectfully,

Roger Michaud, Mayor
Town of Lake Park

535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3300
Fax: (561) 881-3314

www.lakeparkflorida.gov



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025
Originating Department: Public Works
Agenda Title: Emergency Equipment Purchase - Replacement Grabber Beam & Grabber Fingers – Side-Loader Refuse Truck (Unit 58) – Sunbelt Waste Equipment - \$15,442.74

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$15,442.74 **Funding Source:** Repairs & Maintenance
Account Number: 404-534-404-46000 **Finance Signature:** Barbara A. Gould

Advertised: _____
Date: _____ **Newspaper:** _____

Attachments: Vendor Quote from Sunbelt Waste Equipment, LLC

Please initial one:
 _____ Yes, I have notified everyone.
 _____ Not applicable in this case

Summary Explanation/Background:

The Public Works Department requires the immediate and emergency purchase of a new grabber beam and grabber fingers for the Town's side-loader refuse truck (Unit #58) to ensure continued collection of sanitation waste throughout the Town.

As a result, the Public Works Department has requested the Town Manager to authorize an emergency purchase by the Town's Purchasing Code, Sec. 2-249. Alternative Source Selection:

2. Emergency Purchase: The Purchasing Agent may authorize an emergency purchase when a declaration of emergency has been issued or there is a threat of other substantial or potential loss to the Town that requires urgent action.

Note: The proposed emergency purchase will ensure the continued and immediate collection of residential sanitation services and related operations.

To resolve this issue as quickly as possible, the Public Works Department has identified a potential vendor, Sunbelt Waste Equipment, LLC, to provide the needed replacement equipment for \$15,442.74.

The emergency purchase proposal, for \$15,442.74, includes:

- One (1) grabber beam and grabber fingers for side-loader refuse truck (Unit 58)

Funding to support this emergency purchase/rental is available with the FY 2026 Budget – Sanitation Fund (Account #404-534-404-46000 - \$22,414).

Although this purchase is being requested to be approved as an Emergency Purchase under the Town's Purchasing Code, staff will continue to ensure that the proposed purchase will meet all requirements (as available) as provided within Sec. 2-246. Thresholds for the procurement of goods and services.

1. For goods and services with a value greater \$10,000, but less than \$35,000 (including posting on the Town's website, etc.).

The proposed Emergency Purchase has been prepared by the vendor and reviewed by the Public Works Director, the Finance Director, and the Town Attorney.

The Town has previously worked with the proposed vendor, and they have provided a quality product and good customer service.

Further, if approved, the proposed replacement equipment is expected to be available within 6–8 weeks (due to backordering issues).

Recommendation:

I move to approve the Emergency Purchase and authorize the Town Manager to execute an emergency purchase agreement with Sunbelt Waste Equipment, LLC, to provide a replacement grabber beam and grabber fingers for the Town's side-loader refuse truck for \$15,442.74 under the Town's Purchasing Code, Sec. 2-249, Alternative Source Selection – Emergency Purchase.



Sunbelt Waste Equipment, LLC
2201 NW 22nd Street, Pompano Beach, FL 33069
Phone: 561-274-8505
www.sunbeltwaste.com

Bill To: Town of Lake Park
650 Old Dixie Highway,
Lake Park, FL 33403

Ship To: Town of Lake Park
650 Old Dixie Highway,
Lake Park, FL 33403

Quote Department: Service

Unit Number: 58

Body S/N: Heil: 7E7306816

Make/Model: Mack/LR

VIN: 1M2LR2GC5KM002204

Complaint: Grabber Beam Worn

Quote Amount:

\$10,424.74 – Parts (Dump Arm Assy: \$7,468.58 ; Single-Finger: \$1,319.08 ; Double-Finger: \$1,637.08)

\$4,768.00– Labor (32hrs @ \$149/hr ; 2 Techs 2 Days)

\$250.00– Total Miscellaneous (Shop Supplies: \$250.00)

\$0.00 – Total Core

Quote total = \$15,442.74

Payment Method – Charge

Explanation:

This Quote is to Remove & Replace the worn Grabber Beam & replace it with new. If approved, we will order in the new Grabber Beam and Grabber Fingers; the Grabber Beam currently has a Lead-Time of 6 – 8 Weeks. Once the Parts and Truck are onsite, we will remove the worn Grabber Beam & Grabber Fingers, Prep & Install the New Beam & Fingers, then Test The Truck for Proper Operations before releasing back to the customer.

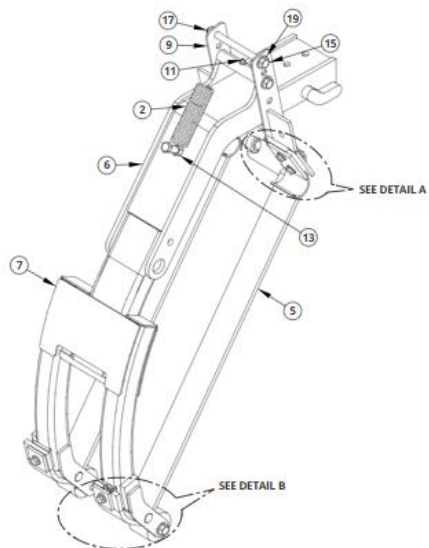
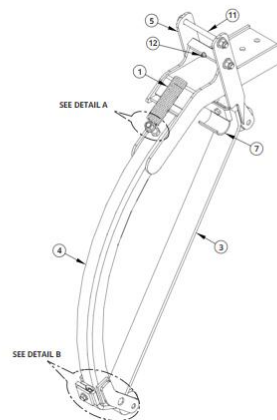
Note: Grabber Beam & Double-Finger Currently **Backordered**.

Disclaimer: This Quote is subject to change; if any further damage is found and repairs need to be made, we will reach out for approval before proceeding with the repairs.



372-5411

DUMP ARM ASSY FIELD KIT PY...





August 22, 2018

Subject: Heil Environmental Authorized Dealer Representation

To Whom It May Concern:

Please be advised that Sunbelt Waste Equipment is an authorized dealer for Heil Environmental. Sunbelt Waste's geographical Area of Responsibility ("AOR") includes the following counties in the state of Florida:

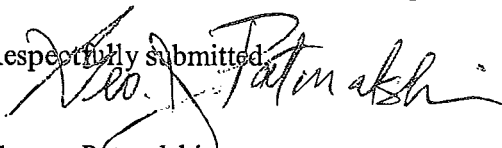
Brevard, Indian River, Okeechobee, St. Lucie, Martin, Glades, Charlotte, Lee, Hendley
Palm Beach, Collier, Broward, Miami-Dade, and Monroe.

Accordingly, Sunbelt Waste is responsible for both sales and support (including but not limited to factory-authorized warranty work and sale of Heil service parts) for all Heil products in the counties of Florida as listed in the paragraph above.

There are no other Heil authorized dealers in the counties listed above in Florida for Original Equipment Manufacturer ("OEM") service parts for our Products.

Sunbelt Waste refurbishes Heil equipments using only ("OEM") parts.

Respectfully submitted,

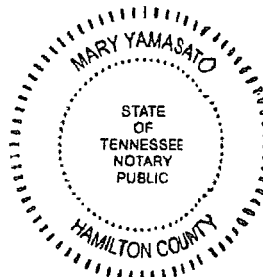

George Paturalski
Senior Director, Risk Management

On August 22, 2018, the signatory above, George Paturalski did appear before me and affirm the veracity of the information supplied herein.


NOTARY PUBLIC

My Commission Expires
April 24, 2022

Commission Expiration Date



Affix Seal Above



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025
Originating Department: Public Works
Agenda Title: Resolution 49-08-25 - Replacement Front End Loader Dumpsters - Iron Container, LLC - \$25,150
Agenda Category (i.e., Consent, New Business, etc.): Consent
Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$25,150.00 **Funding Source:** Sanitation
Account Number: 404-52400 **Finance Signature:** Barbara A. Gould

Advertised:
Date: N/A **Newspaper:** _____

Attachments: Agenda Request Form
Iron Container, LLC - Quote #QUO009730

Please initial one:
 _____ Yes I have notified everyone
 DB _____ Not applicable in this case

Summary Explanation/Background:

The Public Works Department has identified a need to replace existing commercial sanitation front-end loader dumpsters in various sizes to replace existing units that are beyond refurbishment due to excessive rust and to ensure the Town's continued commercial sanitation collection services.

As a result, the Town issued a Request for Quotation (RFQ) for Slant Front Load and Accessory Purchase (RFQ #118-2025 – July 24, 2025) in accordance with the Town's Procurement Policy. The intent of this RFQ was to purchase replacement commercial sanitation front-end loader dumpsters in various sizes.

The proposed purchase would follow the Town of Lake Park's Procurement Policy - Sec. 2-246. Thresholds for the procurement of goods and services.

1. For goods and services with a value greater than \$10,000, but less than \$35,000, the town manager

or designee shall electronically post on the town's website a description of the goods and services being sought for at least seven (7) consecutive business days. The posted information shall include the scope of work, specifications for goods and the response forms to be used by Offerors in response to the request for quotation (RFQ).

Note: Various documents related to this RFQ process are either attached and/or available for review by contacting the Town Clerk's Office, including, but not limited to, Notice to Negotiate, final scoring matrix, RFQ 118-2025 and published addendums and the RFQ Advertisement, as required.

To ensure the lowest possible price, staff is recommending that the Town enter into an agreement with Iron Container, LLC, in the amount of \$25,150. If approved, the Town Commission would accept Iron Container, LLC's approved pricing, including all terms, conditions and pricing therein. The Town will not expend more than the amount within the approved budget as it may be adopted/amended each year for these goods and services over the term of this contract.

Funding to support this project is available within the FY 2025 Budget – Sanitation Fund (\$58,639.43). This funding is generally provided by the Town's sanitation fund non-ad valorem assessment revenues.

If approved, the new replacement dumpsters are expected to be received within the next few months (Summer/Fall 2025).

The proposed Agreement was prepared by the Town's Public Works Director and reviewed by the proposed vendor, Iron Container, LLC., the Sanitation Commercial Foreman, the Finance Director and the Town Attorney.

The Town has previously worked with the proposed vendor and they have provided a quality product and good customer service.

Recommended Motion:

I move to authorize the Resolution 49-08-25 for the Replacement of Front End Loader Dumpsters with Iron Container, LLC, in the amount \$25,150; and the authorize the Mayor to execute the proposed Agreement with Iron Container, LLC.

RESOLUTION 49-08-25

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT WITH IRON CONTAINER, LLC FOR THE PURCHASE OF REPLACEMENT FRONT END LOADER DUMPSTERS; AUTHORIZING FUNDING FROM THE SANITATION FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida (“Town”) is a municipal corporation of the State of Florida with such powers as have been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town is empowered to enter into contracts for goods and services necessary to ensure continuity of municipal operations; and

WHEREAS, the Public Works Department has identified a need to replace existing commercial sanitation front-end loader dumpsters that are beyond refurbishment due to excessive rust, in order to maintain the Town’s commercial sanitation collection services; and

WHEREAS, the Town issued RFQ 118-2025 seeking quotes for the purchase of replacement front end loader dumpsters in various sizes, and Iron Container, LLC submitted the lowest responsive and responsible quote in the amount of \$25,150.00; and

WHEREAS, funding for this purchase is available in the FY 2025 Sanitation Fund; and

WHEREAS, the Town Commission deems it in the best interest of the Town to proceed with the purchase in order to maintain service reliability and operational efficiency.

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

Section 1. The foregoing recitals are incorporated herein.

Section 2. The Mayor is hereby authorized and directed to execute an Agreement with Iron Container, LLC, attached hereto as Exhibit “A,” for the purchase of replacement front end loader dumpsters in the amount of \$25,150.00.

Section 3. Funding for this purchase shall be provided from the FY 2025 Sanitation Fund.

Section 4. This Resolution shall take effect immediately upon adoption.

AGREEMENT FOR PURCHASE OF REPLACEMENT FRONT END LOADER DUMPSTERS

This Agreement is made and entered into this ____ day of August, 2025, by and between the Town of Lake Park, a municipal corporation of the State of Florida ("Town"), and Iron Container, LLC, a Florida registered vendor of commercial waste containers ("Contractor").

WHEREAS, the Town requires the purchase of replacement commercial sanitation front end loader dumpsters to replace existing units that are beyond refurbishment due to excessive rust; and

WHEREAS, the Contractor has the necessary qualifications, equipment, and product inventory to provide the required dumpsters; and

WHEREAS, the Town has selected the Contractor under RFQ 118-2025 as the lowest responsive and responsible bidder;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Scope of Purchase** – Contractor shall provide replacement commercial sanitation front end loader dumpsters in various sizes in accordance with the specifications outlined in RFQ 118-2025 and Contractor's proposal dated July 24, 2025, both of which are incorporated herein by reference.
2. **Delivery Schedule** – The new replacement dumpsters are expected to be delivered within the next few months (Summer/Fall 2025), unless otherwise approved in writing by the Town.
3. **Compensation** – The Town shall pay the Contractor a lump sum of \$25,150.00, inclusive of all delivery, materials, and associated costs.
4. **Warranty** – Contractor shall provide the standard manufacturer's warranty on all purchased units, commencing upon delivery and acceptance by the Town.

5. **Licenses and Insurance** – Contractor shall maintain all required licenses and insurance, including general liability and workers' compensation, during the term of this Agreement.
6. **Compliance with Laws** – Contractor shall perform all services in accordance with applicable federal, state, and local laws.
7. **Termination** – The Town may terminate this Agreement for cause or convenience upon written notice.
8. **Public Records** – Contractor shall comply with Chapter 119, Florida Statutes, relating to public records.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

TOWN OF LAKE PARK

By: _____

Name: _____

Title: _____

Date: _____

IRON CONTAINER, LLC

By: _____

Name: _____

Title: _____

Date: _____



Iron Container, LLC
8505 NW 74th St
Miami, FL 33166-2327
USA

Sales Quote

#QUO009730

07/29/25

Page 1 / 2

Bill-To

Town Of Lake Park
640 Old Dixie Highway
Lake Park, FL 33403
USA

Ship-To

Town Of Lake Park
Dwayne
640 Old Dixie Highway
Lake Park, FL 33403
USA

Customer C001172
PO #
Quote Valid to Date 08/13/25
Sales Rep Krista Agamie
Email kagamie@ironcontainer.com

Document Date 07/29/25
Ship Via
Payment Terms Pay In Advance

Notes

No.	Description	Quantity	Unit Price	Net Price	Amount
FEL-4Y-SL-FL	FEL-S4YD Slant 4 Cubic Yard Front End Loader Slant Top -10 Gauge Bottom - 12 Gauge sides -Painted Includes: Lid Rods & Black Lids - Caster Pads - Drain Plug * Can Color: Dark Gree	10	675.00	675.00	6,750.00
FEL-6Y-SL-FL	FEL-S6YD Slant 6 Cubic Yard Front End Loader Slant Top -10 GA Bottom - 12 GA sides -Painted - Includes: Lid Rods and Black Lids - Drain Plug * Can Color: White	4	870.00	870.00	3,480.00
FEL-8Y-SL-FL	FEL-S8YD Slant 8 Cubic Yard Front End Loader Slant Top - -10 Gauge Bottom - 12 Gauge sides -Painted - Includes: Lid Rods and Black Lids - Drain Plug * Can Color: Dark Green	8	935.00	935.00	7,480.00
				Continued	17,710.00

Signature: _____

Sales Taxes are an estimate only. Actual charges will be calculated at the time of shipping. All orders paid for with credit card are subject to 1% - 4% surcharge fee based upon which credit card network is used. In the event of a dispute between the parties regarding the terms, payment or enforcement of this contract/invoice, the prevailing party in any such action shall recover its reasonable attorney's fees and costs from the non-prevailing party, which shall include the right to seek attorney's fees for collecting attorney's fees. Invoices may accrue interest at 1% per month over the agreed payment terms.

Phone: (305) 726-2150 Site: www.ironcontainer.com



Iron Container, LLC
8505 NW 74th St
Miami, FL 33166-2327
USA

Sales Quote

#QUO009730

07/29/25

Page 2 / 2

Bill-To

Town Of Lake Park
640 Old Dixie Highway
Lake Park, FL 33403
USA

Ship-To

Town Of Lake Park
Dwayne
640 Old Dixie Highway
Lake Park, FL 33403
USA

Customer C001172
PO #
Quote Valid to Date 08/13/25
Sales Rep Krista Agamie
Email kagamie@ironcontainer.com

Document Date 07/29/25
Ship Via
Payment Terms Pay In Advance

Notes

No.	Description	Quantity	Unit Price Excl. Tax	Net Price Amount (USD)	
				<i>Continued</i>	17,710.00
FEL-8Y-SL-FL	FEL-S8YD Slant 8 Cubic Yard Front End Loader Slant Top - -10 Gauge Bottom - 12 Gauge sides -Painted - Includes: Lid Rods and Black Lids - Drain Plug * Can Color: White	6	935.00	935.00	5,610.00
FELPT-0017	Caster Swivel 6"	32	15.00	15.00	480.00
	Freight - Southeast Florida	3	450.00	450.00	1,350.00
Subtotal					25,150.00
Sales Tax Amount					0.00
Total (USD)					25,150.00

Signature: _____

Sales Taxes are an estimate only. Actual charges will be calculated at the time of shipping. All orders paid for with credit card are subject to 1% - 4% surcharge fee based upon which credit card network is used. In the event of a dispute between the parties regarding the terms, payment or enforcement of this contract/invoice, the prevailing party in any such action shall recover its reasonable attorney's fees and costs from the non-prevailing party, which shall include the right to seek attorney's fees for collecting attorney's fees. Invoices may accrue interest at 1% per month over the agreed payment terms.

Phone: (305) 726-2150 Site: www.ironcontainer.com

Request for Quotes (RFQ No. 118-2025)

SLANT FRONT LOAD DUMPSTERS AND ACCESSORIES PURCHASE

I. Introduction

The Town of Lake Park is soliciting quotes from vendors to provide Slant Front Load Dumpsters and accessories. The delivery location for dumpsters is the Public Works Facility, located at 640 Old Dixie Hwy, Lake Park, FL 33403.

II. Project Specifications

The following items are to be quoted:

Product Description	Description	Color Option	Quantity
4 Cubic Yard Standard Duty Slant Front Load Container - Floor: 10 gauge, Walls: 12 gauge , Pockets: Heavy Duty with Three Way Fork Entry Guide, Top Channels: Interlocking, Bottom Runners, Drain Plug, Primed and Painted Any Standard Color	Caster Pads Installed	Dark Green	10
Castors - (4 per dumpster) 6" Phenolic Casters, 2 fixed 2 swivel with Quick Release Caster Pads, Installed	Casters for		32
6 Cubic Yard Standard Duty Slant Front Load Container - Floor: 10 gauge, Walls: 12 gauge , Pockets: Heavy Duty with Three Way Fork Entry Guide, Interlocking Top Channels formed with 10 gauge Bottom Runners, Drain Plug Primed and Painted Any Standard Color		White	4
8 Cubic Yard Standard Duty Slant Front Load Container - Floor: 10 gauge, Walls: 12 gauge , Pockets: Heavy Duty with Three Way Fork Entry Guide, Interlocking Top Channels formed with 10 gauge Bottom Runners, Drain Plug, Primed and Painted Any Standard Color		Dark Green	8
8 Cubic Yard Standard Duty Slant Front Load Container - Floor: 10 gauge, Walls: 12 gauge , Pockets: Heavy Duty with Three Way Fork Entry Guide, Interlocking Top Channels formed with 10 gauge Bottom Runners, Drain Plug, Primed and Painted Any Standard Color		White	6
Include Lid rods, black lids, hardware, and drain plugs.			

III. Submission Requirements

Interested vendors must submit a sealed quote package labeled:

**"Request for Quotes (RFQ No. 118-2025)
SLANT FRONT LOAD DUMPSTERS AND ACCESSORIES PURCHASE"**

Quote Requirements:

1. Provide a cooperative purchase agreement quote only if it meets the requirements of the note below. Otherwise, provide a standard quote for the items.
2. A detailed cost breakdown, including product description, and shipping fees.
3. Anticipated delivery timeline.

Note: **Per Town Ordinance Section 2-249(1)** regarding cooperative purchases, the new Ordinance defines cooperative purchases (or piggybacking) as the purchase of goods and services under a contract with a Florida municipal government agency, political subdivision, or government-related association for the same scope of services may be made providing that the originating entity utilized a competitive process substantially similar to that used by the Town.

Submissions may be delivered:

- **In person or by mail to:**
Town Clerk's Office
 535 Park Avenue, Lake Park, FL 33403
 Attn: RFQ No. 118-2025
- **Or electronically to:** townclerk@lakeparkflorida.gov

IV. Terms and Conditions

The Town of Lake Park reserves the right to:

- Accept or reject any or all submissions, in whole or in part.
- Cancel or modify this RFQ at any stage prior to contract award.
- Negotiate with the selected vendor on pricing or scope of work, if deemed in the best interest of the Town.

V. Submission Deadline

All responses must be received by **10:00 A.M. on Monday, August 4, 2025.**

For further information, please contact:

Laura Weidgans, Deputy Town Clerk

561-881-3311

townclerk@lakeparkflorida.gov

**Laura
Weidgans**

Digitally signed by Laura Weidgans
 DN: cn=Laura Weidgans, o=Town
 of Lake Park, ou=Deputy Town
 Clerk,
 email=lweidgans@lakeparkflorida.
 gov, c=US
 Date: 2025.07.24 08:42:00 -04'00'



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025
Originating Department: Public Works
Agenda Title: Resolution 50-08-25 – 1st Amendment - Quarterly Air Conditioning Preventive Maintenance and Emergency Repair Services Agreement - Altman Air Conditioning Co., Inc.

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$7,916.00 **Funding Source:** Contractual Services
Account Number: 001-597-408-
001-408-597 34000 **Finance Signature:** Barbara A. Gould

Advertised:
Date: _____ **Newspaper:** _____

Attachments: First Renewal Amendment to the Agreement
Resolution No. 50-08-25
Original Agreement (Executed 2022)

Please initial one:
 _____ Yes, I have notified everyone.
 _____ Not applicable in this case

Summary Explanation/Background:

The Public Works Department has identified a need to renew the current agreement with Altman Air Conditioning Company, Inc. to provide quarterly air conditioning preventive maintenance and emergency repair services at various Town facilities. The current 3-year agreement has expired on March 15, 2025 and the proposed one-year renewal would be retroactive back to March 15, 2025 and extend to March 15, 2026, in the amount of \$7,916.

If approved, the Town Commission would accept the Altman Air Conditioning Company's approved pricing (No Rate Change), including all terms, conditions and pricing therein. The proposed renewal would be for one (1) year and would provide the option with one additional, 1-year renewal remaining

available to the Town. The Town will not expend more than the amount within the approved budget as it may be adopted/amended each year for these goods and services over the term of this contract.

Note: Various documents related to the previous Request for Quotation (RFQ #102-2022 – January 31 2022) process are either attached and/or available for review by contacting the Town Clerk's Office, including, but not limited to, Notice to Negotiate, final scoring matrix, RFQ #102-2022 and published addendums and the RFQ Advertisement, as required.

Funding to support this service is available within the current FY 2025 Budget and will be presented for consideration within the proposed FY 2026 Budget. The total annual cost is proposed to be \$7,916 per year.

The proposed 1st Amendment to the current Agreement was prepared by the Public Works Director and reviewed by Town's current vendor, Altman Air Conditioning Company, the Finance Director, and the Town Attorney.

The Town has previously worked with the proposed vendor and they have provided a quality product and good customer service.

Recommendation:

I move to approve Resolution 50-08-25 and the 1st Amendment to the Quarterly Air Conditioning Preventive Maintenance and Emergency Repair Services Agreement with Altman Air Conditioning Co., Inc., retroactively effective from March 16, 2025, in the amount of \$7,916; and the authorize the Mayor to execute the proposed 1st Amendment.

RESOLUTION 50-08-25

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A FIRST RENEWAL AMENDMENT TO THE AGREEMENT WITH ALTMAN AIR CONDITIONING CO., INC. FOR THE PROVISION OF QUARTERLY AIR CONDITIONING PREVENTIVE MAINTENANCE AND EMERGENCY REPAIR SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida (“Town”) entered into a three-year agreement with Altman Air Conditioning Co., Inc. on March 16, 2022, to provide quarterly air conditioning preventive maintenance and emergency repair services at various Town facilities; and

WHEREAS, the original agreement includes two optional one-year renewal terms; and

WHEREAS, the Town finds it in its best interest to exercise the first one-year renewal option under the same terms and conditions with an annual cost of \$7,916.00; and

WHEREAS, the Contractor has agreed to continue providing the services as specified under the original agreement for an additional year commencing August 8, 2025; and

WHEREAS, the Town desires to formally approve the First Renewal to the Agreement retroactive to March 16, 2025, to ensure continuity of services, preserve contractual authority, and maintain compliance with procurement standards; and

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

Section 1. The foregoing recitals are incorporated herein.

Section 2. The Mayor is hereby authorized and directed to execute the First Renewal Amendment to the Agreement with Altman Air Conditioning Co., Inc., attached hereto as Exhibit A.

Section 3. This Resolution shall take effect immediately upon adoption.

AGREEMENT FOR THE PROVISION OF QUARTERLY AIR CONDITIONING PREVENTIVE MAINTENANCE AND EMERGENCY REPAIR SERVICES

THIS FIRST RENEWAL AMENDMENT TO THE AGREEMENT (the “Agreement”) is made and entered into this ____ day of _____, 2025, by and between the Town of Lake Park, a municipal corporation of the State of Florida, 535 Park Avenue, Lake Park, Florida 33403 (“Town”), and Altman Air Conditioning Co., Inc., 1125 Old Dixie Highway, Suite #10, Lake Park, Florida 33403 (“Contractor”).

WITNESSETH THAT

WHEREAS, the Town of Lake Park, Florida (“Town”) is a municipal corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town is empowered to enter into contracts with private corporations for services; and

WHEREAS, on March 16, 2022, the Town entered into an agreement with Contractor for quarterly air conditioning preventive maintenance and emergency repair services at various Town facilities (“Original Agreement”); and

WHEREAS, Section 6.2 of the Original Agreement provides the Town with the option to renew the Agreement for two additional one-year terms; and

WHEREAS, the Original Agreement expired on March 15, 2025, and due to administrative oversight, the First Renewal was not executed before that date; and

WHEREAS, the Contractor has continued to perform all services without interruption and in good faith under the terms of the Original Agreement; and

WHEREAS, the Town desires to exercise the first one-year renewal option under the same terms, pricing, and conditions as set forth in the Original Agreement; and

NOW THEREFORE, the Town and the Contractor, in consideration of the benefits flowing from each to the other, do hereby agree as follows:

Recitals – The above recitals are true and correct and are incorporated herein.

Retroactive Term Extension – The Agreement is hereby renewed for one (1) year, retroactively effective from March 16, 2025, through March 15, 2026.

Compensation – The annual cost for services during this renewal term shall remain \$7,916.00, consistent with the terms of the Original Agreement.

Public Records Compliance – The Contractor shall comply with Florida’s Public Records Law as outlined in Chapter 119, Florida Statutes.

No Further Modifications – All other terms and conditions of the Original Agreement not modified herein remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year last executed below.

TOWN OF LAKE PARK

ALTMAN AIR CONDITIONING CO., INC.

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

RESOLUTION 15-03-22

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT WITH ALTMAN AIR CONDITIONING CO., INC., FOR AIR CONDITIONING PREVENTIVE MAINTENANCE SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida (hereinafter "Town") is a municipal corporation of the state of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town provides public services and owns, operates and maintains publicly owned facilities and infrastructure; and

WHEREAS, the Town Manager has previously identified the need for a contractor to provide the Town with quarterly air conditioning preventive maintenance services and emergency repair services (the Services); and

WHEREAS, on January 31, 2022, the Town solicited proposals for the provision of the Services at the Town's public facilities; and

WHEREAS, the Town received two responsive bids in response to its solicitation; and

WHEREAS, the Town staff has determined that the proposal submitted by Altman Air Conditioning Co., Inc., is responsive to the bid documents and is the lowest total cost to furnish the Services; and

WHEREAS, the Town Manager has recommended to the Town Commission that it is in the best interest of the Town to enter into a contract with Altman Air Conditioning Co., Inc., for the Services.

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

Section 1. The foregoing recitals are incorporated herein.

Section 2. The Town Commission hereby authorizes and directs the Mayor to execute the Agreement for quarterly air conditioning maintenance and emergency repair services, a copy of which is attached hereto and incorporated herein as Exhibit A.

Section 3. This Resolution shall take effect immediately upon adoption.

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

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

The Town Commission thereupon declared the foregoing Resolution No. 15-03-22
 duly passed and adopted this 16th day of March, 2022.

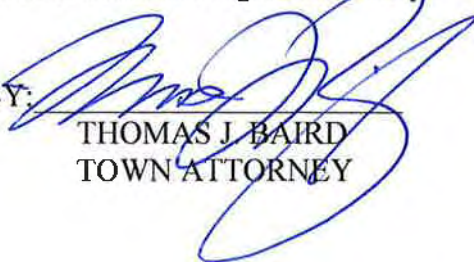
TOWN OF LAKE PARK, FLORIDA

BY: 
 MICHAEL O'ROURKE
 MAYOR

ATTEST:


 VIVIAN MENDEZ
 TOWN CLERK

Approved as to form and legal sufficiency:

BY: 
 THOMAS J. BAIRD
 TOWN ATTORNEY



**AGREEMENT TO PROVIDE QUARTERLY AIR CONDITIONING PREVENTIVE
MAINTENANCE AND EMERGENCY REPAIR SERVICES**

THIS AGREEMENT TO PROVIDE QUARTERLY AIR CONDITIONING PREVENTIVE MAINTENANCE AND EMERGENCY SERVICES (AGREEMENT) is made and entered into this 16th day of March, 2022, by and between the Town of Lake Park, a municipal corporation of the State of Florida, 535 Park Avenue, Lake Park, Florida, 33403 ("Town") and Altman Air Conditioning Co., Inc., 1125 Old Dixie Highway Suite #10, Lake Park, Florida 33403 ("CONTRACTOR").

WITNESSETH THAT:

WHEREAS, the Town is a municipality and given those powers and responsibilities enumerated by Chapter 166 Florida Statutes and the Florida Constitution; and

WHEREAS, the Town owns, and maintains public facilities and requires a contractor to provide air conditioning preventive maintenance on a quarterly basis, and to be available for any requested emergency repair services; and

WHEREAS, on January 31, 2022, the Town issued a Request for Quote (RFQ) to solicit proposals for the provision of quarterly air conditioning preventive maintenance and emergency repair services associated with the Town's public facilities; and

WHEREAS, the Town received two responses from its RFQ and after reviewing the responses the Town staff has determined that both bids were responsible and responsive bids; and

WHEREAS, the Town staff has determined that the proposal submitted by the Altman Air Conditioning Company Inc. (CONTRACTOR) was the lowest total cost to provide the specified services to the Town; and

WHEREAS, the Town Commission selected CONTRACTOR to be awarded a contract to provide the Town with the services solicited pursuant to the terms of the RFQ.

NOW THEREFORE, the Town and the CONTRACTOR in consideration of the benefits flowing from each to the other do hereby agree as follows:

1. EXHIBITS INCORPORATED INTO THE AGREEMENT

The following exhibits are hereby incorporated into the Agreement: EXHIBIT 'A' – Schedule of quote items & proposal and Exhibit B – List of equipment locations

2. SCOPE OF WORK

- Change or clean all return air filters.
- Clean return air grilles.
- Check all fan drive belts. Replace as needed. Spare belts should be stored in all air handler closets.
- Grease and oil motor bearings as needed
- Check for bearing wear and proper belt alignment.
- Check and clean condenser and evaporator coils. Report unusually dirty conditions to the Town's Public Works Department. Provide quote for heaving cleaning and obtain purchase order before proceeding.
- Check all equipment for proper electrical and mechanical operation.
- Check that all equipment is operating at its rated capacity and operating temperatures and pressures.
- Check water pumps. Report any leaks, loud bearing noise, and/or abnormal amperage readings.
- Check refrigerant levels, temperatures, and amperages.
- Check contacts on motor starters.
- Check oil levels in compressors.
- Check automatic temperature controls throughout the buildings for proper operations.
- Clean out condensate lines.
- Add algaecide to drain pans.

3. Quarterly preventative maintenance services (four service events per year), for the Town facilities at the locations identified in Exhibit B:

- Town Hall, 535 Park Avenue
- Library, 529 Park Avenue
- Recreation Building, 800 Park Avenue
- PBSO sub-station, 700 Sixth Street
- Public Works, 650 Old Dixie Highway
- Evergreen House, 601 Federal Highway
- Indoor Pavilion at Lakeshore Park, 701 Lake Shore Drive
- Tennis Office, 701 Lake Shore Drive

4. TECHNICAL SPECIFICATIONS

I. General

a. The Scope of Work as defined above shall be completed in its entirety for all air conditioning units identified on EXHIBIT 'B'. The CONTRACTOR shall maintain work logs for each service event, whether quarterly or emergency, and shall submit copies of the same to the Town along with its invoice seeking payment.

b. Contractor's work shall be Class A Unlimited, or better.

c. All work shall be performed in a workmanship like manner and in compliance with all building codes and other applicable laws. All work shall be completed with as minimal disruption as possible to building occupants. CONTRACTOR shall leave the sites clean and free of any work-related debris. Old filters or other items must be properly disposed of off-site.

d. All preventive maintenance work shall be completed during business hours, defined as Monday through Friday, between 7:30 a.m. and 4:00 p.m.

4. BASIS OF PAYMENT

4.1. A checklist confirming the completion of the scope of work shall be signed and dated by the technician performing the work, and shall be submitted with the invoice for the work. Copies of work logs shall be maintained at the physical location of the Town's public facility where the unit is located.

4.2. Payment by the Town shall be at such compensation as is set forth in section 6 of this Agreement for the work specified within scope of work.

5. RESPONSIBILITIES OF TOWN

The Town staff shall provide access and such space as mutually agreed to be necessary for the CONTRACTOR to provide the services set forth herein at specified Town facilities.

6. TERMS AND PRICING

6.1. The total amount of compensation to be paid by the Town to the CONTRACTOR pursuant to the Agreement is \$23,748.00, as more particularly set forth in Exhibit "A".

6.2. The initial term of this Agreement shall be three years from the date of the execution of the Agreement by the parties. The Town shall have the option to

extend the Agreement for two additional one-year terms. If the Town elects to extend the term, it shall provide the CONTRACTOR with 30 days prior written notice of its intention to extend the term for one year.

- 6.3. The TOWN acknowledges the fluctuating nature of prices. Therefore, on each anniversary date of the Agreement, the unit prices may be adjusted upward based on the Consumer Price Indices (CPI) mutually agreed upon. The value of the adjustment will be determined by the TOWN.
- 6.4. The cost of four quarterly service events per year shall be \$7,916.00.
- 6.5. If any additional services are required exceeding those services described in the scope of work, the CONTRACTOR shall provide cost estimate to the Town for such services. An amendment or the Agreements shall be approved by the Town Commission before proceeding.
- 6.6. The Emergency Call-in Hourly Service Rate shall be \$78.00 per hour.

7. INDEMNIFICATION, INSURANCE, AND LICENSE REQUIREMENTS

The CONTRACTOR shall maintain the following insurance coverages in the amounts specified below during the term of the Agreement and any extensions thereof:

- 7.1. Worker's Compensation Insurance for all employees of the CONTRACTOR for statutory limits in compliance with applicable State and Federal laws. Notwithstanding the number of employees or any other statutory provisions to the contrary, coverage shall extend to all employees of the CONTRACTOR and all subcontractors. Employers liability limits shall be not less than \$1,000,000.00 each accident; \$1,000,000.00 disease-policy limit; and \$1,000,000.00 disease-each employee.
- 7.2. The CONTRACTOR shall maintain a Commercial General Liability Policy on an Occurrence Form with the following limits:
 - \$1,000,000.00 Each Occurrence (Bodily Injury and Property Damage)
 - \$1,000,000.00 Products/Completed Operations Aggregate
 - \$2,000,000.00 General Aggregate
 - \$1,000,000.00 Personal and Advertising Injury

8. PAYMENT

- 8.1. Application(s) for payment should be sent to the Town of Lake Park Finance Department, Attention: Accounts Payable, having the address of 535 Park Avenue, Lake Park, FL 33403.

9. PERMITS, TAXES, AND LICENSES

- 9.1. CONTRACTOR shall, at its own expense, obtain all necessary permits, pay all licenses, fees, and taxes, required to comply with all town or county ordinances, state, and federal laws, rules, and regulations applicable to the CONTRACTOR'S business as set forth in this Agreement.

10. TERMINATION

- 10.1. The Agreement may be terminated by the Town without cause upon providing the CONTRACTOR with a least 30 days' prior written notice.
- 10.2. Should either party fail to perform any of its obligations under this Agreement, the non-defaulting party may provide 30 days written notice of the default, and shall have the right to terminate the Agreement after the expiration of the 30 days' notice. The foregoing rights of termination are in addition to any other rights and remedies that such party may have.

11. GOVERNING LAW/VENUE

This Agreement shall be governed by the laws of the State of Florida. Venue for any cause of action arising out of this Agreement shall lie in the 15th Judicial District in and for Palm Beach County, Florida, of the United States District of Florida, West Palm Beach, Florida.

12. ATTORNEY FEES

If either party is required to initiate a legal action to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs, including those of any appeals.

13. ENTIRE AGREEMENT

This Agreement, including all exhibits, embodies the entire Agreement and understanding of the parties hereto with respect to the subject matter hereof


and supersedes any prior contemporaneous agreements and understandings oral or written, relating to said subject matter.

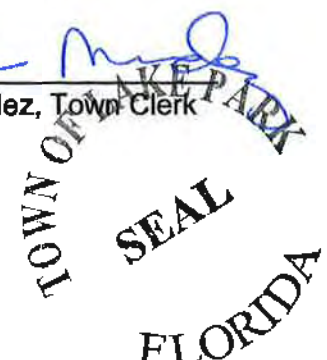
14.AMENDMENT

This Agreement may only be modified by written amendment executed by the Town and the CONTRACTOR.

IN WITNESS WHEREOF, the parties hereto have made and execute this Agreement as of the day and year last execute below.

ATTEST:

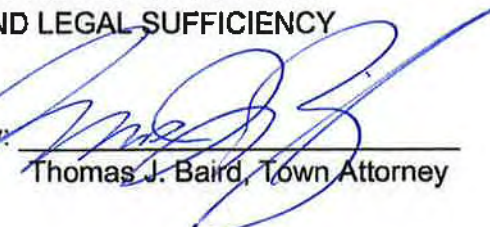
By: 
Vivian Mendez, Town Clerk

The seal is circular with the text "TOWN OF LAKE PARK" around the top and "FLORIDA" around the bottom. In the center, it says "SEAL".

TOWN OF LAKE PARK

By: 
Michael O'Rourke, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

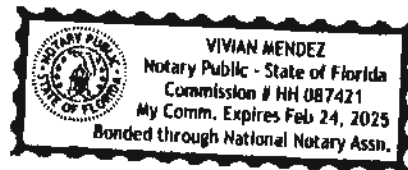
By: 
Thomas J. Baird, Town Attorney

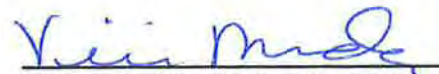
STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument has been acknowledged before me this 16 day of March 2022 by Michael O'Rourke, Mayor of the Town of Lake Park, and who is personally known to me.

(NOTARY SEAL)




Notary Public, State of Florida

Altman Air Conditioning Co., Inc.:

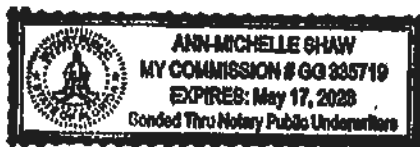
By: *Bruce Cropp*
Its: _____

Printed

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument has been acknowledged before me this 8 day of March 2022 by Bruce Cropp, as PRESIDENT of Altman Air Conditioning Co., Inc. and who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



Ann-Michelle Shaw
Notary Public, State of Florida

P:\DOCS\26508\00001\DOC\2528186.DOCX

**TOWN OF LAKE PARK
REQUEST FOR QUOTE (RFQ) 102-2022
THREE-YEAR, QUARTERLY AIR CONDITIONING PREVENTIVE MAINTENANCE AND HOURLY
RATES FOR EMERGENCY SERVICE, WITH TWO ONE-YEAR OPTIONAL EXTENSIONS**

PURPOSE OF QUOTE

The Town of Lake Park is seeking proposals from licensed, Class A Unlimited air conditioning contractors to provide labor, equipment, and materials required to perform preventive maintenance for air conditioning systems at various Town facilities. Contractors must also provide their hourly service rates and maximum response time for emergency repair calls during normal business hours and after-hour calls. These rates would also apply to service calls for equipment not included in the quarterly maintenance contract, such as at the Marina or other Town properties. Contractors must also be proficient in the use of Metasys Building Automation System.

This contract is for a period of three years, with the option of two additional one-year extensions, at the discretion of the Town. Price adjustments to the base pricing for the optional periods shall be based upon Consumer Price Index (CPI).

Request for Quotes (RFQ) documents can be obtained beginning January 31, 2022, by contacting the Town Clerk's Office at (561) 881-3311 or townclerk@lakeparkflorida.gov between 8:30 a.m. and 5:00 p.m. local time. Quotes shall be submitted hardcopy, in duplicate, on the forms provided.

Bidders shall submit **1 original and 1 electronic copy (via thumb drive or CD)** of the complete RFQ documents in a **sealed envelope** that is clearly marked "**RFQ 102-2022**", Quarterly Air Conditioning Preventive Maintenance, and include the bidder's name and address. Responses are not accepted via email.

RFQ Responses shall be delivered to the Office of the Town Clerk at 535 Park Avenue, Lake Park, Florida, 33403 on/or before the bid date deadline. The deadline for submission of Quotes is **Friday, February 11, 2022 at 2:00 p.m. local time.**

Late proposals or proposals delivered to any other office other than the Town Clerk will not be accepted and will be returned to the sender unopened.

It is the responsibility of the Offeror to ensure all pages are included in the submission. All Offerors are advised to closely examine the Solicitation package, and to become familiar with the scope of services and work described therein, all of which will become part of any contract resulting from this solicitation. Any questions regarding the completeness or substance of the Solicitation package or scope of services must be submitted in writing via email to townclerk@lakeparkflorida.gov.

The Town of Lake Park is exempt from Federal and State Taxes for tangible personal property tax.

The Town of Lake Park reserves the right to accept or reject any or all Bids, in whole or in part, with or without cause, to waive any irregularities and/or technicalities, and to award the

resultant contract on such coverage and terms it deems will best serve the interests of the Town. All proposed prices shall be guaranteed firm for 90 calendar days from February 11, 2022.

All Offerors are advised that the Town has not authorized the use of the Town seal by individuals or entities responding to Town invitations to bid, and that any such use by unauthorized persons or entities constitutes a second-degree misdemeanor pursuant to Section 16S.043, Florida Statutes. All Offerors are further advised that the Town will not supply or sell materials to Offerors in connection with submission or preparation of Bids, or any other matter, including but not limited to envelopes, labels, or tape.

Vivian Mendez, MMC
Town Clerk
TOWN OF LAKE PARK, FLORIDA
Published on:



**PUBLIC NOTICE
TOWN OF LAKE PARK
Opening of
Request for Quote 102-2022
THREE-YEAR, QUARTERLY AIR CONDITIONING
PREVENTIVE MAINTENANCE AND HOURLY RATES FOR
EMERGENCY SERVICE, WITH TWO ONE-YEAR OPTIONAL
EXTENSIONS**

**Friday, February 11, 2022, 2:00 p.m.
Town Hall Commission Chamber,
535 Park Avenue, Lake Park, Florida**

All interested persons are hereby advised that the Town of Lake Park will conduct the opening of Request for Quotes 102-2022 submittals on **Friday, February 11, 2022, 2:00 p.m.** The meeting will take place in the Town Hall Commission Chamber, 535 Park Avenue, Lake Park, Florida 33403.

Notice pursuant to Section 286.0105, Florida Statutes, if applicable, is hereby incorporated by reference.

**Vivian Mendez, MMC
Town Clerk**

In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the office of the Town Clerk at 561-881-3311.

Anyone wishing to appeal any decision made by the Lake Park Library Board with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

One or more Town Commissioners and/or Board members may be present at this meeting.

Posted on: February 2, 2022



Altman Air Conditioning Co., Inc.
Mechanical Contractors

"RFQ 102-2022"

**QUARTERLY AIR CONDITIONING
PREVENTATIVE MAINTENANCE**

ALTMAN AIR CONDITIONING CO., INC.

1125 OLD DIXIE HIGHWAY

SUITE 10

LAKE PARK, FL 33403

DUE DATE: 2/11/2022

22 FEB 9 PM 1:04:54

**TOWN OF LAKE PARK
REQUEST FOR QUOTE (RFQ) 102-2022
THREE-YEAR, QUARTERLY AIR CONDITIONING PREVENTIVE MAINTENANCE AND HOURLY
RATES FOR EMERGENCY SERVICE, WITH TWO ONE-YEAR OPTIONAL EXTENSIONS**

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The Town of Lake Park reserves the right to accept or reject any or all Bids, in whole or in part, with or without cause, to waive any irregularities and/or technicalities, and to award the

QUOTE SUBMITTAL SIGNATURE PAGE

THREE YEAR, QUARTERLY AIR CONDITIONING PREVENTIVE MAINTENANCE AND HOURLY RATES FOR
EMERGENCY

SERVICE, with TWO, ONE-YEAR OPTIONAL EXTENSIONS
RFQ No. 102-2022

Instructions: Remove this and all following pages, complete and execute, and submit in duplicate with your QUOTE package (1 Original and 1 copies).

In accordance with the plans, specifications, scope of services, and/or scope of work included in the Quote document, the TOTAL BASE QUOTE for this project is:

ONE THOUSAND NINE HUNDRED SEVENTY-NINE DOLLARS AND NO CENTS PER QUARTER (\$ 1979.00)

Completion: All work must be completed within 30 days of the date of issuance of the Purchase Order. Hours of work: Contractor may only perform work on this project Monday – Friday between 8am and 5pm, unless pre-approved for other hours by the Town

Required documents attached?

(checklist)

- Quote Submittal Page (signed)	<u> X </u>
- Schedule of Quote Items – Completed	<u> X </u>
- Conflict of Interest Disclosure Form	<u> X </u>
- Clarifications or Exceptions	<u> N/A </u>
- Drug-Free Workplace	<u> X </u>
- Non-Collusion Affidavit	<u> X </u>
- Certificate of Insurance (per specification)	<u> X </u>
- Copies of all licenses, certifications, business tax receipts	<u> X </u>
- List of References	<u> X </u>
- Anti-Kickback Affidavit	<u> X </u>
- List of Subcontractors, if applicable	<u> N/A </u>
- Certification of Non-segregated Facilities	<u> X </u>

NAME OF FIRM: Altman Air Conditioning Co Inc.

ADDRESS: 112S Old Dixie Highway Suite 10, Lake Park, FL 33403

PHONE #: 561-863-8663

FAX #: 561-842-8106

E-MAIL: ron@altmancooling.com

AUTHORIZED SIGNATURE: _____

NAME & TITLE (TYPED or PRINTED): Bruce Cropp - President

SCHEDULE OF QUOTE ITEMS

THREE YEAR, QUARTERLY AIR CONDITIONING PREVENTIVE MAINTENANCE AND HOURLY RATES FOR
EMERGENCY

SERVICE, with TWO, ONE-YEAR OPTIONAL EXTENSIONS

RFQ No. 102-2022

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>ESTIMATED COST</u>
1	<u>Indemnification</u>	1	Job	<u>\$100.00</u>	<u>\$ 100.00</u>
2	<u>Completion of Scope of Work at all locations specified.</u>	4 per Year	Event L.S.		<u>\$1979.00</u>
3	<u>Cost of four service events in Year One at all locations.</u>	1	Year L.S.		<u>\$7916.00</u>
4	<u>Cost of four service events in Year Two at all locations.</u>	1	Year L.S.		<u>\$7916.00</u>
5	<u>Cost of four service events in Year Three at All Locations</u>	1	Year L.S.		<u>\$7916.00</u>
<u>Emergency Call-in Hourly Rate</u>				N/A	
6	<u>Normal Hours/After-hours rate with response time.</u>	1	Hour	\$78.00	3 HOUR RESPONSE TIME
			After Hours Rate	\$78.00*	NO OVERTIME WITH SIGNED AGREEMENT

Bid Items 1 - 4

TOTAL
ESTIMATED COST \$23748.00

Submitted by: BRUCE CROPP & RON STAUFFER

Date: FEBRUARY 8, 2022

Name of Firm: ALTMAN AIR CONDITIONING CO., INC

E-mail address: ron@altmancooling.com

Address: 1125 Old Dixie Highway Suite 10, Lake Park, FL 33403 Telephone No: 561-863-8663

CONFLICT OF INTEREST DISCLOSURE FORM

The award of this contract is subject to the provisions of Chapter 112, Florida Statutes. All Proposers must disclose within their Proposal: the name of any officer, director, or agent who is also an employee of the Town of Lake Park.

Furthermore, all Proposers must disclose the name of any Town employee who owns, directly, or indirectly, an interest of more than five percent (5%) in the Proposer's firm or any of its branches.

The purpose of this disclosure form is to give the Town the information needed to identify potential conflicts of interest for evaluation team members and other key personnel involved in the award of this contract.

The term "conflict of interest" refers to situations in which financial or other personal consideration may adversely affect, or have the appearance of adversely affecting, an employee's professional judgment in exercising any Town duty or responsibility in administration, management, instruction, research, or other professional activities.

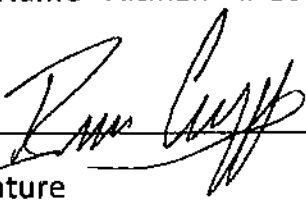
Please check one of the following statements and attach additional documentation if necessary:

☒ To the best of my knowledge, the undersigned firm has no potential conflict of interest due to any other Cities, Counties, contracts, or property interest for the Proposal.

☐ The undersigned firm, by attachment to this form, submits information that may be a potential conflict of interest due to other Cities, Counties, contracts, or property interest for this Proposal.

Acknowledged by:

Firm Name Altman Air Conditioning Co Inc.


Signature

Name and title (Print or Type) Bruce Cropp - President

Date 2/08/22

DRUG-FREE WORKPLACE

Altman Air Conditioning Co Inc. is a drug-free workplace and has a
(Company Name)
Substance abuse policy in accordance with and pursuant to Section 440.102, Florida Statutes.

Acknowledged by:

Firm Name Altman Air Conditioning Co Inc.

Signature

A handwritten signature in dark ink, appearing to read "Bruce Cropp", is written over a horizontal line.

Name and title (Print or Type) Bruce Cropp - President

Date 2/08/22

NON-COLLUSION AFFIDAVIT

STATE OF : Florida

COUNTY OF : Palm Beach

Before me, the undersigned authority, personally appeared BRUCE CROPP, who after being by me first duly sworn, deposes and says of his personal knowledge that:

- a. He is President of Altman Air Conditioning Co., Inc, the Proposer that has submitted a Proposal to perform work for the following:

RFQ No.: 102-2022

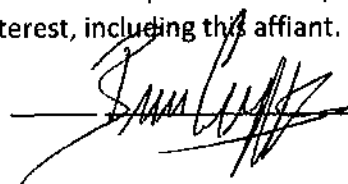
Title: Three year Quarterly A/C PM

- b. He is fully informed respecting the preparation and contents of the attached Request for Qualifications, and of all pertinent circumstances respecting such Solicitation.

Such Proposal is genuine and is not a collusive or sham Proposal.

- c. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Proposer, firm or person to submit a collusive or sham Proposal in connection with the Solicitation and contract for which the attached Proposal has been submitted or to refrain from proposing in connection with such Solicitation and contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm, or person to fix the price or prices in the attached Proposal or any other Proposer, or to fix any overhead, profit or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City or any person interested in the proposed contract.

- d. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.



Signature

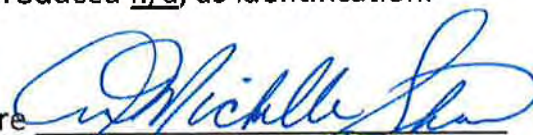
Subscribed and sworn to (or affirmed) before me this 8th day of February, 2022, by

BRUCE CROPP, who is personally known to me or who has produced n/a, as identification.

SEAL



Notary Signature



Notary Name: Ann-Michelle Shaw

Notary Public (State): FLORIDA

My Commission No.: GG335719

Expires on: May 17, 2023



ALTMAIR-01

DATE (MM)

Item 10.

2/3/2022

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance Office of America 2056 Vista Parkway, Suite 350 West Palm Beach, FL 33411	CONTACT NAME: Evan Award	PHONE (A/C, No, Ext): (305) 537-1085	FAX (A/C, No):
	E-MAIL ADDRESS: Evan.Award@ioausa.com		
INSURED Altman Air Conditioning Company, Inc. 1125 Old Dixie Highway, Suite 10 Lake Park, FL 33403	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Southern-Owners Insurance Company		10190
	INSURER B: Owners Insurance Company		32700
	INSURER C: FFVA Mutual Insurance Company		10385
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		72741592	2/1/2022	1/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 HIRED NONOWNED \$ 1,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			49-064580-00	2/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input checked="" type="checkbox"/> RETENTION \$ 5,000			49-064580-02	2/1/2022	1/1/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC840-0023432-2022A	1/1/2022	1/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - FA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder is listed as Additional Insured with respect to General Liability when required by written contract per form #55373 (5-17)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Town of Lake Park
535 Park Ave
Lake Park, FL 33403

ACORD 25 (2016/03)

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The ACORD name and logo are registered marks of ACORD



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD
2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

(850) 487-1395

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA DEPARTMENT
OF BUSINESS AND PROFESSIONAL
REGULATION

CMC1250346
CERTIFIED MECHANICAL CONTRACTOR
CROPP, BRUCE WAYNE
ALTMAN AIR CONDITIONING COMPANY INC

ISSUED: 05/29/2020

Signature

LICENSED UNDER CHAPTER 489, FLORIDA STATUTES
EXPIRATION DATE: AUGUST 31, 2022

Ron DeSantis, Governor

Halsey Beshears, Secretary

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD**

LICENSE NUMBER: CMC1250346

EXPIRATION DATE: AUGUST 31, 2022

THE MECHANICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

CROPP, BRUCE WAYNE
ALTMAN AIR CONDITIONING COMPANY INC
1125 OLD DIXIE HIGHWAY, SUITE 10
LAKE PARK FL 33403



ISSUED: 05/29/2020

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

CROPP, BRUCE
(561)863-8663

2022

TOWN OF LAKE PARK
LOCAL BUSINESS TAX RECEIPT

535 PARK AVENUE, LAKE PARK, FL. 33403
THIS TAX RECEIPT EXPIRES SEPTEMBER 30, 2022

No: 00654

Date: 8/23/21

Address: 1125 OLD DIXIE HWY #10
LAKE PARK FL 33403
Activity: CO108 BUILDING CONTRACTORS, GENERAL



Tax
Penalty
Transfer 148.05

Total Paid 148.05

Issued to: ALTMAN AIR CONDITIONING CO.
1125 OLD DIXIE HWY #10
LAKE PARK FL 33403

Laurinda Cariseo

A THIS RECEIPT MUST BE CONSPICUOUSLY DISPLAYED AT BUSINESS BUSINESS TAX OFFICIAL

CROPP, BRUCE
(561)863-8663

2022

TOWN OF LAKE PARK
LOCAL BUSINESS TAX RECEIPT

535 PARK AVENUE, LAKE PARK, FL. 33403
THIS TAX RECEIPT EXPIRES SEPTEMBER 30, 2022

No: 00654

Date: 8/23/21

Address: 1125 OLD DIXIE HWY #10
LAKE PARK FL 33403
Activity: CO001 ALL OTHER CONTRACTORS



Tax
Penalty
Transfer 98.70

Total Paid 98.70

Issued to: ALTMAN AIR CONDITIONING CO.
1125 OLD DIXIE HWY #10
LAKE PARK FL 33403

Laurinda Cariseo

A THIS RECEIPT MUST BE CONSPICUOUSLY DISPLAYED AT BUSINESS BUSINESS TAX OFFICIAL



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County

Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

****LOCATED AT****

1125 OLD DIXIE HWY #10
LAKE PARK, FL 33403-2348

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
23-0108 CW MECHANICAL CONTRACTOR	CROPP BRUCE WAYNE	CMC1250346	U21.504143 - 09/03/21	\$264.60	B40121058

This document is valid only when receipted by the Tax Collector's Office.

ALTMAN AIR CONDITIONING COMPANY INC
ALTMAN AIR CONDITIONING COMPANY INC
1125 OLD DIXIE HWY #10
LAKE PARK, FL 33403-2348

**STATE OF FLORIDA
PALM BEACH COUNTY
2021/2022 LOCAL BUSINESS TAX RECEIPT**

**LBTR Number: 200803916
EXPIRES: SEPTEMBER 30, 2022**

This receipt grants the privilege of engaging in or managing any business profession or occupation within its jurisdiction and **MUST** be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County

Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

****LOCATED AT****

1125 OLD DIXIE HIGHWAY #10
LAKE PARK, FL 33403-2348

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
23-0065 MECHANICAL CONTRACTOR	CROPP BRUCE WAYNE	CMC1250346	B21.988560 - 09/10/21	\$27.50	B40121059

This document is valid only when receipted by the Tax Collector's Office.

ALTMAN AIR CONDITIONING COMPANY INC
ALTMAN AIR CONDITIONING COMPANY INC
1125 OLD DIXIE HWY STE 10
LAKE PARK FL 33403-2348



**STATE OF FLORIDA
PALM BEACH COUNTY
2021/2022 LOCAL BUSINESS TAX RECEIPT**

**LBTR Number: 200803910
EXPIRES: SEPTEMBER 30, 2022**

This receipt grants the privilege of engaging in or managing any business profession or occupation within its jurisdiction and **MUST** be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

LIST OF REFERENCES

Following are references from agencies/companies/individuals in which your company has provided similar services within the last 5 years:

REFERENCE #1

Company/Agency Name: A.W. PROPERTY
Address: 11780 US HIGHWAY ONE
NORTH PALM BEACH, FL 33408
Point of Contact: AMY FERGUSON
Phone Number: 561-687-5800
Fax Number: 561-689-1255
E-mail: aferguson@awproperty.com

REFERENCE #2

Company/Agency Name: DIVOSTA INVESTMENTS
Address: 3825 PGA BLVD
PALM BEACH GARDENS, FL 33410
Point of Contact: PHIL BRANDT
Phone Number: 561-691-9050
Fax Number: 561-622-1851
E-mail: philbrandt@divostainvestments.com

REFERENCE #3

Company/Agency Name: PALM BEACH KENNEL CLUB
Address: 1111 CONGRESS AVE
WEST PALM BEACH, FL 33409
Point of Contact: ROBERT SRANTON
Phone Number: 561-683-2222
Fax Number: 561-640-7856
E-mail: roberts@pbkennelclub.com

ANTI-KICKBACK AFFIDAVIT

STATE OF FLORIDA
COUNTY OF PALM BEACH

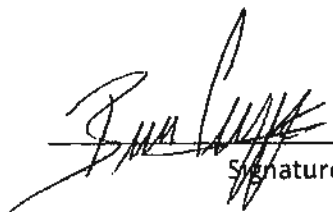
BEFORE ME, the undersigned authority, personally appeared BRUCE CROPP , who, after being by me first duly sworn, deposes and says:

(1) I am Bruce Cropp of Altman Air Conditioning, the offeror that has submitted a proposal to perform work for the following project:

Contract # 102-2022

Project name: Three year Quarterly A/C PM

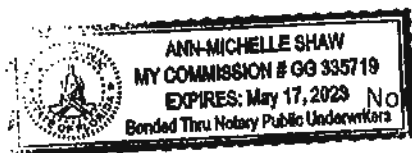
(2) I, the undersigned, hereby depose and say that no portion of the sum bid in connection with the work to be performed at the property identified above will be paid to any employee of the Town of Lake Park as a commission, kickback, reward or gift, directly or indirectly by me or any member of my firm or by an officer of the corporation.


Signature

Subscribed and sworn to (or affirmed) before me this 7th day of February 2022

by BRUCE CROPP , who is personally known to me or who has
produced N/Aas identification.

NOTARY SEAL:



Notary Signature:



Notary Name: Ann-Michelle Shaw
Notary Public-State of Florida

LIST OF SUBCONTRACTORS AND PRIME VENDORS

The following are the subcontractors and prime vendors anticipated to be used if your company is awarded the Contract. Please note that all changes to this list must first be approved in writing by the TOWN OF LAKE PARK, Operations Manager.

NAME OF COMPANY**ADDRESS OF COMPANY****PHONE/CONTACT**

1) N/A _____

2) N/A _____

3) N/A _____

4) N/A _____

5) N/A _____

CERTIFICATION OF NON-SEGREGATED FACILITIES

The Bidder certifies that he/she does not maintain or provide for his/her employees any segregated facilities at any of his/her establishments, and that he/she does not permit his/her employees to perform their services at any location, under his/her control where segregated facilities are maintained. The bidder certifies further that he/she will not maintain or provide for his/her employees any segregated facilities at any of his/her establishments, and that he/she will not permit his/her employees to perform their services at any location under his/her control where segregated facilities are maintained. The bidder agrees that a breach of this certification will be a violation of the Equal Opportunity clause in any contract resulting from acceptance of this bid. As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin, because of habit, local custom, or otherwise. The bidder agrees that (except where he/she has obtained identical certification from proposed subcontractors for specific time periods) he/she will obtain identical certifications from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the Equal Opportunity clause, and that he/she will retain such certifications in his/her files.

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.

Project Name: Three Year Quarterly A/C PM

Company Name and Address: Altman Air Conditioning Co Inc. 1125 Old Dixie Hwy STE 10 Lake Park, FL. 33403

Signature: _____



Name & Title: Bruce Cropp - President

	AHU2 York AE60DBG21D	W1K8176008	1-22X20X1	No	In unit phone room
	AHU3 York AE24BBA21	W1K8140836	1-20X20X1	No	In unit dispatch room
MINI-SPLIT					
	Daikin RKB18AXVJU	Part KWDOA5SLY18C			Outside SE Door
AHU In server Room No Model Number			washable	No	Server Room
	Daikin 2 Heads 2MX518NMVJUA	E013385			Outside SE Door
In Gym	FTXS09LVJU	E146249			In Gym
In Gym	FTXS09LVJU	E146770			
LIBRARY					
Librarian Office	Condenser1 YC09C002A2AAA5	N1B9598708			

	AHU1 NC090C00C6AAA2	N1B9598708	4-16X25X2	A44	In unit outside closet
Schuyler Room	Condenser2				
	AHU2 AE60CBD22D	W1C9745219	2-23 1/2X23 1/2X1	No	Schuyler Room
Childrens Room	Package Unit3 RACA14048AJT	F26150170	2-20X20X1		Filter in children's room
Study Room	Package Unit4 RACA14048AJT	F261500658	3-20X20X1 Roof		Children's room and study rooms
Main Lobby	Condenser5 CA16NW061-B	4320X45489			Cond & AHU 5&6
	Condenser6 CA16NW061-B	3820x56345			On roof in closet
	AHU5 FB4CNP060	3520F25469			Filter in unit on roof
	AHU6 FB4CNP060	3520f25511	4-20X22X1		
Computer Room	Package Unit 7 PEC4A2A422B	W1D9783768	1-22X22X1		Filter in computer room
PUBLIC WORKS					
Administration Office	Condenser1 JCG30B215	WID9802450			
	AHU1 AE30BX21	WIL8309982	1-16X20X1		Filter in unit server room
	Condenser2 JCG30B215	04D0310LL	1-16X20X1		Filter in unit server room
Directors Office outside wall	Mini-Split Condenser3 MSZGL09NA	94C00338			
	AHU3 MUZGL09NA		washable		Directors Office
Barn	Condenser4 JCG24B215	WIG8980247			
	AHU4 AE24BBP21	WIC9675583	1-11 1/2X29 1/2X1		Filter in office

800 PARK AVENUE

Condenser1	4TTA3042A30008A	9324TY25F			On Roof
Condenser1	4TTA3042A30008A	9353NU45F			On Roof
AHU	TWE090E300AA	1528SiD	3-16X25X2		

EVERGREEN HOUSE

Condenser	YCG60B2125	W1C9716530			
AHU	AE42CX21	W1D9803381	1-20X20X1		

LAKE SHORE PARK PAVILION

Condenser	YCG60B21SA	W1C9712110			
AHU	AE60DBG21	W1L8248100	1-22X22X1		

LAKE SHORE TENNIS CENTER

Condenser	24ABB318A320	24ABB318A0032010			
AHU	FB4CNF018	3711A67874	1-20X20X1		



Altman Air Conditioning
Mechanical Contractors

1125 Old Dixie Highway, Suite #10
Lake Park, Florida 33403
561-863-8663 FAX: 561-842-8106

PROPOSAL

DATE

2/8/2022

QUOTE #

0000031651

CUSTOMER #

0000010

LOCATION

Town Of Lake Park
Att: Finance Department
535 Park Avenue
Lake Park FL 33403

SUBMITTED TO:

Town Of Lake Park
Att: Finance Department
535 Park Avenue
Lake Park FL 33403

ATTENTION	SALES REPRESENTATIVE	PAYMENT TERMS	PRICE IS VALID FOR
RFQ No. 102-2022	BRUCE CROPP	NET 30	30 days from Proposal Date
DESCRIPTION OF WORK TO BE PERFORMED			

REFERENCE: AIR CONDITIONING PREVENTATIVE MAINTENANCE
TOWN OF LAKE PARK RFQ 102-2022

LOCATION: TOWN HALL: 535 PARK AVENUE
LIBRARY: 529 PARK AVENUE
RECREATION BUILDING: 800 PARK AVENUE
PBSO SUB-STATION: 700 SIXTH STREET
PUBLIC WORKS: 650 OLD DIXIE HIGHWAY
EVERGREEN HOUSE: 601 FEDERAL HIGHWAY
INDOOR PAVILION @ LAKESHORE PARK: 701 LAKE SHORE DRIVE
TENNIS OFFICE: 701 LAKE SHORE DRIVE

We agree to perform a Maintenance Inspection at the above locations on a quarterly basis, (four (4) times a year)
As per quote submittal RFQ 102-2022 this would be for three (3) years with two (2) one (1) year optional
extensions.

OUR TECHNICIANS WILL PERFORM THE FOLLOWING PREVENTATIVE MAINTENANCE QUARTERLY (4)
TIMES PER YEAR ON ALL AIR CONDITIONING SYSTEMS LISTED IN BID PACKAGE RFQ 102-2022:

- Change or clean all return air filters
- Clean return air grilles
- Check all fan drive belts. Replace as needed (to be billed in addition as necessary)
- Grease and oil motor bearings as needed
- Check for bearing wear and proper belt alignment
- Check and clean condensing and evaporator coils. (Will report unusually dirty conditions to the Town's
Public Works Department. Provide quote for heavy cleaning and obtain approval and purchase order before
proceeding.
- Check all equipment for proper electrical and mechanical operation.
- Check that all equipment is operating at its rated capacity and operating temperatures and pressures.
- Check water pumps. Report any leaks, loud bearing noise and/or abnormal amperage readings.
- Check refrigerant levels, temperatures and amperages.
- Check contacts on motor starters.
- Check oil levels in compressors
- Check automatic temperature controls throughout the buildings for proper operations
- Clean out condensate lines.
- Add algaecide to drain pans.

PLEASE NOTE: FILTERS ARE INCLUDED IN THE PRICE LISTED BELOW. MERV 8 FILTERS WILL BE
USED. ALL OTHER PARTS AND MATERIALS ARE BILLED EXTRA AND ARE NOT INCLUDED IN THE
MAINTENANCE AMOUNT. THIS AGREEMENT IS FOR MAINTENANCE ONLY. COIL CLEANING IS NOT



Altman Air Conditioning

Mechanical Contractors

1125 Old Dixie Highway, Suite #10

Lake Park, Florida 33403

561-863-8663 FAX: 561-842-8106

PROPOSAL

DATE

2/8/2022

QUOTE #

0000031651

CUSTOMER #

0000010

LOCATION

Town Of Lake Park
Att: Finance Department
535 Park Avenue
Lake Park FL 33403

SUBMITTED TO:

Town Of Lake Park
Att: Finance Department
535 Park Avenue
Lake Park FL 33403

ATTENTION	SALES REPRESENTATIVE	PAYMENT TERMS	PRICE IS VALID FOR
RFQ No. 102-2022	BRUCE CROPP	NET 30	30 days from Proposal Date
DESCRIPTION OF WORK TO BE PERFORMED			

INCLUDED AND WILL BE PERFORMED ON A TIME AND MATERIAL BASIS AS NEEDED. EMERGENCY SERVICE CALLS ARE BILLED AT THE RATE LISTED BELOW.

EQUIPMENT TO BE SERVICED: As specified on ATTACHEMENT 1 of bid package RFQ 102-2022

*TOTAL AMOUNT PER QUARTERLY INSPECTION IS: \$ 1979.00

EMERGENCY SERVICE RATE: \$78.00 / per hour

NO OVERTIME CHARGED

MAXIMUM RESPONSE TIME TO EMERGENCY CALLS: 3 HOURS

PAYMENT TERMS: Net thirty (30) days as billed upon completion

-EMERGENCY SERVICE IS AVAILABLE 24 HOURS A DAY -
SEVEN (7) DAYS A WEEK

NOTES / EXCLUSIONS:

This proposal is for preventative maintenance only. It does not include any emergency service calls that may be due to the following:

- Air Conditioning equipment not being operated properly by owner's.
- Pre-existing conditions due to lack of service or maintenance
- Lack of improper electrical power or utilities to equipment.
- Water leaks that are not related to air conditioning such as roof or plumbing problems.
- Problems not promptly brought to the attention of Altman air conditioning. This is to ensure minimal damage and better service of the equipment.
- Equipment which in the opinion of Altman Air Conditioning, is deemed non-repairable due to age or extremely poor condition.
- Damage to equipment beyond the control of Altman Air Conditioning, such as vandalism, flooding, storm-related, or any other acts of God.

ALTMAN AIR CONDITIONING will not be held liable for any damages or loss of property or equipment due to malfunction, non-operating, or installation of equipment beyond our control.

1125 Old Dixie Highway, Suite #10
 Lake Park, Florida 33403
 561-863-8663 FAX: 561-842-8106

PROPOSAL

DATE

2/8/2022

QUOTE #

0000031651

CUSTOMER #

0000010

SUBMITTED TO:

Town Of Lake Park
 Att: Finance Department
 535 Park Avenue
 Lake Park FL 33403

LOCATION

Town Of Lake Park
 Att: Finance Department
 535 Park Avenue
 Lake Park FL 33403

ATTENTION	SALES REPRESENTATIVE	PAYMENT TERMS	PRICE IS VALID FOR
RFQ No. 102-2022	BRUCE CROPP	NET 30	30 days from Proposal Date
DESCRIPTION OF WORK TO BE PERFORMED			

ACCEPTANCE:

The above price is satisfactory and hereby accepted. You are authorized to perform a maintenance inspection as outlined above. Payment will also be made as specified. This agreement may be withdrawn by either party if not accepted within sixty (60) days.

SUBMITTED BY: BRUCE CROPP & RON STAUFFER

DATE: FEBRUARY 8, 2022

ACCEPTED BY:

DATE: _____



Altman Air Conditioning Co., Inc.
Mechanical Contractors



Our Company

Altman Air conditioning Co., Inc. was established in 1982 by seasoned professionals with over 35 years' experience, determined to create a solid dependable company. Our corporation is a certified, licensed mechanical contractor and provides engineering design services. Experience has enabled the firm to gain the understanding and ability to quickly respond to customer's specialized needs. Responsiveness and high-quality service is a priority.

Here at Altman Air Conditioning, we have the flexibility to meet client's needs on a fast-track basis while providing the most economical alternative. Our company has designed, installed and serviced projects which include: Chillers, Computer Rooms, Clean Rooms, Thermal Storage Systems and Custom Glycol Systems.

Altman Air Conditioning Co., Inc. has the capability to provide a complete range of mechanical services from conceptual design to installation and follow-up maintenance.

Flexibility in responding to customer's needs is a primary factor in our growth and success, with over 80% of revenue coming from repeat clientele. The firm is dedicated to providing the highest level of quality service. In an effort to maintain a high level of quality at the various project levels, professional staff mechanics enrol in a series of on-going training and educational programs.

Our business office is located in Northern Palm Beach County, Florida at 1125 Old Dixie Highway, Lake park, Florida. The company is incorporated in the State of Florida and has elected to be taxed as a "C" corporation. All of Altman Air Conditioning's work is performed in accordance with all local and state codes, standards and regulations.

Our Florida State Certified Mechanical License Number is: CMC 1250346



Altman Air Conditioning Co., Inc.

Mechanical Contractors

KEY EMPLOYEE'S OF ALTMAN AIR CONDITIONING

BRUCE CROPP, CO-OWNER, PRESIDENT, MANAGER – SEE RESUME ATTACHED

RONALD STAUFFER, DIRECTOR OF SERVICE AND SALES – SEE RESUME ATTACHED

MICHELLE TYREE, CO-OWNER, OPERATING AND FINANCIAL MANAGER

Michelle has been employed by Altman Air Conditioning since its inception in 1985. She is responsible for all aspects of finance and administration for the Company. Over 35 years' experience in all aspects of the HVAC world.

REMARKS: The long-standing experience in accounting and finance along with the general business operations has made Michelle Tyree a vital part of the Altman Family

GEORGE MC CLEASE, SERVICE MANAGER

Trained through the United Association of Air conditioning & Pipefitters & Welders.

REMARKS: Over forty (40) years' experience including new installation, construction, and service. Specialties include cooling Towers, chillers, Large Storage Coolers, Piping and Welding both commercial and industrial.

Certified State Air Conditioning Contractor: License #CAC1813440

MIKKI SHAW, DIRECTOR OF OPERATIONS

Over twenty-five (25) years in the HVAC industry.

REMARKS: Her extensive experience comes from working initially for two of the largest residential service companies as Parts Manager, and then several years' experience with a national HVAC distributor.

Mikki joined the Altman Family in 2005 and has been an important part of the team with a wide array of duties ranging from parts research and all customer service.

BRUCE W. CROPP, PRESIDENT/GENERAL MANAGER

625 Southwind Circle #207 North Palm Beach, FL 33408 | 561-719-3167 | bruce@altmancooling.com

SUMMARY

Construction Manager with 35-year record of success overseeing all aspects of million – dollar construction projects for commercial/industrial, government, power plants and private-sector clients. Experience includes managing multiple job crews simultaneously for various projects including various types of HVAC systems, thermal ice storage, chillers, cooling towers, duct work, piping, installation, and service. Backed by strong credentials and proven history of on-time, on-budget and high-quality project completion.

SKILLS

- | | |
|--|-----------------------------------|
| -State Certified Mechanical Contractor | - Factory Trained Technician |
| -Bidding/Estimating/Proposals | -Construction/Demolition Projects |
| -Various Types of Control Systems | -Site Safety/OSHA Compliance |
| -Budgeting & Cost Controls | -Subcontractor Co-Ordinator |

EXPERIENCE

Altman Air Conditioning Co., Inc. – Lake Park, FL

07/1989 to Current Oversee Complete Service and Construction Operations

- 1989 – hired as Chief Service Technician
- Current - Construction Manager/On-Site Project Manager

01/1993 Manager of Field Operations

EDUCATION AND TRAINING

07/2013 Obtained State Certification
Licensed Mechanical Contractor

RONALD STAUFFER, DIRECTOR OF SERVICE AND SALES

West Palm Beach, FL 33403 | 561-863-8663 | Ron@Altmancooling.com

SUMMARY

Motivated Sales Service Manager supervises staff and establishes and implements sales training to drive maximum effectiveness. Prospects and solicits new business for organizations and interacts with customers to provide information and recommendations about service, equipment and options. Proven experience estimating, bidding and closing deals with customers to meet company sales goals and financial objectives.

SKILLS

- Social Media Savvy
- Sales process
- Recruiting and Hiring
- Compelling Leadership Skills
- HVAC Mechanical Service Expert
- Chiller Overhaul & Service Expert
- Management Skills
- Safety Coordinator
- Financial Experience

EXPERIENCE

01/2020 to Current Sales/Service Manager Altman Air Conditioning Co. Inc. – Lake Park, FL

- Operated with high-quality service as core focus of business to drive exceptional sales growth.
- Reviewed and recommended candidates for hire and followed company policies for interviewing, training and termination.
- Trained and managed staff to drive high productivity, excellent performance and positive employee satisfaction and maintained standard operating procedures.

03/2008 to 03/2018 Sales Manager Precision Air Conditioning – Wellington, FL

- Boosted revenue and facilitated sales activity while developing consistent employee measurements for exceeding goals.
- Generated company growth for 10 consecutive years through market expansion and sales.

EDUCATION AND TRAINING

03/1980 GED Twin Lakes High School West Palm Beach, FL

01/1986 Local 630 Plumbers/Pipefitters Apprentice School West Palm Beach, FL

02/1998 Overhaul & Service Trane Chiller School Lacrosse, WI

BID TABULATION - RFQ 102-2022 THREE-YEAR QUARTERLY AIR PREVENTIVE MAINTENANCE

BIDDER	PER QUARTER	YEARLY	THREE-YEAR TOTAL
Altman Air Conditioning Co., Inc.	\$1,979.00	\$7,916.00	\$23,748.00
Thermal Concepts, LLC	\$3,669.50	\$14,678.00	\$44,034.00

Low Bidder is Altman Air Conditioning Co., Inc.



Public Works
Department

February 16, 2022

NOTICE OF INTENT TO AWARD

RFQ 102-2022 – Three-Year Quarterly Air Conditioning Preventive Maintenance

To All Interested Parties,

Thank you for submitting your response to RFQ 102-2022, Lake Park Three-Year Quarterly Air Conditioning Preventive Maintenance, dated January 31, 2022. The Town received two (2) responses total, with two (2) submittals being completely responsive and responsible bids.

Upon review, the following bidders were found to have submitted **fully responsive bids**:

1. Thermal Concepts, LLC
2. Altman Air Conditioning Co., Inc.

Attached to this notice is a complete bid tabulation. Of the two responsive bids received, the lowest bid was from Altman Air Conditioning Co., Inc., accordingly we announce our intent to award a contract to:

Altman Air Conditioning Co., Inc.
1125 Old Dixie Hwy Suite 10
Lake Park, FL 33403

Award will be made at a Commission Meeting in March 2022. We would like to thank all vendors for their time and effort in preparing a response to this solicitation. We appreciate your interest in doing business with the Town of Lake Park.

Sincerely,

Dwayne Bell, Sr.
Public Works Operations Manager

ATTACHED - Bid Tabulation for RFQ 102-2022

650 Old Dixie Highway
Lake Park, FL 33403
Phone: (561) 881-3345
Fax: (561) 881-3349

www.lakeparkflorida.gov



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025
Originating Department: Public Works
Resolution No. 51-08-25 – Agreement for Termite Fumigation Treatment – Lake Park Town Hall – Northwest Exterminating Co., LLC
Agenda Title: - \$17,437
Agenda Category (i.e., Consent, New Business, etc.): Consent
Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$17,437 **Funding Source:** Commissioner's Contingency Fund
Account Number: 999-99905 **Finance Signature:** Barbara A. Gould

Advertised:
Date: N/A **Newspaper:** _____

Attachments: Resolution No. 51-08-25
Agreement for Termite Fumigation Treatment – Northwest Exterminating Co., LLC
RFQ 119-2025 Request for Quotes and Vendor Proposal

Please initial one:
 _____ Yes I have notified everyone
 DB _____ Not applicable in this case

Summary Explanation/Background:

The Public Works Department has identified the need to perform whole-structure tent fumigation of the historic Lake Park Town Hall due to active drywood termite infestations detected during a recent inspection. This treatment is necessary to protect the building's structural integrity and ensure the long-term preservation of this important municipal facility.

As a result, the Town issued a Request for Quotation (RFQ) for professional termite fumigation services (RFQ #119-2025 – August 5, 2025) in accordance with the Town's Procurement Policy. The intent of this RFQ was to select a qualified contractor to complete the work, including all labor, materials, permits, and a one (1) year retreatment warranty.

The proposed purchase would follow the Town of Lake Park's Procurement Policy - Sec. 2-246. Thresholds for the procurement of goods and services.

1. For goods and services with a value greater than \$10,000, but less than \$35,000, the town manager or designee shall electronically post on the town's website a description of the goods and services being sought for at least seven (7) consecutive business days. The posted information shall include the scope of work, specifications for goods and the response forms to be used by Offerors in response to the request for quotation (RFQ).

Note: Various documents related to this RFQ process are either attached and/or available for review by contacting the Town Clerk's Office, including RFQ 119-2025 and published addendums, as required.

To ensure the lowest possible price, staff is recommending that the Town enter into an agreement with Northwest Exterminating Co., LLC, in the amount of \$14,980, with an annual warranty renewal cost of \$2,457.00 beginning in 2026. If approved, the Town Commission would accept Northwest Exterminating Co., LLC's approved pricing, including all terms, conditions, and pricing therein. The Town will not expend more than the amount within the approved budget as it may be adopted/amended each year for these goods and services over the term of this contract.

Funding to support this project is available within the FY 2025 Budget – General Fund - Commission Contingency.

If approved, the fumigation work is scheduled for Labor Day weekend (Friday, August 29, 2025 – Monday, September 1, 2025) to minimize disruption to Town operations.

The proposed Agreement was prepared by the Town's Public Works Director and reviewed by the proposed vendor, Northwest Exterminating Co., LLC, the Finance Director, and the Town Attorney.

The Town has not previously contracted with Northwest Exterminating Co., LLC; however, they are an established firm with a strong record of performance in the field of structural fumigation.

Recommended Motion:

I move to authorize Resolution 51-08-25 for the Termite Fumigation Treatment of the Lake Park Town Hall with Northwest Exterminating Co., LLC, in the amount of \$14,980.00 with funding from the Commissioner's Contingency Fund, and an annual warranty renewal cost of \$2,457.00 beginning in 2026; and to authorize the Mayor to execute the proposed Agreement with Northwest Exterminating Co., LLC.

RESOLUTION 51-08-25

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT WITH NORTHWEST EXTERMINATING CO., LLC FOR WHOLE- STRUCTURE TERMITE FUMIGATION TREATMENT OF LAKE PARK TOWN HALL; APPROVING ANNUAL WARRANTY RENEWAL COSTS; AUTHORIZING FUNDING FROM THE COMMISSIONER'S CONTINGENCY FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida ("Town") is a municipal corporation of the State of Florida with such powers as have been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town is empowered to enter into contracts for services necessary to preserve public facilities and protect public assets; and

WHEREAS, recent inspections have confirmed active drywood termite infestation at Lake Park Town Hall, requiring immediate remedial treatment; and

WHEREAS, due to the urgent nature of the infestation and the risk of continued structural damage, the Town Commission deems it in the best interest of the Town to proceed with the fumigation as an emergency action item; and

WHEREAS, the Town issued RFQ 119-2025 seeking quotes for whole-structure termite fumigation services, and Northwest Exterminating Co., LLC submitted the lowest responsive and responsible quote in the amount of \$14,980.00, inclusive of all required work and a one-year warranty; and

WHEREAS, the Contractor's proposal includes an **annual warranty renewal cost of \$2,457.00** beginning in 2026; and

WHEREAS, the Town Commission desires to fund the initial work through the Commissioner's Contingency Fund and to schedule treatment during Labor Day weekend (August 29 – September 1, 2025) to minimize operational disruptions.

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

Section 1. The foregoing recitals are incorporated herein.

Section 2. The Mayor is hereby authorized and directed to execute an Agreement with Northwest Exterminating Co., LLC, attached hereto as Exhibit "A," for whole-structure

termite fumigation treatment of Lake Park Town Hall, in the amount of \$14,980.00, with an annual warranty renewal cost of \$2,457.00 beginning in 2026.

Section 3. Funding for the initial project shall be provided from the Commissioner's Contingency Fund; future annual warranty renewals shall be budgeted in subsequent fiscal years.

Section 4. This Resolution shall take effect immediately upon adoption.

AGREEMENT FOR TERMITE FUMIGATION TREATMENT

This Agreement is made and entered into this ____ day of August, 2025, by and between the **Town of Lake Park**, a municipal corporation of the State of Florida ("Town"), and **Northwest Exterminating Co., LLC**, a Florida licensed and certified pest control contractor ("Contractor").

WHEREAS, the Town requires whole-structure fumigation of Lake Park Town Hall to address active drywood termite infestations; and

WHEREAS, the Contractor has the necessary qualifications, licenses, and equipment to perform the work; and

WHEREAS, the Town has selected the Contractor under RFQ 119-2025 as the lowest responsive and responsible bidder; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **Scope of Services** – Contractor shall perform whole-structure tent fumigation of Lake Park Town Hall, located at 535 Park Avenue, Lake Park, Florida, in accordance with the specifications outlined in RFQ 119-2025 and Contractor's proposal dated July 30, 2025, both of which are incorporated herein by reference.
2. **Schedule** – Work shall be performed from Friday, August 29, 2025, through Monday, September 1, 2025 (Labor Day weekend), unless otherwise approved in writing by the Town.
3. **Compensation** – The Town shall pay the Contractor a lump sum of **\$14,980.00**, inclusive of all labor, materials, permits, taxes, and associated costs. The Contractor shall also provide an **annual warranty renewal option at \$2,457.00 per year** beginning in 2026, subject to future Commission budget approval.
4. **Warranty** – Contractor shall provide a one-year retreatment warranty commencing upon completion of fumigation. Warranty renewals are optional and shall be exercised by the Town in writing prior to expiration.
5. **Licenses and Insurance** – Contractor shall maintain all required licenses and insurance, including general liability, workers' compensation, and fumigation certification, during the term of this Agreement.

6. **Compliance with Laws** – Contractor shall perform all services in accordance with applicable federal, state, and local laws, including the Florida Department of Agriculture and Consumer Services regulations.
7. **Termination** – The Town may terminate this Agreement for cause or convenience upon written notice.
8. **Public Records** – Contractor shall comply with Chapter 119, Florida Statutes, relating to public records.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

TOWN OF LAKE PARK

By: _____

Name: _____

Title: _____

Date: _____

NORTHWEST EXTERMINATING CO., INC.

By: _____

Name: _____

Title: _____

Date: _____

Request for Quotes (RFQ) 119-2025 Re-Post Termite Fumigation Treatment for Lake Park Town Hall

Introduction

The Town of Lake Park is requesting quotes from qualified and licensed pest control contractors to perform termite fumigation (tenting) services for the Lake Park Town Hall. The facility has an estimated volume of 250,745 cubic feet and consists of two floors. All prior inspections recommend whole-structure fumigation to address active drywood termite infestations.

Project Scope

The scope of services shall include:

Full-structure tent fumigation of Town Hall located at 535 Park Avenue, Lake Park, FL 33403.

1. Provision of all necessary labor, materials, and equipment required to complete the fumigation process.
2. Coordination with Town staff to schedule treatment with minimal disruption to operations.
3. Notification and posting as required by law prior to fumigation.
4. Gas fumigation using an EPA-approved product suitable for drywood termites.
5. Compliance with all re-entry and safety standards in accordance with the Florida Department of Agriculture and Consumer Services (FDACS) and manufacturer protocols.
6. Cleanup and post-treatment inspection, including a detailed service report and warranty documentation.

Scheduling Preference:

The Town prefers that fumigation be scheduled during the **Labor Day holiday weekend**, from **Friday, August 29, 2025, through Monday, September 1, 2025**, to minimize disruption to operations. Vendors are encouraged to confirm their availability for this period in their submission.

Specifications

1. Treatment must be whole-structure fumigation (tenting) using a legally registered fumigant for structural termite eradication in Florida.
2. The contractor must hold a valid pest control license with certification for structural fumigation and must comply with all applicable state and federal regulations.
3. A minimum **1-year warranty** is required, with preference for contracts that include **retreatment and repair coverage**. The warranty must be clearly defined, renewable, and, as per Florida statutes.

Submission Requirements

Each vendor must submit their quote in a sealed envelope clearly labeled:

“RFQ 119-2025 – Termite Fumigation Treatment for Town Hall.”

Submissions must include:

1. Itemized cost proposal for all labor, materials, permits, taxes, and associated charges.
2. Product information, including fumigant type, EPA registration, and Safety Data Sheets (SDS).
3. Proof of current licensure, insurance (general liability and workers' compensation), and fumigation certification.
4. Description of experience with similar projects and references for past municipal or commercial fumigation services.
5. Warranty documentation, including terms, duration, re-treatment or repair coverage, transferability, and renewability.
6. Proposed schedule with confirmation of ability to perform work over the preferred holiday weekend.

Evaluation Criteria

Quotes will be evaluated based on the following:

1. Total cost and overall value to the Town.
2. Compliance with all specifications and warranty requirements.
3. Experience and qualifications in providing structural fumigation services.
4. Ability to meet the preferred service window and proposed project timeline.
5. Warranty coverage and customer service provisions.

Terms and Conditions

The Town of Lake Park reserves the right to:

1. Accept or reject any or all quotes received in response to this RFQ.
2. Cancel or revise this RFQ at any time before the contract is awarded.
3. Negotiate final terms with the selected vendor, including scope, pricing, and timeline.

Submission Deadline

All submissions must be received by:

Wednesday, August 13, 2025, at 2:00 P.M.

Send submissions via:

- **Email:** townclerk@lakeparkflorida.gov
- **Or in person/by mail:**
Town Clerk
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

Please clearly label all submissions:

“RFQ 119-2025 – Termite Fumigation Treatment for Town Hall”

Contact:

Town Clerk’s Office

561-881-3311

townclerk@lakeparkflorida.gov

Laura Weidgans, Deputy Town Clerk

Laura
Weidgans

Digitally signed by Laura
Weidgans
DN: cn=Laura Weidgans,
o=Town of Lake Park,
ou=Deputy Town Clerk,
email=lweidgans@lakeparkflorida.gov, c=US
Date: 2025.08.05 12:23:08 -04'00'

RFQ 119-2025 – Termite Fumigation Treatment for Town Hall

By:

Northwest Exterminating

2420 North Andrews Ave Ext

Pompano Beach, FL 33064

305-710-8916

www.callnorthwest.com



Prepared For:

Town of Lake Park

535 Park Ave

Lake Park, FL 33403



07/28/2025

At Northwest Exterminating, we are dedicated to delivering exceptional customer satisfaction and are excited about the chance to offer our services. To showcase the value of your investment, I have provided an overview of our company history and details about the services we offer.

Northwest Exterminating was established in 1951 by L.A. Phillips and his wife, Emma Lene Phillips. The company was founded on the values of honesty, integrity, and excellence. Today these values still remain the core of Northwest Exterminating as we have grown from a family of 2 to a family of over 1,000 team members and multiple service centers throughout Georgia, Alabama, Tennessee, South Carolina, North Carolina, and Florida.

With over 14 years of experience in the pest control industry, I bring a wealth of knowledge and expertise to our partnership. My extensive experience allows me to navigate various pest challenges with confidence, ensuring that you receive the highest quality service tailored to your specific needs. As your dedicated account representative, rest assured that I possess the expertise necessary to address any concerns and deliver exceptional results.

We provide following services:

- termite control, eradication and prevention
- termite pre-construction treatments
- bird remediation
- mosquito reduction services
- rodent prevention and control
- general pest control: cockroaches, ants, spiders, silverfish
- flea and tick control
- bed bug control
- fire ant control
- stored product pest and fly control

Thank you for considering us for your pest control needs

Northwest Exterminating provides services to residential and commercial accounts.

Few of our notable customers include:

- Fort Lauderdale International Airport
- Enterprise Rent A Car
- Broward County School District
- Coral Ridge Country Club
- Berkeley Diplomat Condo Association
- Banyan Springs Patio Villas Association
- Century Village
- Oceania Condominiums
- Camden Living
- Rental Asset Management (RAM)
- Baer's Furniture
- Havertys Furniture Companies
- Stay So Flo Vacation Rentals
- City of Fort Lauderdale
- City of Davie
- City of Delray Beach
- City of Miami
- City of Oakland Park

RFQ 119-2025 – Termite Fumigation Treatment for Town Hall

Structure size 283,047 cubic ft

Tarps are carefully positioned and securely sealed over a building, creating an enclosure where Vikane gas is introduced. A precise set of preparations must be adhered to in order to facilitate the fumigation service. This comprehensive process spans three days. The tarps removed after the designated exposure period and following a specific aeration period, the structure is thoroughly cleared and certified for reoccupation.

The Tent Fumigation Termite Bond Warranty includes retreatments when needed and annual checkups.

Below prices include all labor, materials, permits, taxes, and associated charges.

	5 Year Plan	3 Year Plan	1 Year Plan
Monthly Payment (if not Paid within 90 days)	\$926.40	\$1,028.89	\$1,423.55
Number of Payments	36	24	12
The Installment Plan above is a subject to credit approval. 90 days deferred no interest payoff period with \$0 money down when approved.			
One Time Payment (credit card or check)	\$24,508.00	\$19,794.00	\$14,980.00
Next Annual Warranty Renewal in Year	2030	2028	2026
Annual Warranty Renewal Amount	\$2,357.00	\$2,414.00	\$2,457.00

Fumigation will be performed on 08/29/25-09/01/25

Recent Fumigation References:

1. City of Delray Beach

- Tennis Center – 109,000 cubic ft
- Engineering Building – 251,000 cubic ft

2. **Lakes of Oakland Forest, Oakland Park** – 18 buildings - 1,987,000 cubic ft

3. **Baer's Furniture, Pompano Beach** – warehouse – 5,029,000 cubic ft

4. **Delvista A Townhouses, Aventura** – 1 building, townhouses - 387,000 cubic ft

5. **First Church of Christ, Boca Raton** – church - 275,000 cubic ft

6. **RRP MDL, Pompano Beach** – warehouse - 220,000 cubic ft

7. **Crystal Lake Condominium, Pompano Beach** – 1 building – 641,000 cubic ft

8. **City of Fort Lauderdale** – maintenance building – 321,000 cubic ft



MEASUREMENTS



$146 \times 22 = 3,212$
 $156 \times 20 = 3,120$
 $3746 \times 30 = 112,380$
 $261 \times 22 = 5,742$
 $140 \times 20 = 2,800$
 $4,963 \times 31 = 153,853$
 $97 \times 20 = 1,940$

283,047 cubic ft

STATE OF FLORIDA
Department of Agriculture and Consumer Services
 BUREAU OF LICENSING AND ENFORCEMENT

Date
January 15, 2025

File No.
JB319961

Expires
December 31, 2025

THE **PEST CONTROL COMPANY FIRM** NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **December 31, 2025** AT

2420 N ANDREWS AVE
 POMPANO BEACH, FL 33064

NORTHWEST EXTERMINATING CO LLC
 2420 N ANDREWS AVE
 POMPANO BEACH, FL 33064

Fumigation
General Household Pest and Rodent Control
Lawn and Ornamental Termite and Other WDO Control


 WILTON SIMPSON, COMMISSIONER

Cut here


STATE OF FLORIDA
Department of Agriculture and Consumer Services
 BUREAU OF LICENSING AND ENFORCEMENT

Item 11.

NORTHWEST EXTERMINATING CO LLC
 2420 N ANDREWS AVE
PEST CONTROL COMPANY FIRM

JB319961

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING **December 31, 2025**


 COMMISSIONER

Signature

Wallet Card
 Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
 3125 CONNER BLVD, BLDG. 8
 TALLAHASSEE, FLORIDA 32399-1650

STATE OF FLORIDA
Department of Agriculture and Consumer Services
 BUREAU OF LICENSING AND ENFORCEMENT

Date
January 15, 2025

File No.
JB319961

Expires
2420 N ANDREWS AVE, PO

THE NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: **2420 N ANDREWS AVE, POMPANO BEACH, FL 33064** AT

This permit, in conjunction with a valid business license €

NORTHWEST EXTERMINATING CO LLC
 2420 N ANDREWS AVE
 POMPANO BEACH, FL 33064


 WILTON SIMPSON, COMMISSIONER

Cut here

STATE OF FLORIDA
Department of Agriculture and Consumer Services
 BUREAU OF LICENSING AND ENFORCEMENT

NORTHWEST EXTERMINATING CO LLC

This permit, in conjunction with a valid business license endorsed with pest control operations in the Termite and Other Wood-Destroying Organisms category, authorizes the licensee named above to perform preventative termite treatments for new construction in Florida as prescribed by law.

JB319961

HAS PAID THE FEE REQUIRED BY CHAPTER 482 FOR THE PERIOD EXPIRING **2420 N ANDREWS AVE, POMPANO BEACH, FL 33064**

Wallet Card
 Wallet Card - Fold Here

COMMISSIONER
 Department of Agriculture and Consumer Services
 Florida Department of Agriculture & Consumer Services
 Bureau of Licensing and Enforcement
 3125 Conner Blvd, Bldg 8
 Tallahassee, FL 32399-1650

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Item 11.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) ROLLINS, INC.	
	2 Business name/disregarded entity name, if different from above. NORTHWEST EXTERMINATING CO, LLC	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input checked="" type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) _____ Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) _____	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) 5 Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) D <i>(Applies to accounts maintained outside the United States.)</i>	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions _____ <input type="checkbox"/>	
5 Address (number, street, and apt. or suite no.). See instructions. 830 KENNESAW AVE		
6 City, state, and ZIP code MARIETTA, GA 30060		
7 List account number(s) here (optional)		

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-				-		
or									
Employer identification number									
5	1	-	0	0	6	8	4	7	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person 	Date 01/09/2025
------------------	--	------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



CERTIFICATE OF LIABILITY INSURANCE

DATE (01/ Item 11.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Willis Towers Watson Southeast, Inc. Five Concourse Corporate Center, 18th Floor Atlanta, GA 30328	CONTACT NAME: WTW Certificate Center PHONE (A/C, No. Ext): 1-877-945-7378 E-MAIL ADDRESS: certificates@wtwco.com		FAX (A/C, No): 1-888-467-2378
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Northwest Exterminating Company LLC 830 Kennesaw Ave Marietta, GA 300603704	INSURER A: Old Republic Insurance Company		24147
	INSURER B: ACE Property & Casualty Insurance Company		20699
	INSURER C: ACE American Insurance Company		22667
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: W37431398

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	Y	Y	MWZY 312034 25	01/01/2025	01/01/2026	EACH OCCURRENCE	\$ 3,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 3,000,000
	<input checked="" type="checkbox"/> Pesticide/Herbicide Coverage						MED EXP (Any one person)	\$ 0
	<input checked="" type="checkbox"/> Pest Control Professional						PERSONAL & ADV INJURY	\$ 3,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 3,000,000
	<input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG	\$ 3,000,000
	OTHER:							\$
A	AUTOMOBILE LIABILITY	Y	Y	MWTB 312033 25	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 3,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> AUTOS ONLY							\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			XEU G27927683 010	01/01/2025	01/01/2026	EACH OCCURRENCE	\$ 5,000,000
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$ 5,000,000
	DED RETENTION \$							
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	Y/N	N/A	WLR C72625006	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	\$ 2,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 2,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

BR# 68470

BR Name: Dolphin Environ. DBA Hulett, Pompano Beach

BR Address: 2420 N. Andrews Ave. Pompano Beach FL 33064

Blanket Additional Insured status is provided on the General Liability and Auto Liability policies as required by written contract.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025
Originating Department: Public Works
Agenda Title: Emergency Equipment Repair - Electrical Harness and Control System - Side-Loader Refuse Truck (Unit #51) - Ten-8 Industrial, LLC - \$25,987.22

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$25,987.22 **Funding Source:** Repairs & Maintenance
Account Number: 404-534-404-46000 **Finance Signature:** Barbara A. Gould

Advertised: _____
Date: _____ **Newspaper:** _____

Attachments: Vendor Quote from Ten-8 Industrial, LLC

Please initial one:
 _____ Yes, I have notified everyone.
 _____ Not applicable in this case

Summary Explanation/Background:

The Public Works Department requires the immediate and emergency purchase of an electrical harness and control system for the Town's side-loader refuse truck (Unit #51) to ensure continued collection of sanitation waste throughout the Town.

As a result, the Public Works Department has requested the Town Manager to authorize an emergency purchase by the Town's Purchasing Code, Sec. 2-249. Alternative Source Selection:

2. Emergency Purchase: The Purchasing Agent may authorize an emergency purchase when a declaration of emergency has been issued or there is a threat of other substantial or potential loss to the Town that requires urgent action.

Note: The proposed emergency purchase will ensure the continued and immediate provision of residential sanitation services and related operations.

To resolve this issue as quickly as possible, the Public Works Department has identified a potential vendor, Ten-8 Industrial, LLC, to provide the needed replacement equipment for \$25,987.22.

The emergency purchase proposal, in the amount of \$25,987.22, includes:

- One (1) electrical harness and control system for side-loader refuse truck (Unit #51)

Funding to support this emergency purchase is available with the FY 2025 Budget – Sanitation Fund (Account #404-534-404-46000 – \$31,185.00).

Although this purchase is being requested to be approved as an Emergency Purchase under the Town's Purchasing Code, staff will continue to ensure that the proposed purchase will meet all requirements (as available) as provided within Sec. 2-246. Thresholds for the procurement of goods and services.

1. For goods and services with a value greater \$10,000, but less than \$35,000 (including posting on the Town's website, etc.).

The proposed emergency purchase has been prepared by the proposed vendor and reviewed by the Public Works Director, the Finance Director, and the Town Attorney.

The Town has previously worked with the proposed vendor, and they have provided a quality product and good customer service.

If approved, the proposed replacement equipment is expected to be available within one to four weeks. To maintain sanitation services while the truck is out of service, the Town has rented an Automated Side Loader for 30 days at a cost of \$12,000 per month. Any delay in repair would require extending the rental period, resulting in additional unbudgeted expenses.

Recommendation:

I move to approve the Emergency Purchase and authorize the Town Manager to execute an emergency purchase agreement with Ten-8 Industrial, LLC, to provide an electrical harness and control system for the Town's side-loader refuse truck in the amount of \$25,987.22 under the Town's Purchasing Code, Sec. 2-249, Alternative Source Selection – Emergency Purchase.



TEN-8 INDUSTRIAL LLC
2904 59TH AVENUE DRIVE EAST

BRADENTON, FL 34203
Phone: 800-228-8368 - Fax: 941-756-2598

Invoice to:
TOWN OF LAKE PARK
535 PARK AVE
LAKE PARK FL 33403-2603
USA

Copy

SALES ORDER

Page **1/3**
Sale Order No: **1710068090**
Date **07/29/25**
Sales Employee **-No Sales Employee-**

Customer No. **C01512**
PO Number **NEED PO**
Equipment Id.: **284945016**
VIN #: **1M2AU02C9GM010637**
Description: **REFUSE TRUCK**
Veh. Miles: **34,367**
Veh. Hours: **4,434**
Approved:

	Description	Quantity	UoM	Price	Total
LABOR	LABOR	10.75		200.00	2,150.00
LABOR	TRAVEL	6		100.00	600.00
LABOR	TRANSPORT TO SHOP	12		100.00	1,200.00
SUBLET REPAIR	TIRE REPLACEMENT	1		630.65	630.65
SUBLET REPAIR	TIRE REPLACEMENT YEEHAW JUNCTION	1		736.41	736.41
SHOP	SHOP SUPPLIES	1	EA	732.00	732.00

UNIT 51
TRAVEL TO LOCATION
NO JOYSTICK FUNCTION
CHECKED ALL FUNCTIONS
FOUND NO SIGNAL TO MAC VALVE
TRACED EACH WIRE FROM THE CAB TO MAC VALVE, GOOD
TROUBLESHOOT RELAYS IN CAB AND RAN OUT OF TIME
TRAVELED BACK TO SHOP
TRAVELED BACK TO LOCATION
TRACED WIRING TO RELAYS AND RELAY FUNCTIONS
FOUND 1 BAD RELAY
REPLACED RELAY AND MOVED ON TO THE WIRING
TRACED WIRING FROM BRAKE WIRE THROUGH RELAYS
FOUND BRAKE WIRE INTERMITTENT POWER ONCE BRAKE IS APPLIED
TRACED WIRE & FOUND BRAKE WIRE INTERNAL ON COATING BAD
REPAIRED & CHECKED FUNCTIONS
TRAVELED BACK TO SHOP
picked up for customer
2 tires blew out(okeechoobee and yeehaw junction)
inspect harnesses
replace chassis, body and tailgate harnesses

TRAVEL BACK TO LOCATION
CHECKED LIGHT HARNESS FROM TOP THEN CHECKED MID BODY HARNESS
CHECKED CAB HARNESS
FOUND BRAKE LIGHTS PACK ASSIS UP AND PACK ASSIST DOWN WERE MELTED OR TOUCHING EACH OTHER
TRIED TO FIND WHERE WIRES ARE BROKEN, COULDN'T LOCATE
REASSEMBLE TRUCK
SENDING TRUCK TO SHOP FOR REPAIRS
TRAVEL BACK TO SHOP

TRANSPORT TRUCK TO SHOP FOR REPAIRS

"If any tax, public charge, tariff or duty, is modified assessed, levied with respect to this sale then the burden of such charge or change shall be borne by the Customer.
- please access the link below for our full terms and conditions."

All returns must be initiated within 30 days of receipt of product and will be charged a restocking fee. Contact your sales representative to receive a Return Materials Authorization (RMA). Special order parts are not returnable. Full terms and conditions for returns can be found on our website at www.ten8fire.com/returns.



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2904 59TH AVENUE DRIVE EAST

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SALES ORDER

Item 12.

Page 2/3
Sale Order No: 1710068090
Date 07/29/25
Sales Employee -No Sales Employee-

Customer No. C01512
PO Number NEED PO
Equipment Id.: 284945016
VIN #: 1M2AU02C9GM010637
Description: REFUSE TRUCK
Veh. Miles: 34,367
Veh. Hours: 4,434
Approved:

Currency: \$

	Description	Quantity	UoM	Price	Total
LABOR	LABOR	1		7,000.00	7,000.00
LABOR	TRANSPORT BACK TO CUSTOMER	12		100.00	1,200.00
1464598	WIRE HARN, TAILGATE, AR, GEN2	1	EA	303.93	303.93
1476618	WIRE HARN, TG EXT, AR, GEN2	1	EA	199.76	199.76
1495271	WIRE HARN, FRT MARK, STR, AR GEN2	1	EA	147.68	147.68
1470932	WIRE HARN, CHASSIS, AR, GENII	1	EA	1,483.19	1,483.19
1455136	WIRE HARN, CAB BOX, LEU 2011	1	EA	178.01	178.01
1496710	WIRE HARN, CLEANOUT DOOR, AR	1	EA	162.99	162.99
1476617	WIRE HARN, PACKER, AR, GEN2	1	EA	1,085.46	1,085.46
1234752	HARNESS, UPR LT BAR, M FAMILY	1	EA	458.77	458.77
1234753	HARNESS, LWR LT BAR, M FAMILY	1	EA	484.07	484.07
1131747	HARNESS, AIR, JOYSTICK	1	EA	147.85	147.85
1230287	HARNESS, CAB, AR, PACK AT IDLE	1	EA	1,231.60	1,231.60
1572968	PROX, 30MM, 3FT PUR, WP	9	EA	51.71	465.39
1572970	PROX, 30MM, 10FT PUR, WP	1	EA	54.07	54.07
0126147	AIR BANK-4 VALVE	1	EA	570.01	570.01
1237646	HARNESS, TG CTR BRAKE LT	1	EA	138.99	138.99
1408445	BOX, CAB CTRL, AR 09	1	EA	4,626.39	4,626.39

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Item 12.

Page **3/3**
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Description: **REFUSE TRUCK**
Veh. Miles: **34,367**
Veh. Hours: **4,434**
Approved:

Currency: \$

Description	Quantity	UoM	Price	Total
R&R TAILGATE HARNESS				
R&R TAILGATE HARNESS EXTEND				
R&R CHASSIS HARNESS				
R&R OEM HARNESES				
R&R PACKER HARNESS				
R&R UPPER & LOWER HARNESS				
R&R JOYSTICK HARNESS				
R&R CAB HARNESS				
R&R PROXES				
R&R CONTROL BOX				
R&R AIR BANK VALVE				

FREIGHT TO BE ADDED ONCE COMPLETE

Tax Details

Tax Code	Tax %	Net	Tax
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Subtotal: **\$ 25,987.22**

Total Before Tax: **\$ 25,987.22**

Total Tax Amount: **\$ 0.00**

Additional Expenses:

Shipping Type:

Total Amount: \$ 25,987.22

7/25- 5.75 L 7.75 T
7/30-
8/1- 5.25 L 6.5 T, JB
8/4- 11 C

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August 19, 2024

RE: Sole Source

To whom it may concern:

To provide you with the personalized level of sales, service, and warranty you deserve, McNeilus Truck and Manufacturing is establishing a network of authorized dealers throughout the country. Ten-8 Industrial is the exclusive dealer for the sale, service, parts and warranty of McNeilus refuse collection vehicles for all customers (other than five designated McNeilus fleet customers on a non-exclusive basis) in the states of Florida, Georgia, Alabama and Mississippi.

Ten-8 Industrial is extremely qualified to provide you with the support you have come to expect from McNeilus.

Please contact Ten-8 Industrial direct for sales support or visit their website for more information at <https://ten8fire.com/industrial/>.

Sincerely,

Danielle Thompson

Danielle Thompson
Director, Sales Operations
McNeilus Truck and Manufacturing
524 East Highway Street
Dodge Center, MN 55927



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: August 20, 2025
Originating Department: Community Development Department
Agenda Title: Resolution 52-08-25 - Site Plan & Special Exception - Two (2), One (1) Story Storage Warehouse Buildings (8,952 SF) - JS 1220 10th Street, LLC (West of 10th Street & South of Northern Drive)
Agenda Category (i.e., Consent, New Business, etc.): New Business
Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$0.00 **Funding Source:** Applicant Escrow
Account Number: 03-0567300 **Finance Signature:** Barbara A. Gould

Advertised:
Date: July 25, 2025 **Newspaper:** Palm Beach Post

Attachments: Staff Report, Final Resolution, Legal Notice, Certified Letter, Original Resolution 40-05-23; All Plans and Apps Binder

Please initial one:
AV Yes I have notified everyone
 _____ Not applicable in this case

Summary Explanation/Background:

The Community Development Department is requesting the Town Commission to consider a request by JS 1220 10th Street LLC for Site Plan and Special Exception approval to permit two (2), one-story storage warehouse buildings (totaling approximately 8,952 SF) to be constructed on property generally located west of 10th Street & South of Northern Drive.

The owner and applicant is proposing to utilize this property to support new storage warehouse space for Cars of Dreams, an entity that buys and sells classic cars for charitable purposes. Further, the proposed use of storage warehouse has been previously approved for this site under Resolution 40-05-23 in 2023 and the new special exception request would propose to increase this use.

Note: Several conditions were imposed through Resolution 40-05-23, which staff is recommending to be continued within the proposed (new) approval (as outlined within the Staff Report).

Additionally, 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. Thus, the proposed request does not appear to provide a detrimental impact on surrounding properties.

The proposed site plan application has been reviewed by the Town's consulting Engineers, Landscape Architect, Palm Beach County Fire Rescue, Seacoast Utility Authority, Palm Beach County Sheriff's Office (PBSO) for Crime Prevention Through Environmental Design (CPTED), Lake Park Public Works Staff, and the Lake Park Community Development Department. Based on these reviews, the project substantially complies with our Land Development Regulations (LDR's) and Comprehensive Plan.

Planning & Zoning Board Review: This item was brought before the P and Z Board on August 4, 2025 and received a unanimous vote of approval. There were no additional requests for clarification or changes.

Note: The Community Development Department has notified the surrounding property owners of this proposed request in accordance with State Statute and the LDR's on July 25, 2025. A legal advertisement was placed in the Palm Beach Post and certified letter notices to all property owners within 300 feet of the subject property were mailed.

Recommended Motion:

I move to approve Resolution 52-08-25 for Site Plan & Special Exception approval of two (2), one (1) story storage warehouse buildings (totaling 8,952 SF) by JS 1220 10th Street, LLC on the property generally located West of 10th Street & South of Northern Drive.



**TOWN LAKE OF PARK
PLANNING & ZONING BOARD
STAFF REPORT
MEETING DATE: August 20, 2025**

APPLICATION: 1220 10th Street Site Plan Amendment and Special Exception

SUMMARY OF APPLICANT’S REQUEST: 2GHO, INC (“Agent”) on behalf of JS 1220 10th Street, LLC (“Property Owner” and “Applicant”) is requesting site plan and special exception approval for two one-story storage warehouse buildings totaling 8,952 SF. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-2 District.

The Subject Property is located west of 10th Street and south of Northern Drive in the Town of Lake Park. It is comprised of the following parcel, which totals 2.74 acres:

Parcel 1 – PCN: 36434220011230030

Planning and Zoning Board Review:

This item was brought before the P and Z Board on August 4, 2025 and received a unanimous vote of approval. There were no additional requests for clarification or changes. However, please note that the original unique condition of approval has since been rewritten by legal. The content remains the same but the condition language was modified to derive from the original resolution 40-05-23, which is being amended by this request. The new unique conditions are inserted for reference.

BACKGROUND:

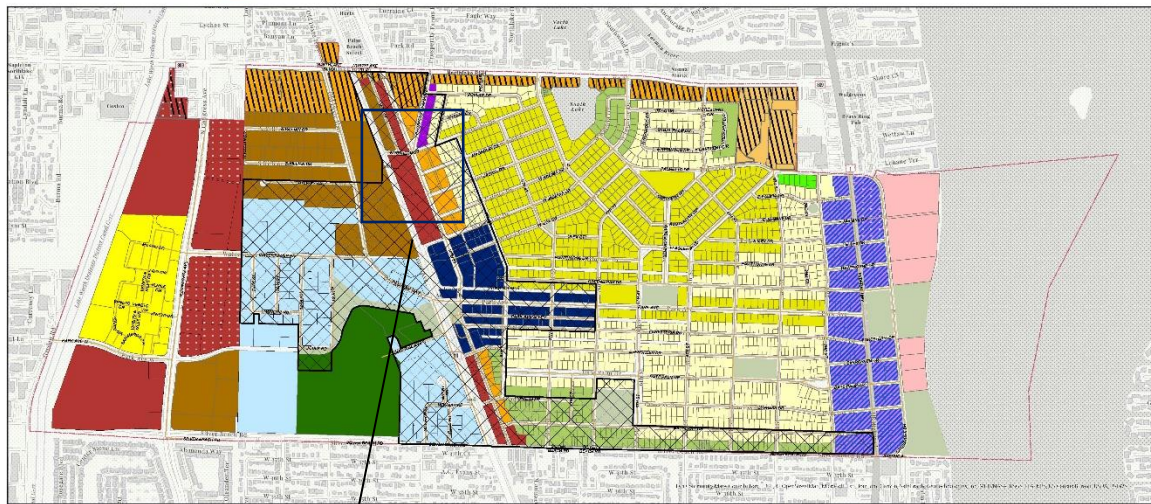
Owner & Applicant(s):	JS 1220 10th Street LLC
Agent and Consultant:	2GHO Inc
Location:	Parcel 1 – PCN: 36434220011230030
Net Acreage (total):	2.74 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	C-2 Business District
Future Land Use:	Commercial

Figure 1: Aerial View of Site (image not to scale; for visual purposes only)

**LAKE PARK ZONING MAP**

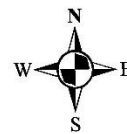


Town of Lake Park Zoning Map



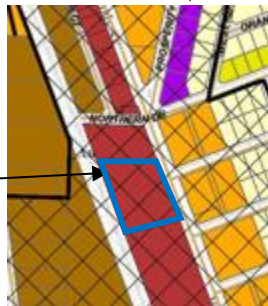
Community Development Department
 Town of Lake Park
 535 Park Avenue, Lake Park FL 33403
 Anders Viane - Planner
 561-881-3320 (ext 320)
 aviane@lakeparkflorida.gov
 Nadia DiTommaso - Director
 561-881-3319
 nditommaso@lake

2,500 1,250 0 2,500 Feet



Date: 6/14/24

Subject
Site



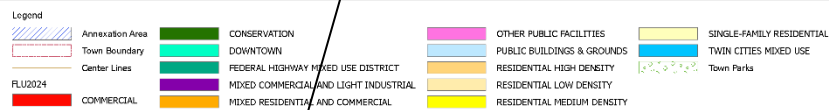
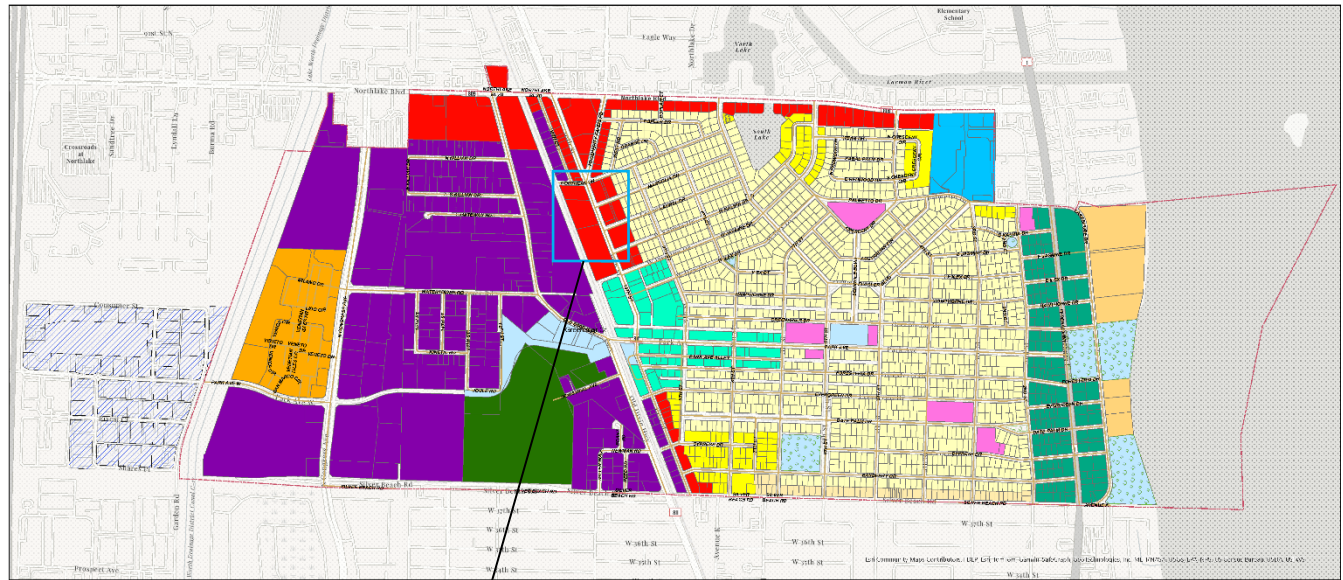
Adjacent Zoning:

North: C-2 Business District
 South: C-2 Business District
 East: C-1 Business District
 West: C-4 Business District

LAKE PARK FUTURE LAND USE MAP

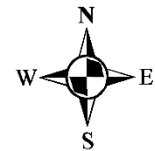


Town of Lake Park Future Land Use Map 2017-2027



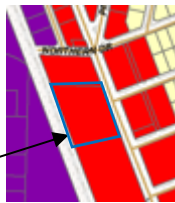
Community Development Department
Town of Lake Park
535 Park Avenue, Lake Park FL 33403
Anders Viane - Planner
561-881-3320 (ext 320)
aviane@lakeparkflorida.gov
Nadia DiTommaso - Director
561-881-3319
ndtommaso@lakeparkflorida.gov

2,500 1,250 0 2,500 Feet



Date: 6/14/24

Subject
Site



Adjacent Existing Land Use:

North: Commercial
South: Commercial
East: Commercial
West: Mixed Commercial and Light Industrial

PART I: SITE PLAN APPLICATION

The 1220 10th Street site plan application has been reviewed by the Town's consulting Engineers, Landscape Architect, Palm Beach County Fire Rescue, Seacoast Utility Authority, Palm Beach County Sheriff's Office (PBSO) for Crime Prevention Through Environmental Design (CPTED), Lake Park Public Works Staff, and the Lake Park Community Development Department. Based on these reviews, the project substantially complies with our Land Development Regulations and Comprehensive Plan.

****This project has been noticed by certified mail to property owners within 300 feet and advertised in the Palm Beach Post 7/25/25 ****

SITE PLAN PROJECT DETAILS

Comprehensive Plan: The proposal is consistent with the goals, objectives and policies of the Town's Comprehensive Plan, including:

- ➔ **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*
- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *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. Public schools are a permitted use within this land use designation.*
- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

Zoning: The proposed project is generally consistent with the requirements of the C-2 Business District, including the special exception use of storage warehouse, building height, minimum required open space, and building site area. The project also substantially complies with the supplemental regulations of the general code, which will be further discussed as applicable in the sections below.

As it pertains to the special exception request, these are evaluated using the criteria of 78-184 (b). The evaluation criteria are identified below along with the applicant's responses.

(1) The proposed special exception use is consistent with the goals, objectives, and policies of the town's comprehensive plan.

Applicant Response: *The proposed uses are directly aligned with the Future Land Use description of commercial, as this use will allow for the delivery, and/or transfer of classic cars. Additional storage warehouse use will not create any inconsistencies with any other elements of the adopted Comprehensive Plan.*

Staff Evaluation: We are in agreement. Relevant comprehensive plan objectives achieved through this redevelopment are as follows:

- 3.4 Goal, Objectives and Policies, Town Goal Statement 3.4.1 (3) - The Town shall maintain and seek opportunities to improve its ability to provide... commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals.
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 1, Policy 1.1 j. – encourage redevelopment, renewal or renovation, that maintains or improves existing neighborhoods and commercial areas;
- 3.4 Goal, Objectives and Policies, 3.4.2. Objectives and Policies, Objective 5 – The Town shall promote redevelopment and infill development in a manner that is consistent to existing neighborhoods and uses, the built and natural environments and adjacent jurisdictions.

(2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.

Applicant Response: *Per Sec. 78-72(2)(n) of the Town's zoning code, storage warehouse use is a permitted use by Special Exception. It is important to note that the project previously received special exception approval for 13,420 sf of storage warehouse, and this request is considered an expansion to the existing special exception use.*

Previously Approved Storage Warehouse: 13,420sf
Proposed Additional Storage Warehouse: 8,952 sf

Total Storage Warehouse: 22,372 sf

With regards to consistency with the Town's code, the proposed site plan makes efficient use of the land with the placement of the proposed storage warehouse buildings in portions of the site that are underutilized. All pertinent development regulations of the C-2 zoning district are provided with the plan.

Staff Evaluation: We are in agreement. The use of storage warehouse has been previously approved for this site under Resolution 40-05-23 back in 2023 and this new special exception request proposes to increase this use. Of note, several conditions were imposed through Resolution 40-05-23, which we are recommending are continued with this new approval. See the proposed conditions under the Staff Recommendation portion of this report.

(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.

Applicant Response: *The subject site is located on a major arterial roadway within the Town of Lake Park. 10th Street is a north/south roadway which traverses through several industrial, and commercial uses within the Town. The expanded storage warehouse use will not create any adverse impacts to the surrounding area.*

Staff Evaluation: We are in agreement. The Town's traffic consultant reviewed the applicant's traffic study and found no significant increase in traffic from the proposal. Building location, height, and setbacks are all code compliant and the applicant has made effort to integrate the architecture of the new buildings with the existing building, creating a uniform and tasteful complex.

(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.

Applicant Response: *The approval additional storage warehouse will not cause a concentration of the same in the area. The proposed improvement seeks to enhance the property, and is designed in a cohesive manner that ties the buildings together.*

Staff Evaluation: We are in agreement. The owner and applicant JS 1220 10th Street LLC will use this new storage warehouse space for Cars of Dreams, an entity that buys and sells classic cars for charitable purposes. There is not a comparable business in Town and the owner has made landscaping and façade improvements along 10th Street that increase the appeal of the corridor by demonstrating attractive investment in Lake Park.

(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.

Applicant Response: *The proposed use will not create any traffic impacts, as this use will not be a high trip generator. Please refer to traffic statement which states that the added storage warehouse use has an insignificant impact on the adjacent roadways.*

Staff Evaluation: We are in agreement. As previously noted, our traffic engineer found no significant increase in trips. The use proposed is passive storage, and will not produce any of the nuisances factors described under b.

(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.

Applicant Response: *The expansion of the previously approved storage warehouse use, makes more efficient use of the site, and will adhere to all development standards ensuring that no adverse impacts are extended to surrounding and adjacent areas. For context; this property is in an established commercial corridor within the Town of Lake Park, and abuts railroad tracks. The proposed request WILL NOT deter any neighboring commercial businesses from redeveloping in the future should the respective owner choose. The additional 8,952 sf of storage warehouse will not impact adjacent natural systems or public*

facilities. Last, there are no changes to proposed public amenity areas for the previous approval, as the site will provide a trash receptacle, and bench.

Staff Evaluation: We find no evidence to suggest the expansion of warehouse storage space for 1220 10th Street will adversely impact light, air flow, property values, redevelopment, natural resources or public facilities. Furthermore, the applicant has previously provided pedestrian amenity improvements in accordance with criteria e. and we consider this condition satisfied.

Architecture: The proposal meets the standards set forth under 78-330 for building articulation, façade paint colors, material variation, and decorative features. Additionally, for buildings within multi-unit complexes, there are architectural consistency requirements. Applicants are required to create architectural harmony and consistency between their building and existing buildings. To satisfy this requirement, the applicant has replicated the design vernacular from the main building on the two new buildings. They are also proposing to repaint the main building with the same colors as the new outbuildings.

Building Site: The total impervious area for the project is 77,109 SF and the pervious area is 42,161 SF, or 35% of the total site. The development proposal consists two 4,476 SF buildings totaling 8,852 SF; this is in addition to the existing 13,420 SF of warehouse space for a new total warehousing area of 22,372 SF.

Site Access and Roadways: This site has two driveway entrances and exits along 10th Street. As previously noted, the proposed addition of storage space is not anticipated to increase traffic demand. The traffic engineer notes an addition of two peak hour trips.

Traffic Concurrency: The applicant has provided Palm Beach County Traffic Performance Standards (TPS) approval in connection with their project. Palm Beach County Traffic recommended approval July 15, 2024.

Landscaping: The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) as of 7/21/25.

Paving, Grading and Drainage: The Town's consulting Engineers, Engenuity Group, reviewed and approved the civil plans for this proposal on 1/24/25.

Parking and Loading: The applicant's addition of warehouse space has not brought parking on site below the required minimum. At 22,372 SF of warehousing space, 11 spaces are required plus another 10 for employees at maximum shift for a total of 21.

Additionally, 13 were required for the existing motor vehicle sale use, which are not being impacted. The total required spaces are 34 and the applicant is providing 38. The previously-approved loading zone remains adequate for the expanded uses.

Water/Sewer: Seacoast Utility Authority reviewed these plans for compliance with their best practices and issued their approval 7/15/25.

Fire: PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on 7/14/25. An additional round of fire review will be conducted during the building permit phase, which is standard procedure.

PBSO: The Crime Prevention Through Environmental Design (CPTED) review was performed by Sgt. Adam Pozsonyi at the Palm Beach County Sheriff's Office and the proposal was found to be compliant with best-practice principles for CPTED on 7/25/25. A high-definition security camera surveillance condition of approval is being recommended, which is a standard condition of approval. Additionally, he suggests that a landscape maintenance plan is created to avoid future conflict with lighting levels and anti-lodging benches be considered to deter abnormal use.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan and Special Exception for 1220 10th Street. In addition to all standard conditions, the following unique conditions of approval are being added:

1. The sale of vehicles at the property shall not be open to the general public.
2. The display of vehicles outside the buildings for sale is prohibited.
3. The use of the storage warehouse shall be limited to the Owner's personal car collection and accessories.
4. The special exception uses hereby approved for the benefit of the Owner. The special exception uses shall not be conveyed, assigned or transferred to any other owner or tenant of the Site. Any attempt to do so shall result in this approval being automatically terminated.

RESOLUTION NO. 52-08- 25

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION 40-05-23 WHICH APPROVED A SITE PLAN AND THE SPECIAL EXCEPTION USES OF MOTOR VEHICLE SALES AND STORAGE WAREHOUSE FOR THE PROPERTY LOCATED AT 1220 10TH STREET; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, JS 1220 10th Street, LLC (“Owner”) is the owner of the property legally described in Exhibit “A”, which is attached hereto and incorporated herein; and

WHEREAS, the Owner’s property is located at 1220 10th Street, Lake Park (the Site); and

WHEREAS, George Gentile of 2GHO as the Owner’s agent (Applicant) has submitted an application seeking an amendment to an approved site plan and authorizing the special exception uses of motor vehicle sales and storage warehouse on the Site (“the Project”); and

WHEREAS, the authorization to conduct the special exception uses on the Site is specific only to the Owner; are not transferable to other owners or tenants of the Site; and do not run with the land; and

WHEREAS, the Owner has sought to increase the square footage of the storage warehouse use on the Site; and

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

WHEREAS, the Site is located within C-2 Business District, which allows motor vehicle sales and storage warehouses as special exception uses; and

WHEREAS, at a public hearing on August 4, 2025 the Town’s Planning and Zoning Board reviewed the Owner’s requests to amend the site plan and to expand the square footage of the storage warehouse, and recommended approval of these requests; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on August 20, 2025 to consider the Project; and

WHEREAS, at this quasi-judicial hearing, the Town Commission considered the evidence presented by the Town’s Community Development Department (Department) staff, the Owner, Applicant, and other interested parties and members of the public,

regarding whether the Project meets the criteria for the approval of the expansion of the storage warehouse special exception use and the amendment of the site plan; and

WHEREAS, the Town Commission has determined that the Project is consistent with the Town's Comprehensive Plan, meets the special exception use criteria, and all other applicable Land Development Regulations of the Town Code.

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 the special exception use of motor vehicle sales and storage warehouse, subject to the following conditions:

1. The Applicant shall develop the Site consistent with the following plans. The title sheet shall be updated to reflect the following list of plans and their sign and seal dates:

Name	Sheet	Revision Date	Received on
Survey			
Survey	Page 1	10/12/24	7/29/25
Survey	Page 2	12/03/24	7/29/25
Site Plan			
Site Development Plan	SP-1	7/21/25	7/29/25
Civil			
Preliminary Grading & Drainage Plan	C1.1	7/1/25	7/29/25
Preliminary Water & Sewer Plan	C1.2	7/1/25	7/29/25
Preliminary Engineering Details	C2.1	7/1/25	7/29/25
Water & Sewer Details	C2.2	7/1/25	7/29/25
Autoturn Exhibit	EX1	7/1/25	7/29/25
Architecture			
Rendered Existing Building Elevations	Rendered Building Elevation	7/3/25	7/29/25
Site Development Storage Warehouse Buildings	A-1	6/25/25	7/29/25
Site Development Storage Warehouse Buildings	A-2	6/25/25	7/29/25
Site Development Storage Warehouse Buildings	A-3	6/25/25	7/29/25
Site Development Storage Warehouse Buildings	N/A	4/15/25	7/29/25
Site Development Storage Warehouse Buildings	N/A	4/15/25	7/29/25
Landscape			7/29/25
Landscape Development Plan	LP-1	6/27/25	7/29/25
Landscape Specification Plan	LP-2	6/27/25	7/29/25

2. Construction associated with the development of the Site is only permitted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, except holidays, unless an exception has been approved by the Town Commission.
3. Any proposed disruption to neighboring street access, surrounding parking areas, or the normal flow of traffic within the rights of way of 10th Street, Northern Drive, or any other right-of-way while the Project is being constructed shall be subject to the review and approval of the Director and any governmental agency responsible for maintaining these roadways. Should there be any disruption to the normal flow of traffic occur during the construction of the Project, then upon written notice from the Director of the Community Development Department (Director), all construction shall cease until the Director has provided the Owner with a written notice to proceed.
4. All landscaping shown on the approved site and landscaping plans shall be continuously maintained from the date of its installation. 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 and landscaping plans.
5. The Owner shall ensure that all contractors use best management practices to reduce airborne dust and particulates during the development of the Site.
6. All dumpsters and dumpster screening on the Site shall be kept closed at all times, except at such times as waste haulers are providing services on the designated pick-up day. All dumpsters placed on the Site shall be acquired from the approved franchise supplier for the Town.
7. Prior to issuance of the Certificate of Occupancy, the Owner shall provide certification from the Landscape Architect of record that the plant installations for the Site are in accordance with the approved site and landscaping plans (and any minor modifications that are approved through permitting) or are deemed to be equivalent by the Town's consulting landscape architect.
8. Prior to the issuance of any construction permits, the Applicant shall submit copies of all permits that are required with the approvals from all agencies having jurisdiction, including but not limited to the Palm Beach County Health Department, Palm Beach County Land Development Division, and the State of Florida Department of Environmental Protection.
9. Any revisions to the approved plans incorporated herein, shall be submitted to the Department, and shall be subject to its review and approval. The Department shall determine whether or not the changes require further review by the Planning & Zoning Board and Town Commission.

10. During the building permit phase, signage (window, wall, freestanding, or other) for the Site shall be submitted through the Town's permitting process with a master sign plan that ensures signage consistency in design and color scheme of the signs to be located on the Site. A sign package illustrating all signs and their colors shall be submitted to the Department and shall be subject to its review and approval prior to their placement on the Site.
11. Within 18 months of the effective date of this resolution, the Owner shall initiate bona fide development and shall continue with the development of the Site through completion. Failure to do so shall render the Development Order null and void. Once development has been initiated, the development of the Site shall be completed within 18 months.
12. Prior to the issuance of a Certificate of Occupancy or Completion, the Owner shall install high-definition surveillance cameras, which capture clear facial features throughout the parking areas on the Site and along the exterior façades of the buildings on the Site. The location of the camera(s) shall be subject to the review and approval of the Department and the Palm Beach County Sheriff's Office (PBSO).
13. **Cost Recovery.** All professional consulting fees and costs, and legal fees incurred by the Town in reviewing the Application and in the preparation of this resolution billed to the Owner shall be paid to the Town within 10 days of the mailing of the invoice from the Town. The failure of the Applicant to reimburse the Town within the 10 days from the town's mailing of its invoice shall result in the suspension of any further review of plans or building activities, and may result in the revocation of the approved Development Order. A building permit or certificate of occupancy shall not be issued if any invoices are outstanding.
14. The sale of vehicles at the property shall not be open to the general public.
15. The display of vehicles outside the buildings for sale is prohibited.
16. The use of the storage warehouse shall be limited to the Owner's personal car collection and accessories.
17. The special exception uses hereby approved for the benefit of the Owner. The special exception uses shall not be conveyed, assigned or transferred to any other owner or tenant of the Site. Any attempt to do so shall result in this approval being automatically terminated.

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.

Exhibit A - Legal Description

PARCEL 1: A part of Block 4A of REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK) , FLORIDA, according to the Plat thereof recorded in Plat Book 11, Page 24, Public Records of Palm Beach County, Florida, said parcels being more particularly described as follows:

BEGINNING at the intersection of the Easterly line of said Block 4A with a line parallel to and 1200 feet Northerly from measured at right angles to the South line of said Block 4A, said parallel line being the North line of land conveyed by George Kinsman and wife, to Florida Power and Light Company by Deed dated October 15, 1958, and recorded in O.R. Book 254, Page 527, Public Records of Palm Beach County, Florida, thence Northerly along the Eastern line of said Block 4A, a distance of 348.45 feet, thence Westerly parallel to the South line of said Block 4A, a distance of 331.57 feet, more or less, to a point in the Westerly line of said Block 4A, thence Southerly along the Western line of said Block 4A, a distance of 348.53 feet, more or less to a point in the North line of said Florida Power & Light Company land; thence Easterly along said North line of said Power & Light Company Land, a distance of 331.39 feet, more or less, to the POINT OF BEGINNING.

AND

PARCEL 2:

BEGINNING at the Northeasterly corner of the North 525.00 feet of the South 1200.00 feet of Block 4-A according to the REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK) , as recorded in Plat Book 11, Page 24, in and for the Public Records of Palm Beach County, Florida; thence Westerly, along the North line of the North 525.00 feet of the South 1200.00 feet of said Block 4-A, a distance of 331.39 feet to a point on the Westerly line of said Block 4-A; thence Southerly, along the said Westerly line, a distance of 82.94 feet to a point; thence Easterly, a distance of 308.91 feet to the POINT OF BEGINNING

Property Control Number: 36-43-42-20-01-123-0030

PUBLIC NOTICE TOWN OF LAKE PARK NOTICE OF PUBLIC HEARINGS

BE ADVISED THE PLANNING & ZONING BOARD OF THE TOWN OF LAKE PARK, FLORIDA WILL CONDUCT A PUBLIC MEETING AT 535 PARK AVENUE TO CONSIDER THE AGENDA ITEM LISTED BELOW ON MONDAY, AUGUST 4, 2025 AT 6:30 PM, OR AS SOON THEREAFTER AS CAN BE HEARD. A QUORUM OF THE PLANNING & ZONING BOARD OF THE TOWN OF LAKE PARK, FLORIDA WILL CONVENE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

THE TOWN COMMISSION WILL ALSO CONDUCT A QUASI-JUDICIAL MEETING AT 535 PARK AVENUE, LAKE PARK, TO CONSIDER THE AGENDA ITEM LISTED BELOW ON WEDNESDAY, AUGUST 20, 2025 AT 6:30PM, OR AS SOON THEREAFTER AS CAN BE HEARD. (TENTATIVE DATE, PLEASE MONITOR WWW.LAKEPARKFLORIDA.GOV FOR ANY CHANGES). A QUORUM OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK WILL CONVENE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

2GHO, INC (“Agent”) on behalf of JS 1220 10th Street, LLC (“Property Owner” and “Applicant”) is requesting site plan and special exception approval for two one-story storage warehouse buildings totaling 8,952 SF. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-2 District.

The Subject Property is located west of 10th Street and south of Northern Drive in the Town of Lake Park. It is comprised of the following parcel, which totals 2.77 acres:

Parcel 1 – PCN: 36434220011230030

Records related to these items may be inspected by contacting the Community Development Department at 561-881-3320, or by emailing Anders Viane at aviane@lakeparkflorida.gov. If a person decides to appeal any decision made by the Planning and 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, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez

PUB: The Palm Beach Post – Friday, July 25, 2025



Notification of Public Meetings

7/25/2025

Dear Property Owner:

You are receiving this notice of public meetings because you are the legal owner of record for property that is located within 300 feet of the subject property discussed in this correspondence. The public meetings listed herein are being held to hear the application described below the AGENDA ITEM portion of this letter.

Should you wish to attend the meetings or comment on the application please take note of the date, time, and the instructions for attending and commenting detailed below. If you do not wish to attend the meetings and do not have any comments, you may disregard this notice.

**PUBLIC NOTICE
TOWN OF LAKE PARK
NOTICE OF PUBLIC HEARING AND QUASI-JUDICIAL PUBLIC HEARING**

BE ADVISED THE PLANNING & ZONING BOARD OF THE TOWN OF LAKE PARK, FLORIDA WILL CONDUCT A PUBLIC MEETING AT 535 PARK AVENUE TO CONSIDER THE AGENDA ITEM LISTED BELOW ON MONDAY, AUGUST 4, 2025 AT 6:30 PM, OR AS SOON THEREAFTER AS CAN BE HEARD. A QUORUM OF THE PLANNING & ZONING BOARD OF THE TOWN OF LAKE PARK, FLORIDA WILL CONVENE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

THE TOWN COMMISSION WILL ALSO CONDUCT A QUASI-JUDICIAL MEETING AT 535 PARK AVENUE, LAKE PARK, TO CONSIDER THE AGENDA ITEM LISTED BELOW ON WEDNESDAY, AUGUST 20, 2025 AT 6:30PM, OR AS SOON THEREAFTER AS CAN BE HEARD. (TENTATIVE DATE, PLEASE MONITOR WWW.LAKEPARKFLORIDA.GOV FOR ANY CHANGES). A QUORUM OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK WILL CONVENE AND PUBLIC PARTICIPATION WILL OCCUR IN-PERSON AT TOWN HALL.

Records related to this item may be inspected by contacting the Community Development Department at 561-881-3320, or by emailing Anders Viane at aviane@lakeparkflorida.gov. If a person decides to appeal any decision made by the Planning and 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, please contact Vivian Mendez, Town Clerk at 561-881-3311.

AGENDA ITEM

2GHO, INC (“Agent”) on behalf of JS 1220 10th Street, LLC (“Property Owner” and “Applicant”) is requesting site plan and special exception approval for two one-story storage warehouse buildings totaling 8,952 SF. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-2 District.

The Subject Property is located west of 10th Street and south of Northern Drive in the Town of Lake Park. It is comprised of the following parcel, which totals 2.77 acres:

Parcel 1 – PCN: 36434220011230030

PUBLIC HEARINGS

MEETING: PLANNING AND ZONING BOARD

LOCATION: 535 PARK AVENUE, LAKE PARK, FL. 33403.

DATE: MONDAY, AUGUST 4, 2025

TIME: 6:30 P.M.

**MEETING: TOWN COMMISSION (QUASI-JUDICIAL) – TENTATIVE, MAY
CHANGE (SEE TOWN WEBSITE)**

LOCATION: 535 PARK AVENUE, LAKE PARK, FL. 33403.

DATE: WEDNESDAY, AUGUST 20, 2025

TIME: 6:30 P.M.

LOCATION MAP



RESOLUTION 40-05-23

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING THE SPECIAL EXCEPTION USES OF MOTOR VEHICLE SALES AND STORAGE WAREHOUSE FOR THE PROPERTY LOCATED AT 1220 10TH STREET; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE APPROVAL OF THE SPECIAL EXCEPTION USES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, JS 1220 10th Street, LLC (“Owner”) is the owner of the property legally described in Exhibit “A”, which is attached hereto and incorporated herein; and

WHEREAS, the Owner’s property is located at 1220 10th Street, Lake Park (the Site); and

WHEREAS, George Gentile of 2GHO as the Owner’s agent (Applicant) has submitted an application seeking the approval of the special exception uses of motor vehicle sales and storage warehouse on the Site (“the Project”); and

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

WHEREAS, the Site is located within C-2 Business District, which allows motor vehicle sales and storage warehouses as special exception uses; and

WHEREAS, at a public hearing on May 1, 2023 the Town’s Planning and Zoning Board reviewed the proposed Project and recommended to the Town Commission the approval of the two special exceptions uses which make up the Project, subject to the Owner’s compliance with certain conditions; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on May 17, 2023 to consider the Project; and

WHEREAS, at this quasi-judicial hearing, the Town Commission considered the evidence presented by the Town’s Community Development Department staff, the Owner, Applicant, and other interested parties and members of the public, regarding whether the Project meets the criteria for the approval of each of the special exception uses; and

WHEREAS, the Town Commission considered whether the Project 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 the Project is consistent with the Town’s Comprehensive Plan, meets the special exception use criteria, and all other applicable Land Development Regulations of the Town Code.

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 the two special exception uses of motor vehicle sales and storage warehouse, subject to the following conditions:

1. The sale of vehicles shall not be open to the general public.
2. The outside display of vehicles for sale is prohibited.
3. The use of the storage warehouse shall be only be the Owner for the storage of his personal car collection and accessories.
4. The Special Exception use approvals are solely to the property owner JS 1220 10th Street, LLC and shall automatically terminate should the use cease or the property be conveyed or leased to another owner or tenant of the property.
5. The Owner shall utilize the Site consistent with the following submitted documents: Special Exception Application signed 11/29/22, Narrative dated April 13, 2023(revision), site plan dated 4/24/23 and survey dated 5/10/22
6. A landscape permit that includes a landscape plan that meets or exceeds the Town Code shall be submitted prior to the issuance of a certification of completion for the building.

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 Taylor,
 and upon being put to a roll call vote, the vote was as follows:



	AYE	NAY
MAYOR ROGER D. MICHAUD	<u>✓</u>	<u> </u>
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>✓</u>	<u> </u>
COMMISSIONER JOHN LINDEN	<u> </u>	<u> </u>
COMMISSIONER MARY BETH TAYLOR	<u> </u>	<u> </u>
COMMISSIONER JUDITH E. THOMAS	<u>✓</u>	<u> </u>

The Town Commission thereupon declared the foregoing Resolution 40-05-23
 duly passed and adopted this 17th day of may, 2023.

TOWN OF LAKE PARK, FLORIDA

BY: 
 ROGER D. MICHAUD
 MAYOR

ATTEST:


 VIVIAN MENDEZ
 TOWN CLERK

 TOWN OF LAKE PARK
 (TOWN SEAL)
 FLORIDA

Approved as to form and legal sufficiency:

BY: 
 THOMAS J. BAIRD
 TOWN ATTORNEY

PARCEL 1: A part of Block 4A of REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK) , FLORIDA, according to the Plat thereof recorded in Plat Book 11, Page 24, Public Records of Palm Beach County, Florida, said parcels being more particularly described as follows:

BEGINNING at the intersection of the Easterly line of said Block 4A with a line parallel to and 1200 feet Northerly from measured at right angles to the South line of said Block 4A, said parallel line being the North line of land conveyed by George Kinsman and wife, to Florida Power and Light Company by Deed dated October 15, 1958, and recorded in O.R. Book 254, Page 527, Public Records of Palm Beach County, Florida, thence Northerly along the Eastern line of said Block 4A, a distance of 348.45 feet, thence Westerly parallel to the South line of said Block 4A, a distance of 331.57 feet, more or less, to a point in the Westerly line of said Block 4A, thence Southerly along the Western line of said Block 4A, a distance of 348.53 feet, more or less to a point in the North line of said Florida Power & Light Company land; thence Easterly along said North line of said Power & Light Company Land, a distance of 331.39 feet, more or less, to the POINT OF BEGINNING.

AND

PARCEL 2:

BEGINNING at the Northeasterly corner of the North 525.00 feet of the South 1200.00 feet of Block 4-A according to the REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK) , as recorded in Plat Book 11, Page 24, in and for the Public Records of Palm Beach County, Florida; thence Westerly, along the North line of the North 525.00 feet of the South 1200.00 feet of said Block 4-A, a distance of 331.39 feet to a point on the Westerly line of said Block 4-A; thence Southerly, along the said Westerly line, a distance of 82.94 feet to a point; thence Easterly, a distance of 308.91 feet to the POINT OF BEGINNING

Property Control Number: 36-43-42-20-01-123-0030



LA-0000530

Landscape Architects ■ Planners ■ Environmental Consultants

George G. Gentile FASLA
 M. Troy Holloway ASLA
 Emily M. O'Mahoney FASLA, PLA, LEED®AP, BD&C

**1220 10th Street Town of Lake
 Park Project Narrative
 December 2, 2022
 Rev. March 22, 2023
 Rev. April 13, 2023**

REQUEST/LOCATION:

2GHO, Inc. as agent, respectfully request review and approval of the subject Special Exception use for motor vehicle sales, and storage warehouse. The motor vehicle sales use will allow the Owner to get a dealer license which is an administrative requirement that will allow the property owner to buy vehicles through auctions which do not occur at the property. No motor vehicles will be sold on the property.

The subject 2.74-acre site is located on the west side of 10th Street, north of Park Avenue in the Town of Lake Park, Florida. The subject site has a land use designation of Commercial, and a zoning designation of C-2 Commercial. It is the intent of the Owner to designate 6,632 sf as office/motor vehicle sales and 13,420 sf as storage warehouse.

PROPERTY HISTORY:

The existing building was originally constructed in 1967 and has been many uses over the years, inclusive of a grocery store and business offices. More recently, Palm Beach Academy of Health and Beauty operated on the site.

SURROUNDING ZONING AND LAND USE DESIGNATIONS:

The chart below demonstrates that the subject property is compatible with the land use and zoning of the surrounding properties.

	Existing Zoning	Existing FLU
SUBJECT PROPERTY (Existing Office Use)	C-2; Business District	Commercial
NORTH (Retail Strip Center)	C-2; Business District	Commercial
EAST	C-2; Business District	Commercial
SOUTH (FPL Service Center)	C-1; Business District	Commercial
WEST (FEC Rail /Cemex)	C-2; Business District	Commercial

1220 10th Street
 Site Plan Review/Special Exception
 Town of Lake Park
 Page 2

PROPOSED USE:

The Owner is an avid collector of classic automobiles, and has a well-known reputation in the greater Palm Beach County area for providing a mechanism for other collectors to view, and take ownership of any particular automobiles. The Owner would like to repurpose the underutilized property to provide a climate- controlled warehouse space for the cars to be stored.

There will be no retail motor vehicles sales, no display outside of cars and no public customers coming to the site for motor vehicle purchases. The other use of the building will be for a business office for the Owners company, as he is moving his staff of 6-10 employees to the Town of Lake Park from his small New York location and his current location in the Village of North Palm Beach, Florida.

The owner will also be storing and displaying his classic car collection, model train collection and several other items in his collection in the warehouse building. He will also have other business items stored as well; however, the majority of the space will be devoted to his classic car collection. The Classic Car Collection, which will be set up as a display in the warehouse is not open to the public and only invited guests are permitted on site to view the collection. He also provides 3 to 4 charities and non-profit organizations to hold fund raising events including the Palm Beach County Sheriffs annual event for the Sheriffs Boys Ranch. These events are limited as stated above to approximately 3 to 4 events a year.

SPECIAL EXCEPTION USE REQUEST

As previously mentioned, motor vehicle sales, and storage warehouse uses are designated as Special Exception uses in the Town. Consistent with Section 78-184 of the Town's Zoning Code, the Owner is requesting a Special Exception to redevelop the property with the proposed uses. The Owner will address the required criteria set forth in 78-184(5)(b).

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

Future Land Use:

As previously mentioned, the subject property is designated with a Commercial Land Use;

- ❖ *In the Town's Comprehensive Plan, Table 3-4, Land Use Classification System, Commercial Land Use is defined 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.*

1220 10th Street
 Site Plan Review/Special Exception
 Town of Lake Park
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of 2.0. This category also includes personal and professional services.

The proposed uses are directly aligned with the Future Land Use description of commercial, as this use will allow for the delivery, and/or transfer of classic cars. Additionally, the proposed special exception uses do not create any inconsistencies with any other elements of the adopted Comprehensive Plan.

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.

The Owner's proposal is directly consistent with the Town's Objective of promoting redevelopment, as the project will seize the opportunity to repurpose an existing building within a commercial core of Lake Park.

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

Response: As noted, the building was built in 1967 and meets the Town of Lake Park Code of Ordinances. With the proposed office (permitted), storage warehouse, and motor vehicle sales uses, the interior of the building has been modified through the building permit process.

As a special exception is subject to commission approval; The commission may permit the proposed uses (storage warehouse and motor vehicle sales) in the C-2 zoning district. The proposed uses are consistent with good zoning practice and are not contrary to the policies of the town comprehensive plan.

Further, as stipulated by Sec. 78-72(2)(j) the proposed motor vehicle sales use is consistent with the code as a permanent building is currently existing on the site.

Last, the proposed use will comply Sec. 78-145(g), as the required surface parking will not be utilized for the subject automobiles.

The purpose of the storage warehouse is to allow the classic cars to be in a climate-controlled environment to preserve their condition.

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.

The subject site is located on a major arterial roadway within the Town of Lake Park. 10th Street is a north/south roadway which traverses through several industrial, and commercial uses within the Town. The proposed use will not create any adverse impacts to the surrounding area.

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. ***Response: The approval of a storage warehouse/motor vehicle sales will not cause a concentration of the same in the area. The Owner simply wants to utilize the existing building in order to provide a highly sought use in the South Florida area.***

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding property 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 of flow of traffic within the vicinity of the proposed Special Exception use.

Response: The proposed use will not create any traffic impacts, as this use will not be a high trip generator. An appropriate mechanism to unload cars will occur internal to the property, and will not create any nuisances to the existing community.

1220 10th Street
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Town of Lake Park
Page 5

6. Please explain how the 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 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; and (e) provides pedestrian amenities, including, but not limited to benches, trash receptacles, and/or bicycle parking.

Response: As this is an existing building, it will not reduce light and air to the adjacent property. To the contrary, it will aid in redeveloping and upgrading the existing property that in turn will positively affect adjacent property values.

Conclusion

In closing, the Owner is requesting special exception use approval for a motor vehicle sales, and storage warehouse use to an existing building on 10th Street. The existing building will act as the location for the required motor vehicle dealer license, as well as a storage warehouse (for classic cars).

On behalf of the Owner, 2GHO, Inc. requests approval of the special exception application. The project managers at 2GHO, Inc. are George G. Gentile, FASLA, PLA, Dan Siemsen, PLA, Patricia Lentini, and Alec Dickerson.



**TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT**

APPLICATION FOR SITE PLAN REVIEW OR AMENDMENT

Please call (561)881-3319 for submittal fees

*****For Planned Unit Development (PUD) applications, please refer to Section 78-77 of the Town Code of Ordinances for additional requirements*****

Project Name: 1220 10th Street

Project Address: 1220 10th Street

Property Owner: JS 1220 10th Street, LLC

APPLICANT INFORMATION:

Applicant Name: JS 1220 10th Street, LLC

Applicant Address: 701 US Highway One, Suite 402, North Palm Beach, FL 33408

Phone: 561-575-9557 **Fax:** _____ **E-Mail:** george@2gho.com

SITE INFORMATION:

General Location: west side of 10th Street Lake Park

Address: 1220 10th Street

Zoning District: C-2 **Future Land Use:** Commercial **Acreage:** 2.77

Property Control Number (PCN): 36-43-42-20-01-123-0030

ADJACENT PROPERTY:

DIRECTION	ZONING	BUSINESS NAME	USE
North	C-2	O'REILLY AUTO PARTS	AUTOMOTIVE
East	C-1 AND C-2	LUMINOUS MEALS AND CAMILLA SQUARE	COMMERCIAL
South	C-2	FPL	UTILITY
West	ROW AND C-2	RAILROAD TRACKS AND CEMEX	COMMERCIAL

JUSTIFICATION:

Information concerning all requests (attach additional sheets if needed)

1. Please explain the nature of the request:

SEE ATTACHED NARRATIVE

2. What will be the impact of the proposed change to the surrounding area?

SEE ATTACHED NARRATIVE

3. How does the proposed Project comply with the Town of Lake Park's zoning requirements?

SEE ATTACHED NARRATIVE

LEGAL DESCRIPTION:

The subject property is located approximately _____ mile(s) from the intersection of _____, on the _____ north, _____ east, _____ south, ^x _____ west side of the 10TH STREET (street/road).

Legal Description:

SEE ATTACHED SURVEY

I hereby certify that I am the owner(s) of record of the above described property or that I/we have written permission from the owner(s) of record to request this action.

OWNER/APPLICANT Signature

5-28-24

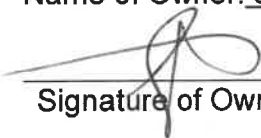
Date

CONSENT FORM**Statement of Ownership and Designation of Authorized Agent**

Before me, the undersigned authority, personally appeared John Staluppi, who,
being by me first duly sworn, on oath deposed and says:

1. That he is the Authorized Representative of JS 1220 10th Street, LLC, the fee simple title holder of the property described in the attached Legal Description.
2. That he is requesting an application for Special Exception and Site Plan Review in the Town of Lake Park, Florida.
3. That he has appointed George G. Gentile and 2GHO, Inc. to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: JS 1220 10th Street, LLC


Signature of Owner

John Staluppi (Manager)

By: Name/Title


1220 10th Street
Street Address

Lake Park, FL, 33403
City, State, Zip Code

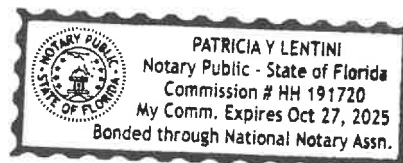
561-575-9557
Telephone Number

george@2gho.com
Email Address

Sworn and subscribed before me this 22nd day of May, 2024


Notary Public

My Commission Expires:



STAFF REVIEW: SUBMIT ONE COMPLETE SET IN HARD COPY AND ONE AS AN ELECTRONIC COPY.

PLANNING BOARD REVIEW: UPON THE APPROVAL OF ALL GOVERNING AGENCIES, PLEASE SUBMIT ONE ELECTRONIC COPY AND SIX (6) COMPLETE SETS OF THE REQUIRED DOCUMENTS FOR FINAL REVIEW



PLEASE DO NOT DETACH FROM APPLICATION.

SIGNATURE REQUIRED BELOW.

Please be advised that Section 51-6 of the *Town of Lake 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 561-881-3320. 9/13/21

I, see attached consent, have read and understand the regulations above regarding cost recovery.


Property Owner Signature

5/6/2024

Date



**TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT**

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: JS 1220 10th Street, LLC/George G. Gentile Agent
 Address: c/o 1907 Commerce Lane Suite 101 Jupiter FL 33458
 Telephone: 561-575-9557 Fax: 561-575-5260
 E-mail : george@2gho.com/alec@2gho.com

- ☐ Owner
☒ Agent (Attach Agent Authorization Form)

Owner's Name
 (if not Applicant): JS 1220 10th Street, LLC
 Address: 1220 10th Street, Lake Park, FL 33403
 Telephone: see agent info Fax: _____
 E-Mail : george@2gho.com

Property Location: 1220 10th Street
 Legal Description: See attached legal
 Property Control Number: 36-43-42-20-01-123-0030

Future Land Use: Commercial Zoning: C-2
 Acreage: 2.77 Square Footage of Use: approx. 20,000 s.f.
 Proposed Use: motor vehicle sales and storage warehouse

Zoning/Existing Use of Adjacent Properties:

North:	<u>C-2</u>	South:	<u>C-2</u>
East:	<u>C-1</u>	West:	<u>C-4</u>

APPLICATION REQUIREMENTS:

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

SEE ATTACHED PROJECT NARRATIVE.

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.

SEE ATTACHED PROJECT NARRATIVE.

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.

SEE ATTACHED PROJECT NARRATIVE.

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.

SEE ATTACHED PROJECT NARRATIVE.

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.

SEE ATTACHED PROJECT NARRATIVE.

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 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; and (e) provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

SEE ATTACHED PROJECT NARRATIVE.

Please provide the following:

1. Fees:
 1. Special Exception Fees:

Structure Size:

0 - 14,999 sq. ft. = \$1,500.00
 + 15,000 sq. ft. = \$3,000.00
 2. Minimum Initial Escrow Fee: \$1,500.00

Advertising costs:
 The petitioner shall pay all costs of publication of Public Hearing required in a newspaper of general circulation within the Town. This cost will be deducted from the escrow.
2. Property Owners List:

A complete list of property owners and mailing addresses of all property owners within 300 feet of the subject parcel as recorded in the latest official Palm Beach County Tax Roll. Certified Mail will be sent to all owners within 300 feet; postage will be deducted from escrow.
3. Location Map
4. Site Plan, Landscape Plan
Architectural Plans
 - A. Site plan drawn to scale indicating:
 1. size of the buildings;
 2. intended floor area ratios;
 3. quantity of parking spaces;
 4. intended access road(s);
 5. the general type of construction in accordance with the Florida Building Code and the Codes of the Town of Lake Park; and,
 6. availability and approximate location of utilities
 - B. Landscape Plan showing proposed improvements, to scale
 - C. Architectural plans including floor plan and building elevations, to scale
5. Site Survey:

A certified boundary survey by a surveyor registered in the State of Florida containing an accurate legal description of the property and a computation of the total acreage of the parcel.
6. Applicants statement:

On the Applicants letterhead please provide a statement of interest in the property.
7. Warranty Deed:

A Warranty Deed with an affidavit from the Applicant stating that the Deed represents the current ownership.
8. Traffic Analysis:

A Traffic Impact Analysis, if required by the Town Engineer or Staff.

***If special exception is for new development on a vacant parcel, please refer to requirements for site plan approval and site plan checklist as well.

CONSENT FORM
Statement of Ownership and Designation of Authorized Agent

Before me, the undersigned authority, personally appeared John Staluppi, who, being by me first duly sworn, on oath deposed and says:

1. That he is the Authorized Representative of JS 1220 10th Street, LLC, the fee simple title holder of the property described in the attached Legal Description.
2. That he is requesting an application for Special Exception and Site Plan Review in the Town of Lake Park, Florida.
3. That he has appointed George G. Gentile and 2GHO, Inc. to act as authorized agent on his/her behalf to accomplish the above project.

Name of Owner: JS 1220 10th Street, LLC

Signature of Owner

John Staluppi (Manager)

By: Name/Title

1220 10th Street
Street Address

Lake Park, FL, 33403
City, State, Zip Code

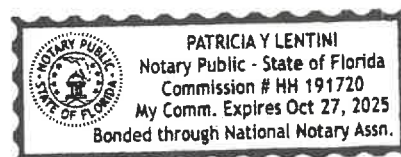
561-575-9557
Telephone Number

george@2gho.com
Email Address

Sworn and subscribed before me this 22nd day of May, 2024.

Notary Public

My Commission Expires:



George G. Gentile, PLA ■ Emily M. O'Mahoney, PLA ■ M. Troy Holloway, PLA ■ Dan Siemsen, PLA ■ Dylan Roden, PLA

1220 10th Street
Site Plan Amendment/Special Exception
Town of Lake Park
Project Narrative
May, 2024
rev. July 10, 2025

REQUEST/LOCATION:

2GHO, Inc. as agent, respectfully request review and approval of the subject site plan amendment and “amended” special exception application(s) which will allow for the addition of two - 4,476-sf accessory storage warehouse buildings, for a total of 8,952 additional sf to the property.

The subject 2.74-acre site is located on the west side of 10th Street, north of Park Avenue in the Town of Lake Park, Florida. The subject site has a land use designation of Commercial, and a zoning designation of C-2 Commercial.

PROPERTY HISTORY:

The existing building was originally constructed in 1967 and has been many uses over the years, inclusive of a grocery store and business offices. More recently, Palm Beach Academy of Health and Beauty operated on the site. On May 17, 2023, the site received Special Exception approval for 13,420 sf storage warehouse, and 6,632 motor vehicle sales use. As noted above, this application simply seeks to add an additional 8,952 sf of an already approved special exception use (storage warehouse). A chart depicting the existing and proposed uses for the site is provided below:

Existing Uses (SF)	Proposed Uses (SF)	Total
Motor Vehicle Sales (6,632)	-	6,632
Warehouse/Storage (13,420)	Warehouse/Storage (8,952)	22,372
		29,004 SF

SURROUNDING ZONING AND LAND USE DESIGNATIONS:

The chart below demonstrates that the subject property is compatible with the land use and zoning of the surrounding properties.

	Existing Zoning	Existing FLU
SUBJECT PROPERTY (Existing Office Use)	C-2; Business District	Commercial
NORTH (Retail Strip Center)	C-2; Business District	Commercial
EAST	C-2; Business District	Commercial
SOUTH (FPL Service Center)	C-1; Business District	Commercial
WEST (FEC Rail /Cemex)	C-2; Business District	Commercial

PROPOSED SITE PLAN:

As the Owner continues to evaluate the operational needs of the facility, it is now proposed to add additional storage warehouse use to the site. The buildings will be concrete block base, and the facades will match that of the principal structure. The proposed buildings will have two 20 wide' entry doors that will face the internal portion of the property, and will be utilized for support storage to meet the needs of the Owner. Note, all other elements that were detailed with the previously approved special exception application will continue to function, as approved.

There will be no impact to the surrounding area, as this is an established commercial corridor. As mentioned, the new building will be used as accessory storage to support the operations inside of the principal building.

LANDSCAPE:

Currently, the site contains existing vegetation that will be removed with the placement of the two storage warehouse buildings on the property. The Owner proposes to replace the trees that will be removed at a ratio of 1" for 1". All other landscape requirements will be met, as demonstrated on the submitted landscape plan.

SPECIAL EXCEPTION USE REQUEST

As previously mentioned, motor vehicle sales, and storage warehouse uses are designated as Special Exception uses in the Town. The Owner received Special Exception approval for both of these uses on May 17, 2023; however, as this proposal contemplates adding additional square footage of storage warehouse use, the Owner requests consideration on amending the site plan. Consistent with Section 78-184 of the Town's Zoning Code, the Owner will address the required criteria set forth in 78-184(5)(b).

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

Future Land Use:

The subject property is designated with a Commercial Land Use;

- ❖ *In the Town's Comprehensive Plan, Table 3-4, Land Use Classification System, Commercial Land Use is defined 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 uses are directly aligned with the Future Land Use description of commercial, as this use will allow for the delivery, and/or transfer of classic cars. Additional storage warehouse use will not create any inconsistencies with any other elements of the adopted Comprehensive Plan.

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.

The Owner's proposal is directly consistent with the Town's objective of promoting redevelopment, as the project will repurpose an existing building within a commercial core of Lake Park. Additionally, an accessory storage warehouse buildings will be added to the property that will be architecturally compatible with the principal structure.

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

Response: Per Sec. 78-72(2)(n) of the Town's zoning code, storage warehouse use is a permitted use by Special Exception. It is important to note that the project previously received special exception approval for 13,420 sf of storage warehouse, and this request is considered an expansion to the existing special exception use.

<i>Previously Approved Storage Warehouse</i>	<i>13,420sf</i>
<i>Proposed Additional Storage Warehouse</i>	<i>8,952 sf</i>
<i>Total Storage Warehouse</i>	<i>22,372 sf</i>

With regards to consistency with the Town's code, the proposed site plan makes efficient use of the land with the placement of the proposed storage warehouse buildings in portions of the site that are underutilized. All pertinent development regulations of the C-2 zoning district are provided with the plan. Further, the plan provides for more than double the required open space by providing 35%

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.

The subject site is located on a major arterial roadway within the Town of Lake Park. 10th Street is a north/south roadway which traverses through several industrial, and commercial uses within the Town. The expanded storage warehouse use will not create any adverse impacts to the surrounding area.

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.

Response: The approval additional storage warehouse will not cause a concentration of the same in the area. The proposed improvement seeks to enhance the property, and is designed in a cohesive manner that ties the buildings together.

5. Please explain how the Special Exception use does not have a detrimental impact on surrounding property 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 of flow of traffic within the vicinity of the proposed Special Exception use.

Response: The proposed use will not create any traffic impacts, as this use will not be a high trip generator. Please refer to traffic statement which states that the added storage warehouse use has an insignificant impact on the adjacent roadways.

6. Please explain how the 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 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; and (e) provides

pedestrian amenities, including, but not limited to benches, trash receptacles, and/or bicycle parking.

Response: The expansion of the previously approved storage warehouse use, makes more efficient use of the site, and will adhere to all development standards ensuring that no adverse impacts are extended to surrounding and adjacent areas. For context; this property is in an established commercial corridor within the Town of Lake Park, and abuts railroad tracks. The proposed request WILL NOT deter any neighboring commercial businesses from redeveloping in the future should the respective owner choose. The additional 8,952 sf of storage warehouse will not impact adjacent natural systems or public facilities. Last, there are no changes to proposed public amenity areas for the previous approval, as the site will provide a trash receptacle, and bench.

CRITERIA FOR SITE PLAN REVIEW:

1. The proposed development or redevelopment is consistent with the goals, objectives and policies of the comprehensive plan.

Response: The Owner's proposal seeks to add additional square footage of storage warehouse, which was initially approved by the Town Commission in May, 2023. The proposed operations will remain consistent with the Commercial Future Land Use designation.

2. The proposed development or redevelopment is consistent with any applicable land development regulations.

Response: All applicable land development regulations are maintained with this request.

3. The proposed development or redevelopment is consistent with other regulations of this Code.

Response: The request for additional storage warehouse use remains consistent with the Owner's initial request that received special exception approval in May, 2023. All code requirements will continue to be met with this request.

4. The proposed development or redevelopment is compatible and/or consistent with the established character of a neighborhood, area, or a particular zoning district.

Response: The existing site is located an established commercial corridor. As shown on the surrounding land use and zoning table (found on page 1 of this document), the property is compatible with the surrounding area, and the proposed improvements will not create any inconsistencies within the commercial corridor.

5. The proposed development or redevelopment does not substantially increase traffic or otherwise adversely impact the roadways within the town.

Response: No traffic impacts are anticipated from this request. With this application, we have provided a traffic statement prepared by Pinder Troutman Consultants, showing no adverse traffic impacts.

6. There are adequate levels of service for all public facilities, including, but not limited to, transportation, water supply, drainage and sanitation, and that the public facilities are available concurrent with the impact expected to be created by the development or redevelopment.

Response: As this is an existing property with a structure, there will be adequate levels of service to support the Owner's request.

7. The proposed development or redevelopment does not adversely affect the light and air of adjacent properties.

Response: There will be no reduction of light and air to the surrounding properties.

8. The proposed development or redevelopment does not adversely affect property values in adjacent areas.

Response: There will be no negative impact the any property values in the adjacent area.

9. The proposed development or redevelopment would not be a deterrent to the improvement, redevelopment or development of adjacent properties in the same general area or zoning district.

Response: The Owner's request does not propose anything that that will deter any nearby properties from redeveloping.

10. The proposed development or redevelopment does not diminish the views of adjacent properties, create a substantial increase in noise, or contribute to the visual pollution in the area of the proposed development or redevelopment.

Response: No noise/visual impacts are anticipated with this proposal.

11. The proposed development or redevelopment does not negatively impact parks, open space, natural systems or public facilities in the general vicinity of the proposed development or redevelopment.

Response: No parks/public facilities will be affected with the request to add 8,952 sf of storage warehouse.

12. The proposed development or redevelopment provides pedestrian amenities, including, but not limited to, green or open spaces, benches, trash receptacles, and/or bicycle parking.

Response: The project does provide for a pedestrian amenity area, as denoted on the site plan.

Conclusion

In closing, the Owner is requesting site plan approval for additional storage warehouse use for an existing site on 10th Street. The two 4,476 sf structures will be architecturally consistent with the existing (principal) building on the property.

On behalf of the Owner, 2GHO, Inc. requests approval of the special exception application. The project managers at 2GHO, Inc. are George G. Gentile, FASLA, PLA, Dan Siemsen, PLA, and Alec Dickerson.

TYPE OF SURVEY:

- ☐ BOUNDARY
☐ ALTA/NSPS

- ☒ CONSTRUCTION
☒ TOPOGRAPHIC

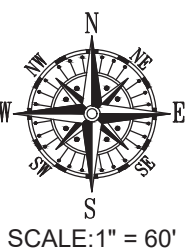
- ☐ CONDOMINIUM
☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

TREE LOCATION

BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.



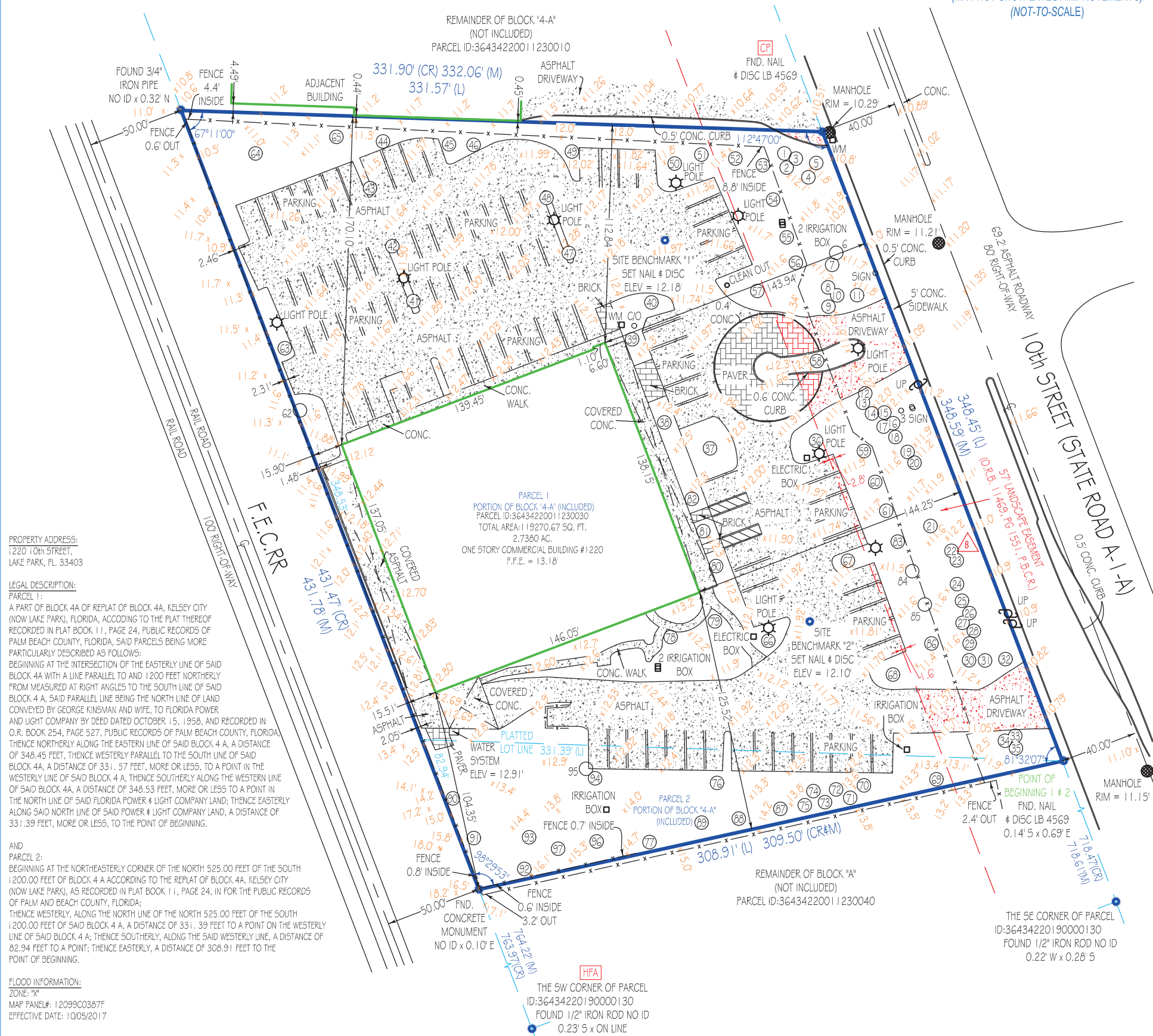
SURVEY NOTES:
F.E.C.R.R. = FLORIDA EAST COAST RAILROAD

NOTE:

(#) = TREE



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



PROPERTY ADDRESS:
1220 10th STREET,
LAKE PARK, FL. 33403

LEGAL DESCRIPTION:

PARCEL 1:
A PART OF BLOCK 4A OF REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK), FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 24, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID BLOCK 4A WITH A LINE PARALLEL TO AND 1200 FEET NORTHERLY FROM MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID BLOCK 4A, SAID PARALLEL LINE BEING THE NORTH LINE OF LAND CONVEYED BY GEORGE KINSMAN AND WIFE, TO FLORIDA POWER AND LIGHT COMPANY BY DEED DATED OCTOBER 15, 1958, AND RECORDED IN O.R. BOOK 254, PAGE 527, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTHERLY ALONG THE EASTERN LINE OF SAID BLOCK 4A, A DISTANCE OF 348.45 FEET, THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF SAID BLOCK 4A, A DISTANCE OF 331.57 FEET, MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF SAID BLOCK 4A, THENCE SOUTHERLY ALONG THE WESTERN LINE OF SAID BLOCK 4A, A DISTANCE OF 348.53 FEET, MORE OR LESS TO A POINT IN THE NORTH LINE OF SAID FLORIDA POWER & LIGHT COMPANY LAND, THENCE EASTERLY ALONG SAID NORTH LINE OF SAID POWER & LIGHT COMPANY LAND, A DISTANCE OF 331.39 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND
PARCEL 2:
BEGINNING AT THE NORTHEASTERLY CORNER OF THE NORTH 525.00 FEET OF THE SOUTH 1200.00 FEET OF BLOCK 4A ACCORDING TO THE REPLAT OF BLOCK 4A, KELSEY CITY (NOW LAKE PARK), AS RECORDED IN PLAT BOOK 11, PAGE 24, IN FOR THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
THENCE WESTERLY, ALONG THE NORTH LINE OF THE NORTH 525.00 FEET OF THE SOUTH 1200.00 FEET OF SAID BLOCK 4A, A DISTANCE OF 331.39 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 4A; THENCE SOUTHERLY, ALONG THE SAID WESTERLY LINE, A DISTANCE OF 82.94 FEET TO A POINT; THENCE EASTERLY, A DISTANCE OF 308.91 FEET TO THE POINT OF BEGINNING.

FLOOD INFORMATION:

ZONE: "X"
MAP PANEL#: 12099C0387F
EFFECTIVE DATE: 1/05/2017

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 57' LANDSCAPE EASEMENT ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.

- ASPHALT DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT.

- ASPHALT DRIVEWAY, ASPHALT PARKING AND PAVER SURFACE EXTENDS THROUGH THE EASTERLY EASEMENT.

This survey has been issued by the
following Landtec Surveying office:
840 U.S. HWY 1, Suite 330
North Palm Beach, FL 33408
Office: (561) 210-9344
Email: Construction@landtecsurvey.com
www.Landtecsurvey.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):
A OR AL = ARC LENGTH
C/O = CLEANOUT
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CH = CHORD DISTANCE
CONC. = CONCRETE
CR = CALCULATED FROM RECORD
DE = DRAINAGE EASEMENT
EL OR ELEV = ELEVATION
EM = ELECTRIC METER
F.F.E. = FINISHED FLOOR ELEV.
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
G.F.F.E. = GARAGE FINISHED FLOOR ELEV.
L = LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVATURE
PH = POOL HEATER
PI = POINT OF INTERSECTION
PK = PARKER KAELO
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POOL PUMP
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
QTR = QUARTER
R = RADIUS
RING = RANGE
ROW = RIGHT OF WAY
SEC = SECTION
TR = TELEPHONE RISER
TWP = TOWNSHIP
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WV = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):
= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
= WELL
= CENTER LINE
= PARTY WALL
= AIR CONDITIONER
= SEPTIC LID
= ELEV. SHOT
= HANDICAP PARKING SPACE
= SEC. QTR. CORNER
= SECTION CORNER
= WWM = WATER METER

LINETYPES:
BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:
1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

REVISIONS CONTINUED ON PAGE 2

UPDATE TOPO	Job Nr: 190233-SE	Date of Field Work : 04/09/2024	Drawn by: A.C.V.
UPDATE	Job Nr: 143136-SE	Date of Field Work : 11/03/2023	Drawn by: A.C.V.
	Job Nr: 143136-SE	Date of Field Work : 05/07/2022	Drawn by: O.S.

Elevations, if shown:

Benchmark: AD 8025
Benchmark Elev.: 16.60'
Benchmark Datum: N.A.V.D.88

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88

Revisions: TREE UPDATE
Job Nr.: 190233-SE
Date of Field Work: 10/12/2024
Drawn by: A.C.V. - 10/15/2024

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LANDTEC

LICENSED BUSINESS No. 8507

PAGE2OF2

TYPE OF SURVEY:

☐ BOUNDARY

☐ CONSTRUCTION

☐ CONDOMINIUM

☐ ALTA/NSPS

☐ TOPOGRAPHIC

☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

SCHEDULE B-II TITLE COMMITMENT REVIEW FINDINGS
PER TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY
DATED: 04/12/2022 AT 8:00 AM
ISSUING OFFICE FILE NO, 2022-500

ITEM NO.	COMMENTS
1	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER HEREON)
2	STANDARD EXCEPTIONS: A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS. (NOT A SURVEY MATTER HEREON) B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER HEREON) C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. (AFFECTS AS SHOWN) D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. (DOCUMENTS NOT PROVIDED) E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. (NOT A SURVEY MATTER HEREON)
3	ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. (NOT A SURVEY MATTER HEREON)
4	ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. (NOT A SURVEY MATTER HEREON)
5	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. (NOT A SURVEY MATTER HEREON)
6	ALL MATTERS CONTAINED ON THE PLAT OF RE-PLAT OF BLOCK 4-A KELSEY CITY (NOW LAKE PARK), FLORIDA, AS RECORDED IN PLAT (AFFECTS AS SHOWN)
7	LOT LINES, BOUNDARY LINES AND ROAD RIGHT OF WAYS AS CONTAINED ON THE PLAT OF KELSEY CITY (NOW LAKE PARK), AS RECORDED IN PLAT BOOK 8, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AFFECTS AS SHOWN)
8	TERMS AND CONDITIONS CONTAINED IN DECLARATION OF LANDSCAPE EASEMENT BY AND BETWEEN TOWN OF LAKE PARK, FLORIDA AND PALM BEACH LIMITED PARTNERS, LTD. (PALM BEACH POTTERY), RECORDED IN O.R. BOOK 11469, PAGE 1544, PUBLIC ISSUING OFFICE FILE NUMBER: 92903687 (AFFECTS AS SHOWN)
9	HAZARD SUBSTANCES CERTIFICATE OF INDEMNITY RECORDED IN O.R. BOOK 10104, PAGE 978, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (NOT A SURVEY MATTER HEREON)
10	NOTICE OF LIEN RIGHTS OF SEACOAST UTILITY AUTHORITY RECORDED IN O.R. BOOK 22953, PAGE 1631 AND NOTICE OF INTEREST RECORDED IN O.R. BOOK 26779, PAGE 403, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (NOT A SURVEY MATTER HEREON)
11	FOR INFORMATIONAL PURPOSES ONLY, COMMITMENT EXCEPTION #3 IS HEREBY DELETED IN ITS ENTIRETY. (NOT A SURVEY MATTER HEREON)
LEGEND	
<div><div>#</div><div>DENOTES EXCEPTION NUMBER, IF IT EFFECTS AND IS PLOTTABLE.</div></div>	

CERTIFIED TO
JS 1220 10TH STREET LLC

<div>This survey has been issued by the following Landtec Surveying office: 840 U.S. HWY 1, Suite 330 North Palm Beach, FL 33408 Office: (561) 210-9344 Email: Construction@landtecsurvey.com www.Landtecsurvey.com</div>	<div>ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A OR AL = ARC LENGTH C/O = CLEANOUT CA = CENTRAL ANGLE CATV = CABLE TV RISER CF = CALCULATED FROM FIELD CH = CHORD DISTANCE CONC. = CONCRETE CR = CALCULATED FROM RECORD DE = DRAINAGE EASEMENT EL OR ELEV = ELEVATION EM = ELECTRIC METER F.F.E. = FINISHED FLOOR ELEV. FIR = FOUND IRON ROD FN = FOUND NAIL FND = FOUND G.F.F.E = GARAGE FINISHED FLOOR ELEV. L = LEGAL DESCRIPTION M = MEASURED OHC = OVERHEAD CABLE P = PLAT PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVATURE PH = POOL HEATER PI = POINT OF INTERSECTION PK = PARKER KAELOM POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PP = POOL PUMP PRC = POINT OF REVERSE CURVATURE PT = POINT OF TANGENCY QTR = QUARTER R = RADIUS RNG = RANGE ROW = RIGHT OF WAY SEC = SECTION TR = TELEPHONE RISER TWP = TOWNSHIP UE = UTILITY EASEMENT UP = UTILITY POLE WM = WATER METER WV = WATER VALVE</div>	<div>SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE): = UTILITY POLE = LIGHT POLE = CATCH BASIN = FIRE HYDRANT = MANHOLE = WATER VALVE = WATER METER = WELL = CENTER LINE = PARTY WALL = AIR CONDITIONER = SEPTIC LID = ELEV. SHOT = HANDICAP PARKING SPACE = SEC. QTR. CORNER = SECTION CORNER</div>	<div>LINETYPES: BOUNDARY BUILDING EASEMENT CHAIN LINK FENCE WOOD FENCE PLASTIC FENCE OVERHEAD CABLE</div>
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7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8507.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE _____ DATE: 12-4-2024
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:

Benchmark:

Benchmark Elev.:

Benchmark Datum:

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

12/03/2024 - UPDATED TREE INFO - K.T.

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DO NOT USE "FIT".



LICENSED BUSINESS No. 8507

TRASH RECEPTACLE



TRASH RECEPTACLE BY FORMS & SURFACES OR EQUAL
CORDIA MODEL WITH ALUMINUM INSETS
COLOR TO MATCH ARCHITECTURE
WWW.FORMS-SURFACES.COM
800-451-0410

PEDESTRIAN BENCH



6' ALUMINUM BENCH BY FORMS & SURFACES OR EQUAL
CORDIA MODEL WITH ALUMINUM SLATS
COLOR TO MATCH ARCHITECTURE
WWW.FORMS-SURFACES.COM
800-451-0410



SITE DATA:

PROJECT NAME: 1220 10th Street
EXISTING FUTURE LAND USE: C - Commercial
ZONING: C-2; Commercial
SECTION - TOWNSHIP - RANGE: 20-42-43
SITE AREA AC.: 2.74 AC. (119,270.67 s.f.)
PROPOSED USE: OFFICE, MOTOR VEHICLE SALES & STORAGE WAREHOUSE

BUILDING DATA:

EXISTING BUILDING S.F.: 20,052 S.F.
EXISTING USES:
OFFICE/MOTOR VEHICLE SALES S.F.: 6,632 S.F.
WAREHOUSE/STORAGE S.F.: 13,420 S.F.
PROPOSED BUILDING S.F.: 8,952 S.F.
PROPOSED USES:
WAREHOUSE/STORAGE S.F.: 8,952 S.F.
GROSS S.F.: 29,004 S.F.

	REQUIRED	PROVIDED
FRONT SETBACK (10TH STREET):	25'	143.95'
SIDE SETBACK (NORTH):	15'	15.15'
SIDE SETBACK (SOUTH):	15'	15'
REAR SETBACK (WEST):	15'	15.06'
BUILDING HEIGHT LIMIT:	50' MAX	N/A
F.A.R.:	2.0 MAX	0.24

LOT COVERAGE:

	REQUIRED	PROVIDED
MIN. OPEN SPACE :	15%	42,161.28 s.f.(0.97 Ac.), 35%
BUILDING COVERAGE :		29,004 s.f.(0.67 Ac.), 24%
IMPERVIOUS COVERAGE :		77,109.39 s.f. (65%)
PERVIOUS COVERAGE:		42,161.28 s.f. (35%)

PARKING DATA:

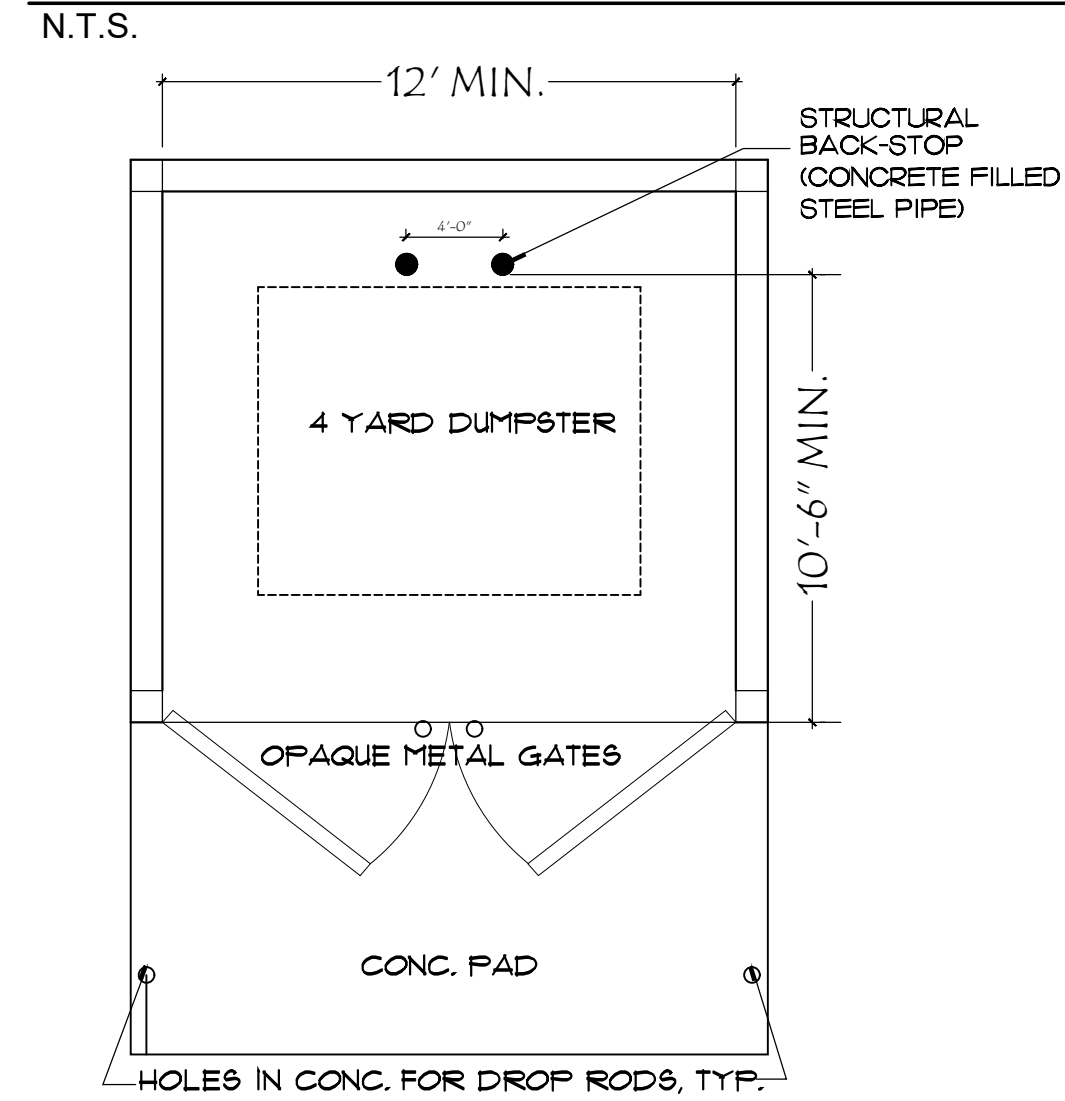
	REQUIRED	PROVIDED
TOTAL PARKING :		
BUSINESS OFFICES/STUDIO, INDIVIDUAL/MOTOR VEHICLE SALES: 5 SP / 1,000 S.F. OFFICE (6,632 SF)	13 SPACES	17 SPACES
WAREHOUSE: 1 SP / 2,000 S.F. (22,220 SF) 1 SP/EMPLOYEE (MAX SHIFT): 10	11 SPACES 10 SPACES	11 SPACES 10 SPACES
TOTALS:	34 SPACES	38 SPACES

HANDICAP PARKING:	3 SPACES	3 SPACES
LOADING SPACES:	1 SPACES	1 SPACES

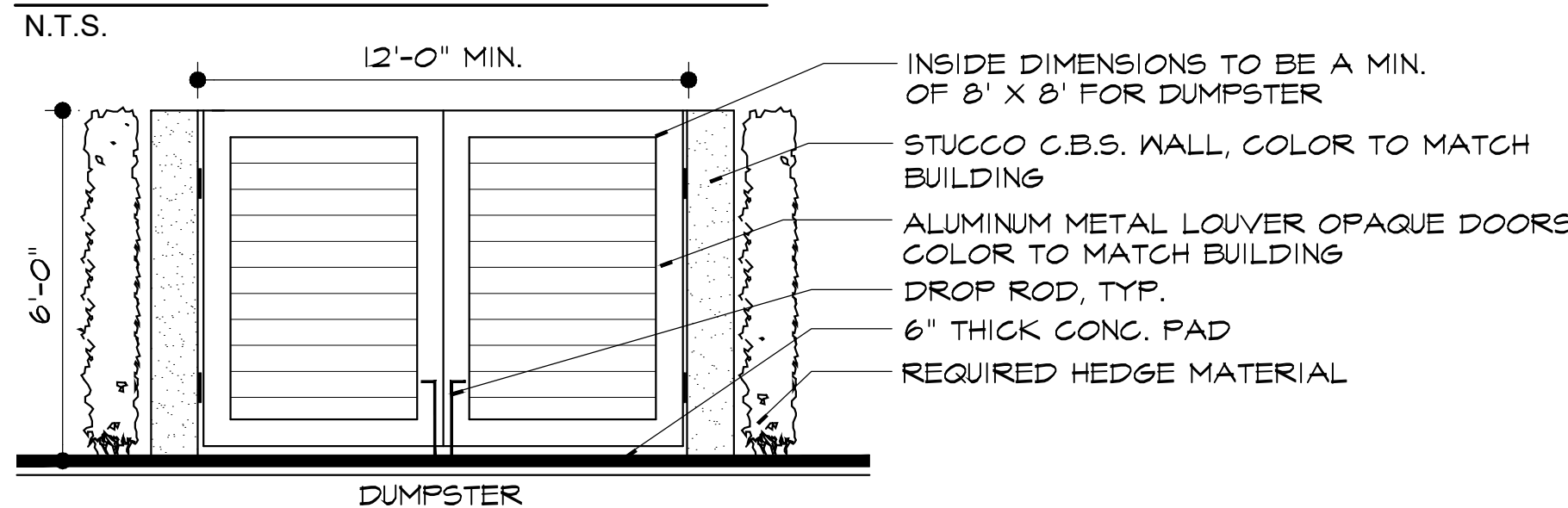
GENERAL NOTES:

- SITE PLAN FOR INTERIOR AND EXTERIOR RENOVATIONS OF THE EXISTING BUILDING AND ASSOCIATED UTILITIES/IRRIGATION.
- PARKING AREAS TO BE SINGLE STRIPED AS PER TOWN OF LAKE PARK CODE.
- HANDICAPPED & DIRECTIONAL SIGNAGE WILL BE PROVIDED ON SITE & WILL MEET ALL STATE & LOCAL CODES.
- ALL PARKING AREAS SHALL BE ASPHALT PAVED OR EQUIVALENT.
- THE DIRECTION OF ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
- IRRIGATION SOURCE SHALL BE POTABLE OR WELL WATER SOURCE.
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED WITH A RAIN SENSOR.
- ALL MECHANICAL/ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM VIEW.

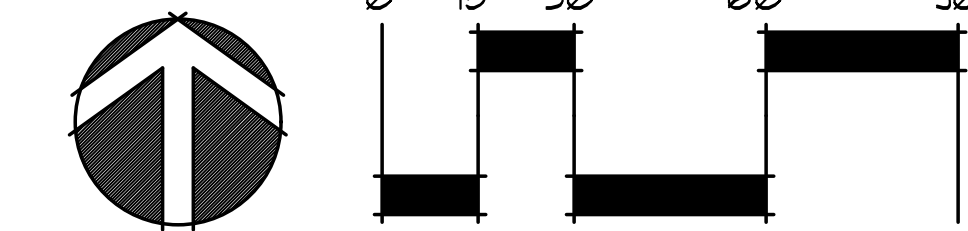
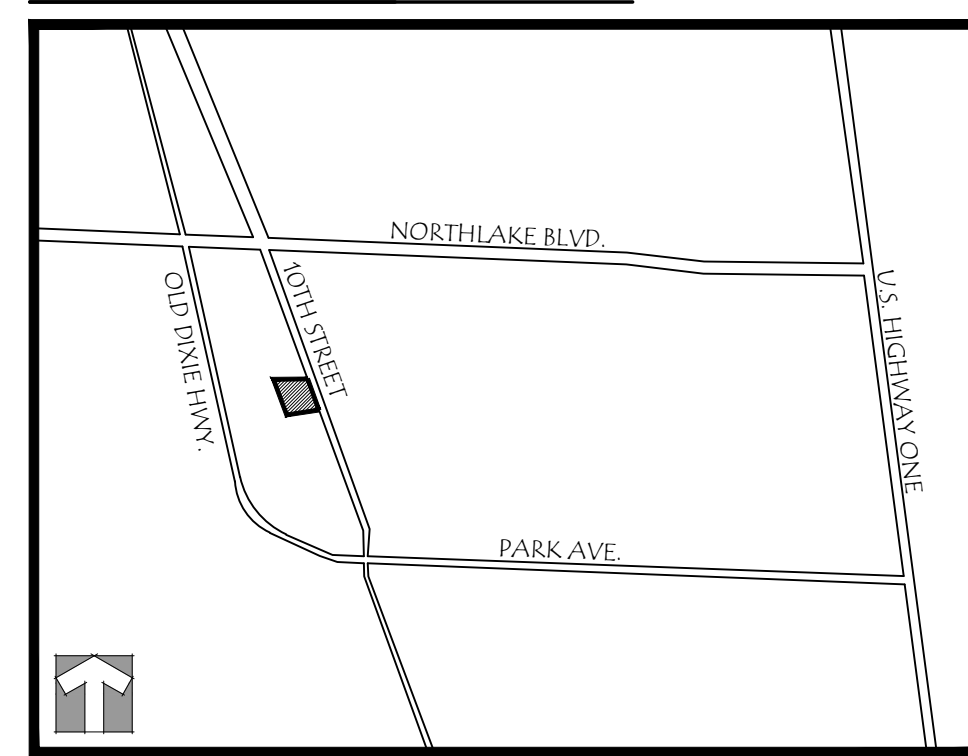
DUMPSTER ENCLOSURE ELEVATION



DUMPSTER ENCLOSURE PLAN

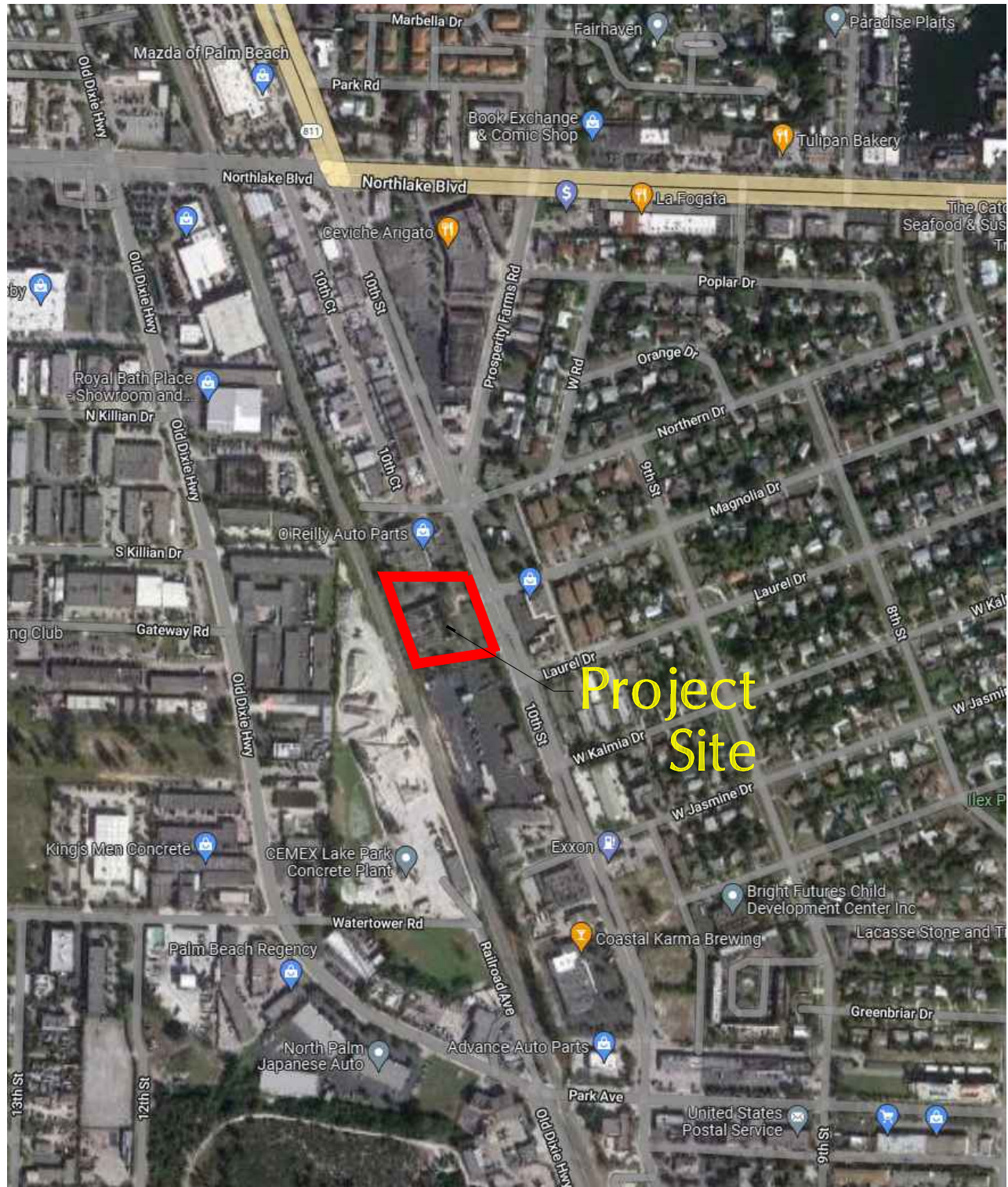


LOCATION MAP:



1220 10th Street

Town of Lake Park, Florida



Project
Site

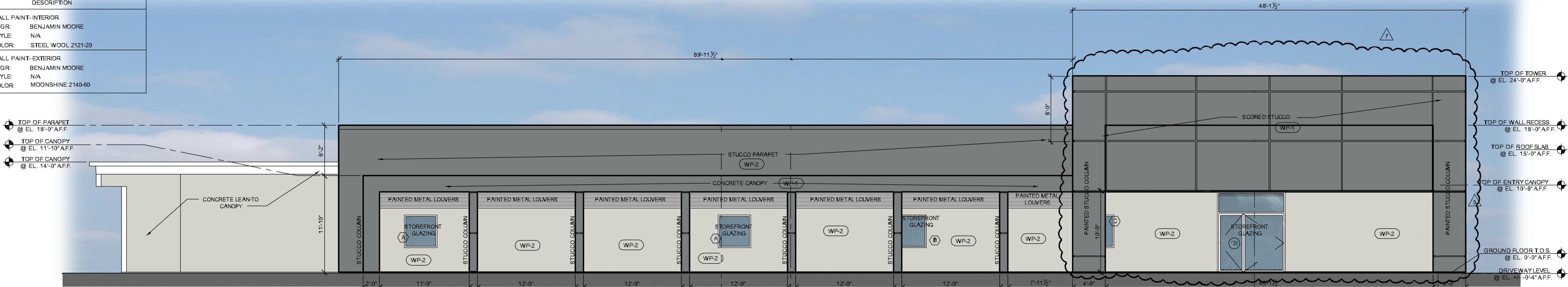


Aerial Location Map

5-28-24

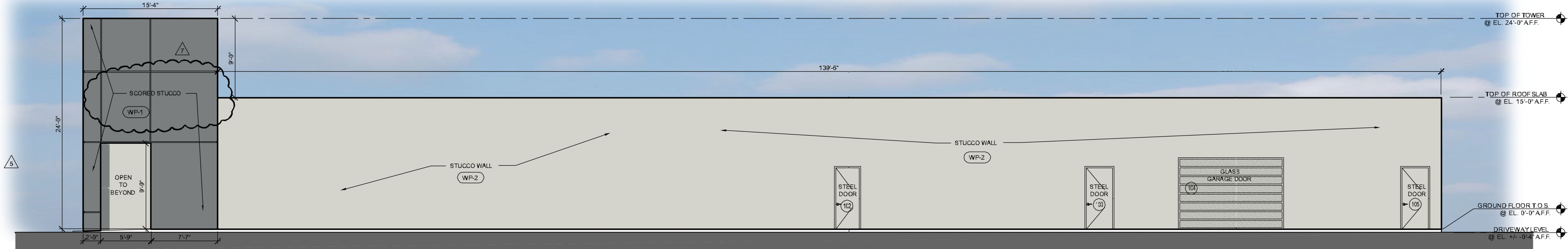


FINISH SCHEDULE	
SYMBOL	DESCRIPTION
WP-1	WALL PAINT- INTERIOR
	MFGR: BENJAMIN MOORE
	STYLE: N/A
WP-2	WALL PAINT- EXTERIOR
	MFGR: BENJAMIN MOORE
	STYLE: N/A
	COLOR: STEEL WOOL 2121-29
	COLOR: MOONSHINE 2149-59



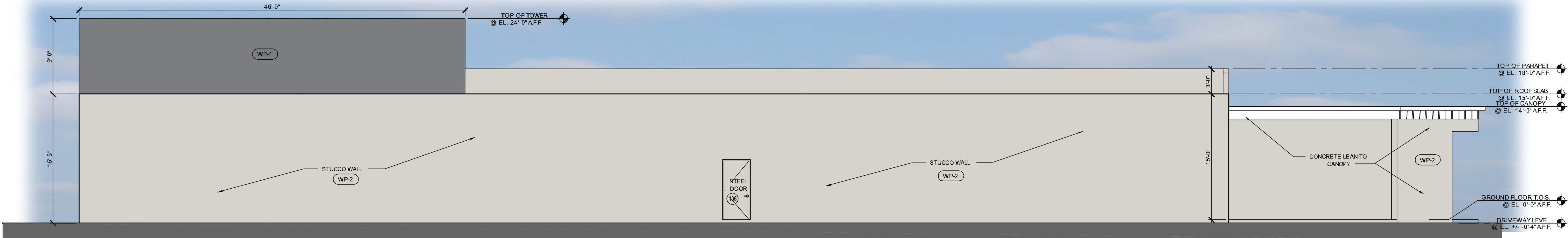
EAST BUILDING ELEVATION

WP-1 = 25% OF ELEVATION
WP-2 = 75% OF ELEVATION
SCALE: 3/16" = 1'-0"
A-2.01



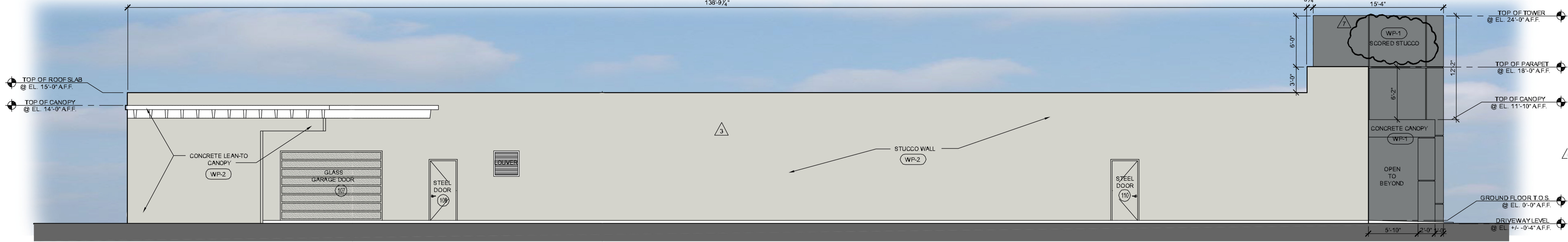
NORTH BUILDING ELEVATION

WP-1 = 13% OF ELEVATION
WP-2 = 87% OF ELEVATION
SCALE: 3/16" = 1'-0"
B-2.01



WEST BUILDING ELEVATION

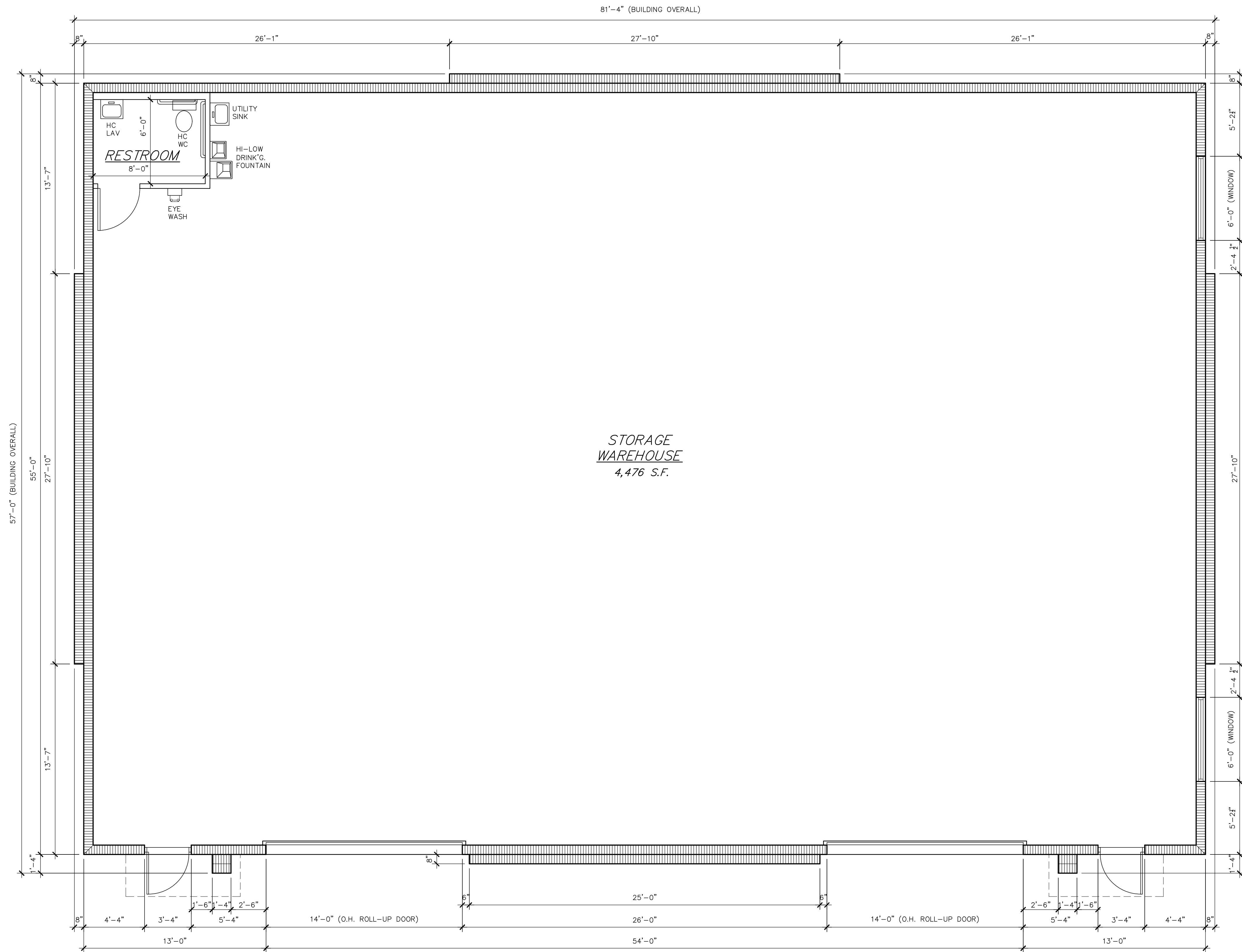
WP-1 = 0% OF ELEVATION
WP-2 = 100% OF ELEVATION
SCALE: 3/16" = 1'-0"
C-2.01



SOUTH BUILDING ELEVATION

WP-1 = 13% OF ELEVATION
WP-2 = 87% OF ELEVATION
SCALE: 3/16" = 1'-0"
D-2.01

Rendered Building Elevation
(For Information only. Colors as shown in permit drawings approved by the Town.
Permit # 23-000055, submitted 8.30.23. Refer to finish schedule for paint color specifications.)



STORAGE / WAREHOUSE
BUILDING #1 FLOOR PLAN

1/4" = 1'-0"

NOTE:
STORAGE / WAREHOUSE BUILDING #2 FLOOR PLAN
SIMILAR. (STORAGE / WAREHOUSE BUILDING #2 IS
A MIRROR IMAGE OF STORAGE / WAREHOUSE BUILDING #1).

AREAS:

NEW STORAGE / WAREHOUSE BUILDING #1 AREA	4,476	S.F.
NEW STORAGE / WAREHOUSE BUILDING #2 AREA	4,476	S.F.
TOTAL NEW AREA	8,952	S.F.



SCOTT D. DYER
ARCHITECT, P.A.

AA C001929
AR 0011551
6671 CONCH COURT
BOYNTON BEACH, FLORIDA
33437
(561) 596-7503

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TO THE BEST OF MY KNOWLEDGE, THE
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INTERPRETATIONS AND PROVISIONS OF
THE APPLICABLE BUILDING CODES IN
EFFECT AT THE DATE SHOWN BELOW. NO
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SCOTT D. DYER AR-0011551

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REVISIONS

COMM. NO.
23-012

DATE
16 OCTOBER 2023

SITE DEVELOPMENT
STORAGE
WAREHOUSE
BUILDINGS

1220 10TH STREET

TOWN OF LAKE PARK,
FLORIDA

SCHEME-G

SHEET

A-1

OF 4



SCOTT D. DYER
ARCHITECT, P.A.

AA C001929
AR 0011551

6671 CONCH COURT
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33437

(561) 596-7503

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REVISIONS

COMM. NO.

23-012

DATE

16 OCTOBER 2023

SITE DEVELOPMENT
STORAGE
WAREHOUSE
BUILDINGS

1220 10TH STREET

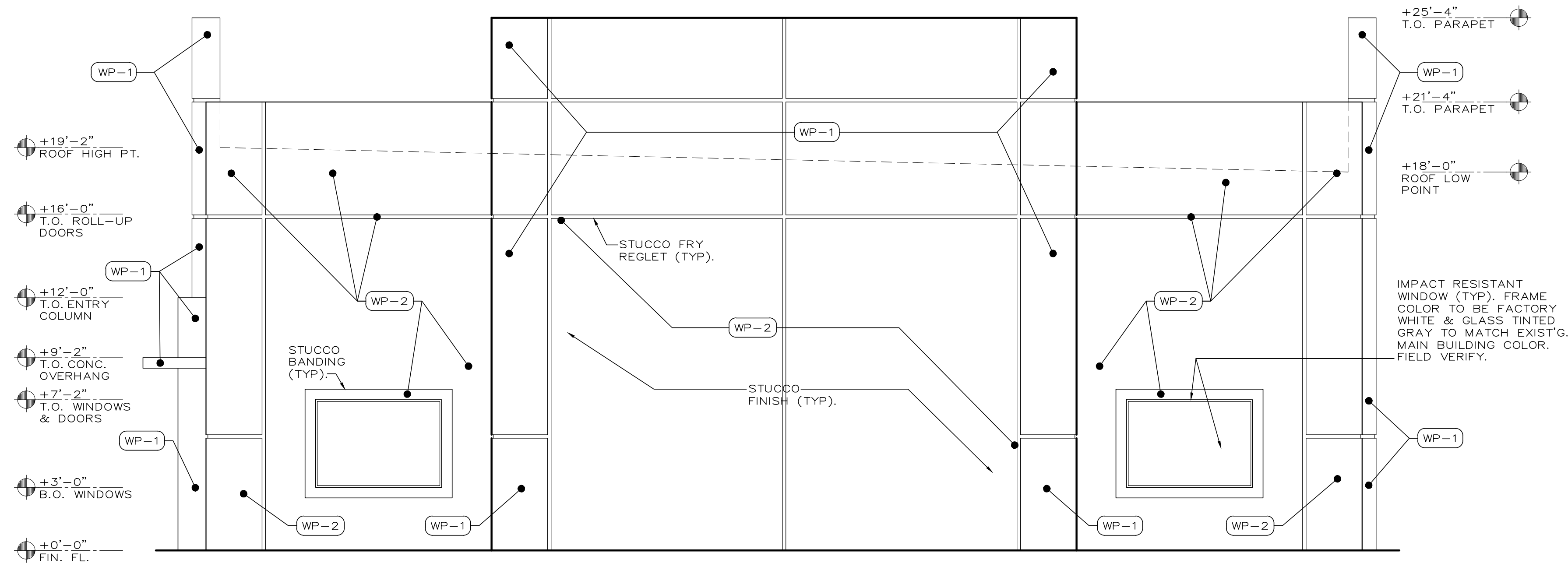
TOWN OF LAKE PARK,
FLORIDA

SCHEME-G

SHEET

A-2

OF 4



FINISH SCHEDULE

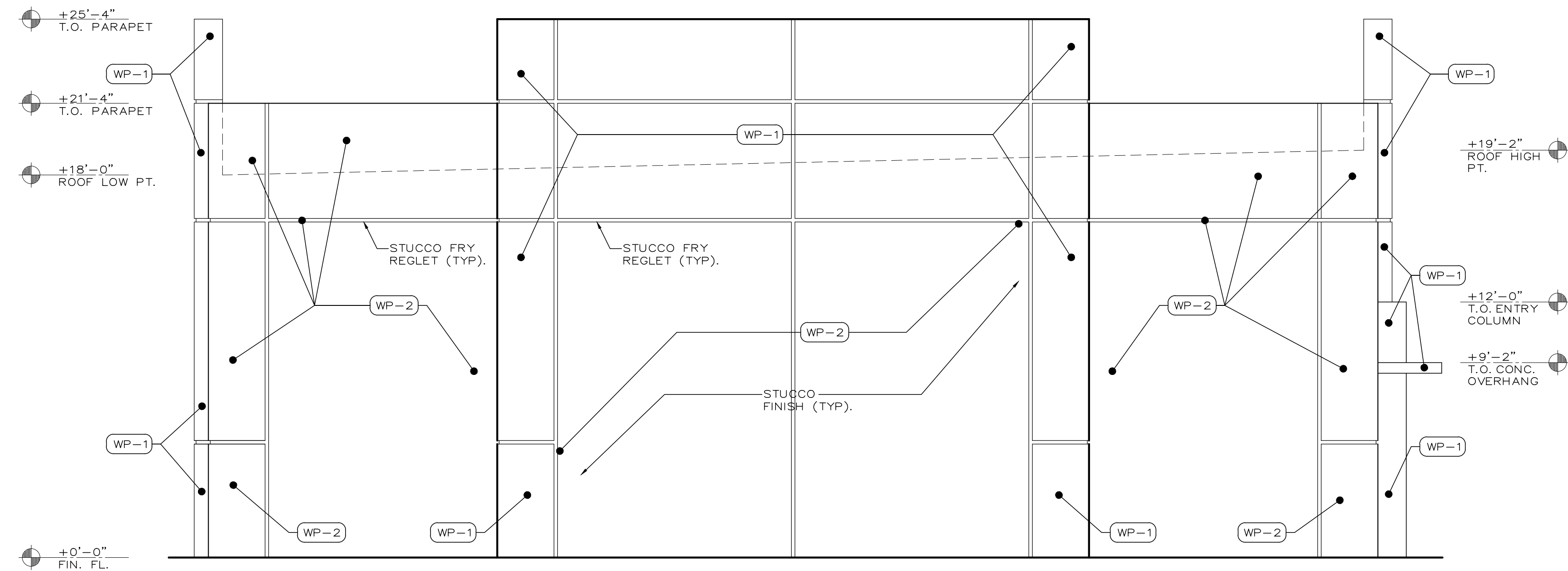
SYMBOL	DESCRIPTION
WP-1	WALL PAINT - EXTERIOR SATIN MFR: BENJAMIN MOORE STYLE: N/A COLOR: STEEL WOOL 2121-20
WP-2	WALL PAINT - EXTERIOR SATIN MFR: BENJAMIN MOORE STYLE: N/A COLOR: MOONSHINE 2140-60

STORAGE / WAREHOUSE BUILDING #1 EAST ELEVATION

1/4" = 1'-0"

NOTE:
STORAGE / WAREHOUSE BUILDING #2
EAST ELEVATION SIMILAR (MIRROR IMAGE
OF STORAGE / WAREHOUSE BUILDING #1)

WP-1 = 34.5% OF ELEVATION
WP-2 = 65.5% OF ELEVATION



STORAGE / WAREHOUSE BUILDING #1 WEST ELEVATION

1/4" = 1'-0"

NOTE:
STORAGE / WAREHOUSE BUILDING #2
WEST ELEVATION SIMILAR (MIRROR IMAGE
OF STORAGE / WAREHOUSE BUILDING #1)

WP-1 = 30.9% OF ELEVATION
WP-2 = 69.1% OF ELEVATION

Item 13

SD

SCOTT D. DYER
ARCHITECT, P.A.

AA C001929
AR 0011551

6671 CONCH COURT
BOYNTON BEACH, FLORIDA
33437

(561) 596-7503

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TO THE BEST OF MY KNOWLEDGE, THE DRAWINGS AND SPECIFICATIONS SUBMITTED HERewith, COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES IN EFFECT AT THE DATE SHOWN BELOW. NO WARRANTY EXPRESS OR IMPLIED IS HEREBY GIVEN.

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SCOTT D. DYER AR-0011551

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REVISIONS

COMM. NO.
23-012

DATE
16 OCTOBER 2023

SITE DEVELOPMENT
STORAGE
WAREHOUSE BUILDINGS

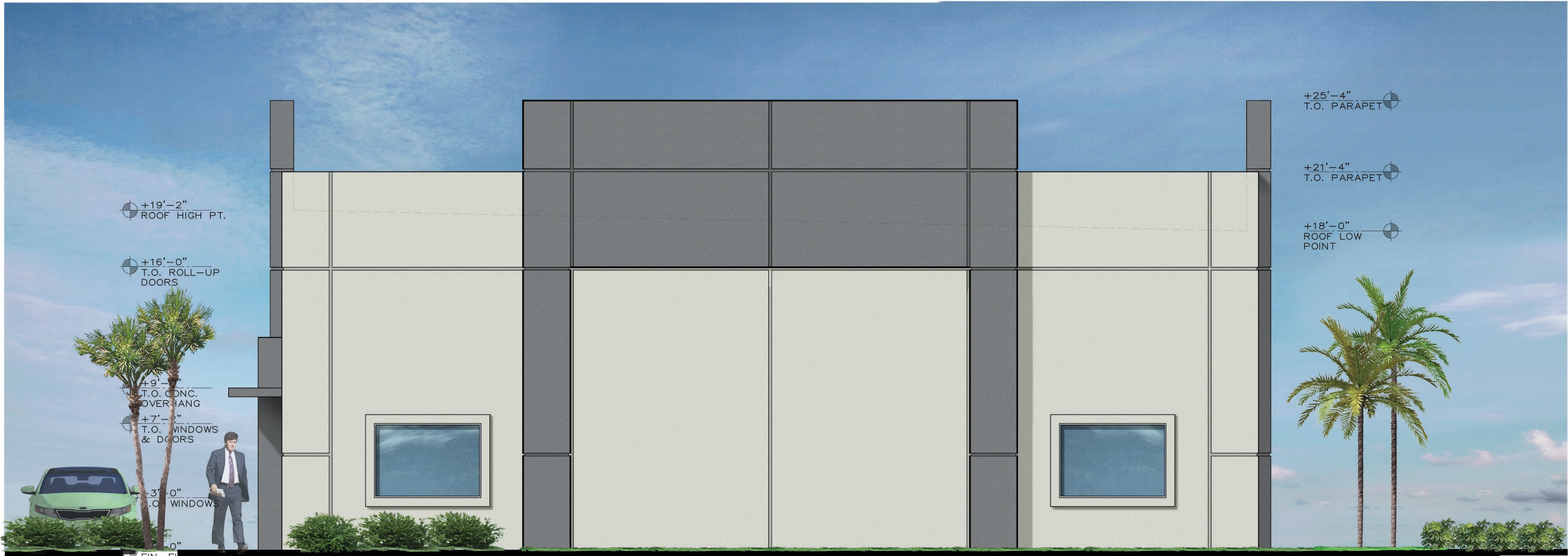
1220 10TH STREET

TOWN OF LAKE PARK,
FLORIDA

SCHEME-G

SHEET
OF 4

258



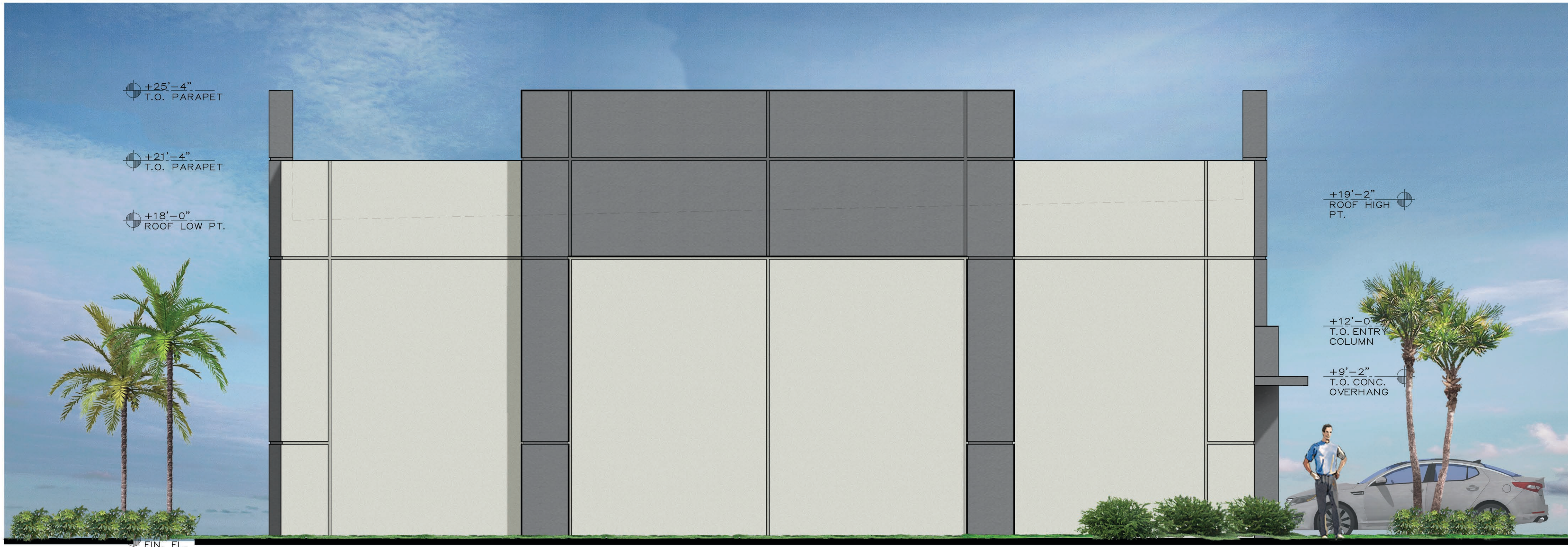
SYMBOL	DESCRIPTION
WP-1	WALL PAINT — EXTERIOR SATIN MFGR: BENJAMIN MOORE STYLE: N/A COLOR: STEEL WOOL 2121-20
WP-2	WALL PAINT — EXTERIOR SATIN MFGR: BENJAMIN MOORE STYLE: N/A COLOR: MOONSHINE 2140-60

STORAGE / WAREHOUSE
BUILDING #1 EAST ELEVATION

1/4" = 1'-0"

NOTE:
STORAGE / WAREHOUSE BUILDING #2
EAST ELEVATION SIMILAR (MIRROR IMAGE
OF STORAGE / WAREHOUSE BUILDING #1)

WP-1 = 34.5% OF ELEVATION
WP-2 = 65.5% OF ELEVATION



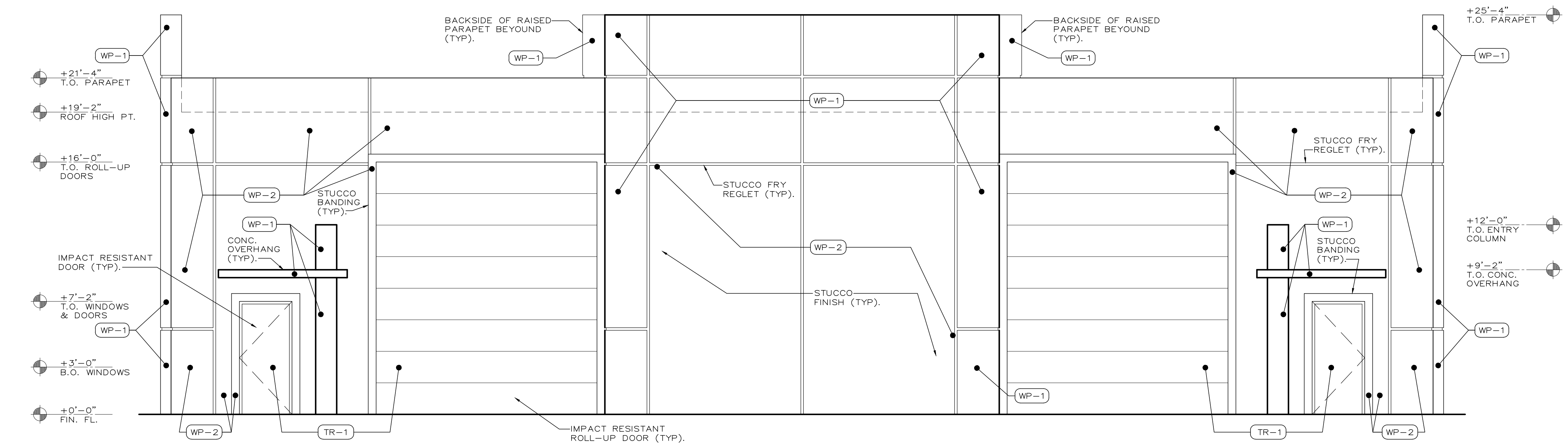
STORAGE / WAREHOUSE
BUILDING #1 WEST ELEVATION

1/4" = 1'-0"

NOTE:
STORAGE / WAREHOUSE BUILDING #2
WEST ELEVATION SIMILAR (MIRROR IMAGE
OF STORAGE / WAREHOUSE BUILDING #1)

WP-1 = 30.9% OF ELEVATION
WP-2 = 69.1% OF ELEVATION

LAST DATE PRINTED 10-16-23 (SCHEME-A, B, C) / 3-5-24 (SCHEME-D TOWN SITE PLAN REVIEW) / 9-20-24 (SCHEME-E TOWN SITE PLAN REVIEW COMMENTS) / 4-15-25 (SCHEME-F TOWN SITE PLAN REVIEW COMMENTS)

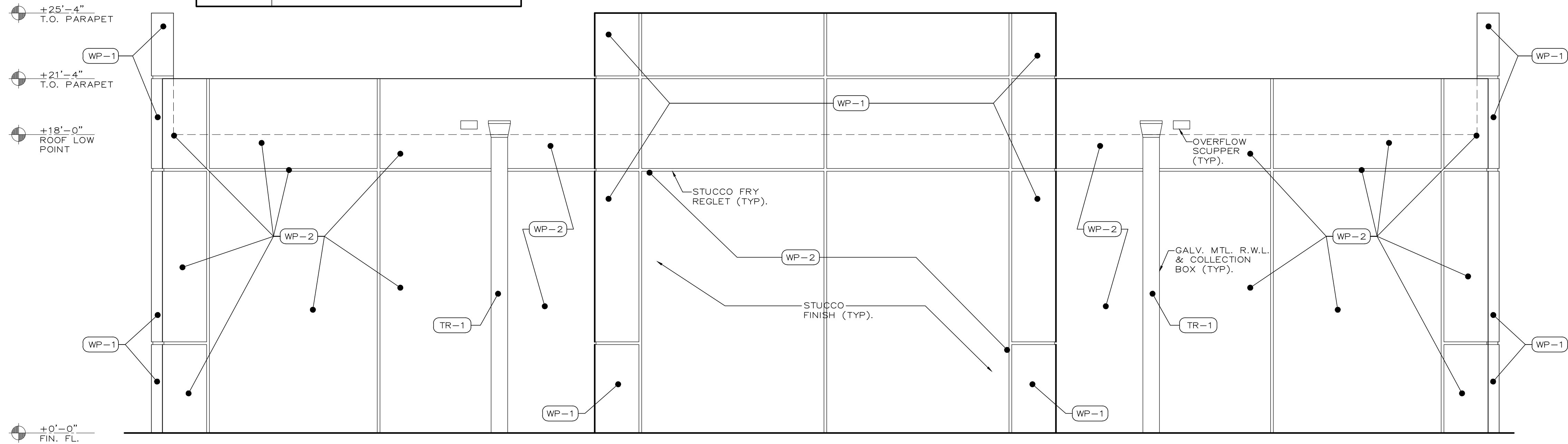


FINISH SCHEDULE	
SYMBOL	DESCRIPTION
WP-1	WALL PAINT — EXTERIOR SATIN MFGR: BENJAMIN MOORE STYLE: N/A COLOR: STEEL WOOL 2121-20
WP-2	WALL PAINT — EXTERIOR SATIN MFGR: BENJAMIN MOORE STYLE: N/A COLOR: MOONSHINE 2140-60
TR-1	WALL PAINT — ACRYLIC LATEX SEMI GLOSS MFGR: BENJAMIN MOORE STYLE: N/A COLOR: MOONSHINE 2140-60

STORAGE / WAREHOUSE
BUILDING #1 SOUTH ELEVATION

1/4" = 1'-0"

NOTE: STORAGE / WAREHOUSE BUILDING #2 NORTH ELEVATION SIMILAR (MIRROR IMAGE OF STORAGE / WAREHOUSE BUILDING #1)
WP-1 = 23% OF ELEVATION WP-2 = 50.6% OF ELEVATION TR-1 = 26.4% OF ELEVATION



STORAGE / WAREHOUSE
BUILDING #1 NORTH ELEVATION

1/4" = 1'-0"

NOTE: STORAGE / WAREHOUSE BUILDING #2 SOUTH ELEVATION SIMILAR (MIRROR IMAGE OF STORAGE / WAREHOUSE BUILDING #1)
WP-1 = 41.1% OF ELEVATION WP-2 = 56.9% OF ELEVATION TR-1 = 2% OF ELEVATION



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COMM. NO.
23-012

DATE
16 OCTOBER 2023

SITE DEVELOPMENT
STORAGE
WAREHOUSE
BUILDINGS

1220 10TH STREET

TOWN OF LAKE PARK,
FLORIDA

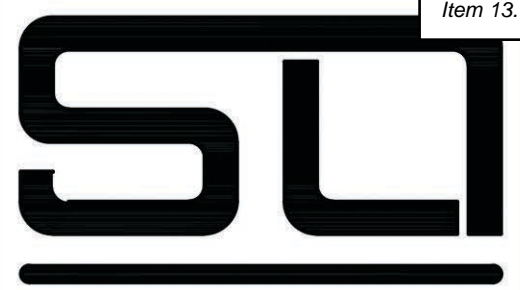
SCHEME-G

SHEET

A-3

OF 4

LAST DATE PRINTED 10-16-23 (SCHEME-A, B, C) / 3-5-24 (SCHEME-D, TOWN SITE PLAN REVIEW) / 9-9-20-24 (SCHEME-E, TOWN SITE PLAN REVIEW COMMENTS) / 4-15-25 (SCHEME-F, TOWN SITE PLAN REVIEW COMMENTS) / 6-25-25 (SCHEME-G, TOWN SITE PLAN REVIEW COMMENTS)



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SITE DEVELOPMENT
STORAGE
WAREHOUSE BUILDINGS

1220 10TH STREET
TOWN OF LAKE PARK,
FLORIDA

SCHEME-G

SHEET

OF 4



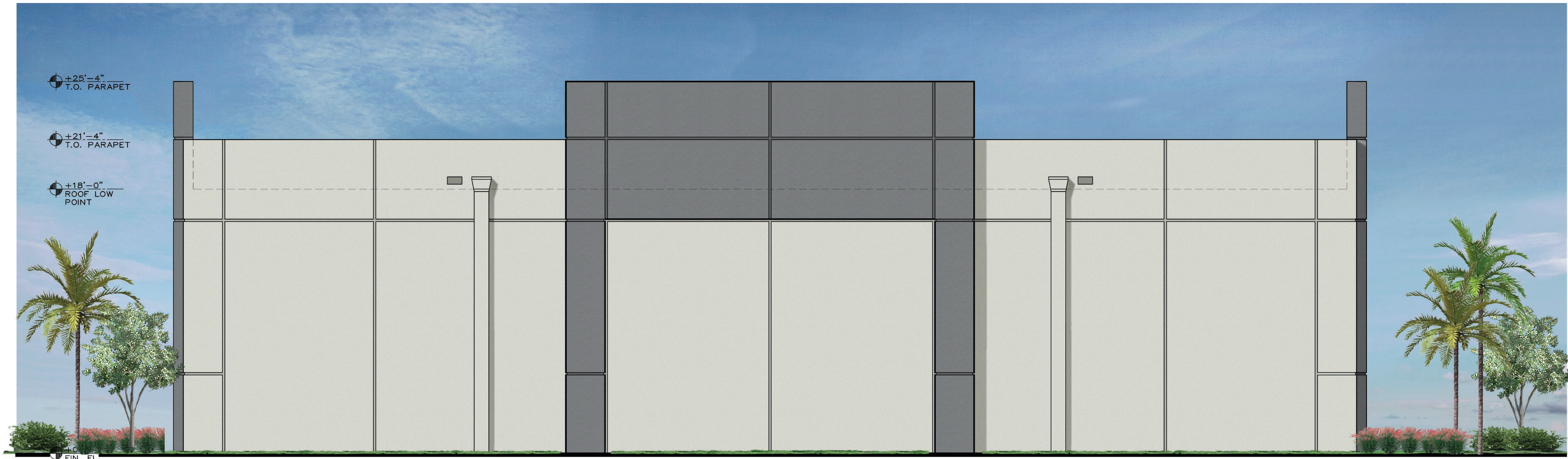
FINISH SCHEDULE	
SYMBOL	DESCRIPTION
WP-1	WALL PAINT - EXTERIOR SATIN MFGR: BENJAMIN MOORE STYLE: N/A COLOR: STEEL WOOL 2121-20
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TR-1	WALL PAINT - ACRYLIC LATEX SEMI GLOSS MFGR: BENJAMIN MOORE STYLE: N/A COLOR: MOONSHINE 2140-60

STORAGE / WAREHOUSE BUILDING #1 SOUTH ELEVATION

1/4" = 1'-0"

NOTE:
STORAGE / WAREHOUSE BUILDING #2
NORTH ELEVATION SIMILAR (MIRROR IMAGE
OF STORAGE / WAREHOUSE BUILDING #1)

WP-1 = 23% OF ELEVATION
WP-2 = 50.6% OF ELEVATION
TR-1 = 26.4% OF ELEVATION



STORAGE / WAREHOUSE BUILDING #1 NORTH ELEVATION

1/4" = 1'-0"

NOTE:
STORAGE / WAREHOUSE BUILDING #2
SOUTH ELEVATION SIMILAR (MIRROR IMAGE
OF STORAGE / WAREHOUSE BUILDING #1)

WP-1 = 41.1% OF ELEVATION
WP-2 = 56.9% OF ELEVATION
TR-1 = 2% OF ELEVATION



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DATE
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SITE DEVELOPMENT
STORAGE
WAREHOUSE
BUILDINGS

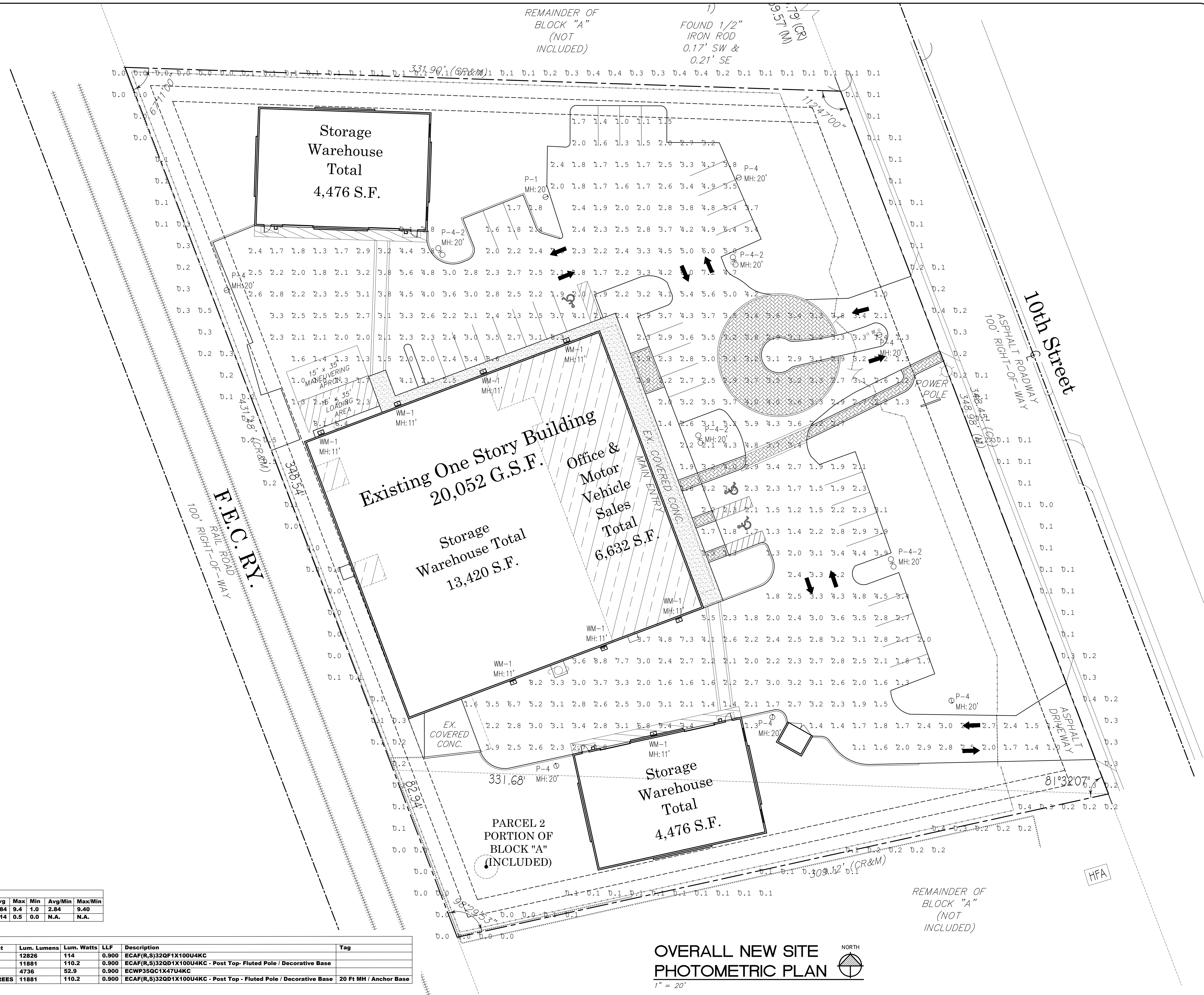
1220 10TH STREET

TOWN OF LAKE PARK,
FLORIDA

SHEET

SL-1

OF 4



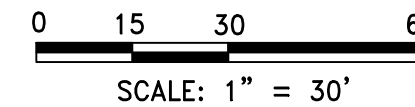
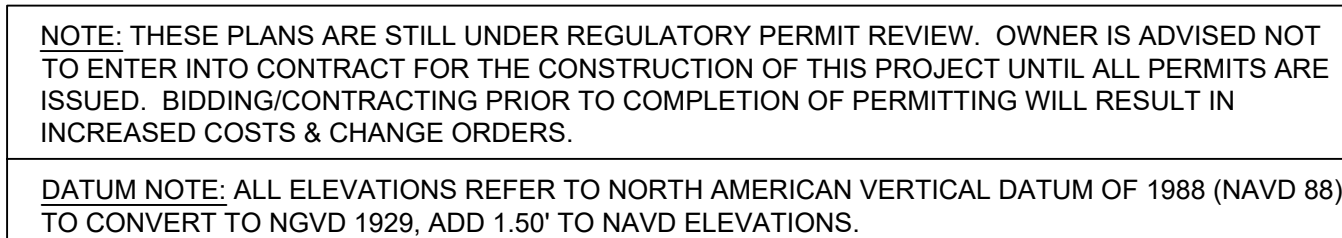
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.84	9.4	1.0	2.84	9.40
Property	Illuminance	Fc	0.14	0.5	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
	1	P-1	SINGLE	12826	114	0.900	ECAF(R,S)32QF1X100U4KC
	6	P-4	SINGLE	11881	110.2	0.900	ECAF(R,S)32QD1X100U4KC - Post Top - Fluted Pole / Decorative Base
	8	WM-1	SINGLE	4736	52.9	0.900	ECWP35QC1X47U4KC
	4	P-4-2	2 @ 90 DEGREES	11881	110.2	0.900	ECAF(R,S)32QD1X100U4KC - Post Top - Fluted Pole / Decorative Base
							20 Ft MH / Anchor Base

OVERALL NEW SITE
PHOTOMETRIC PLAN



1" = 20'



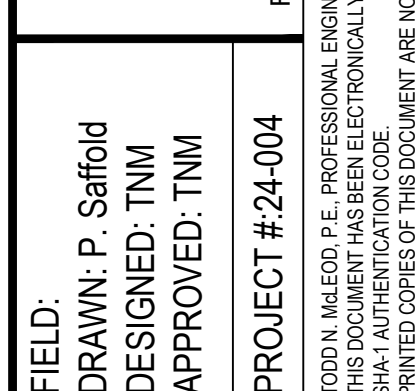
EXIST. ELEVATION



1. EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY PREPARED BY LANDTEC SURVEYING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS PRIOR TO SUBMITTING SHOP DRAWINGS.
2. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
3. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
4. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
5. MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
6. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
7. REFER TO SITE PLAN PREPARED BY 2GHO FOR ADDITIONAL SITE REQUIREMENTS.
8. ALL CULVERTS LEADING TO EXFILTRATION TRENCH SHALL BE FITTED WITH A POLLUTION RETARDANT BAFFLE (PRB) PER THE ENCLOSED DETAIL.
9. ALL BUFFER & UNPAVED/UNLANDSCAPED AREAS SHALL BE SODDED BY CONTRACTOR.
10. ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.
11. CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MAINTENANCE OF TRAFFIC (MOT) PLANS AND OBTAINING ALL REGULATORY APPROVALS FOR MOT PLANS. COPIES OF APPROVED MOT PLANS SHALL BE PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK.
12. ALL PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 430-001.

1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE – ACCESSIBILITY.
2. ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE – ACCESSIBILITY.
3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 522-02. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
4. DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.

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West Palm Beach, FL 33401
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F: 561.689.8080
www.mcleodmccarthy.com



REVISIONS

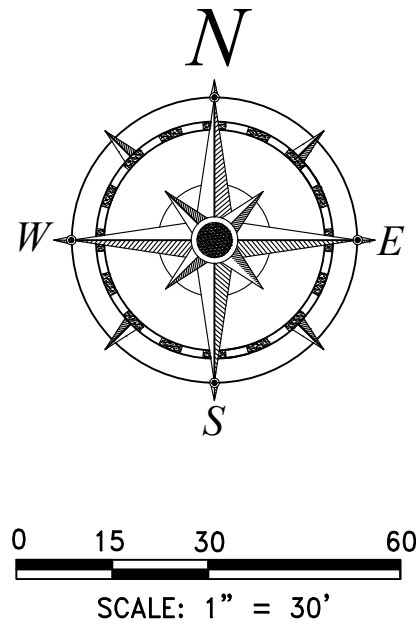
DATE _____

No.

**PRELIMINARY GRADING &
DRAINAGE PLAN
1220 10th STREET
STORAGE BUILDING ADDITION
LAKE PARK, FLORIDA**

SITE PLAN RESUBMITTAL
DATE: 7/1/2025

SHEET
C1.1
OF 5



TODD N. MCLEOD P.E.
N.Z. LIC#0829
TODD N. MCLEOD P.E.
FL LICENSE #OT 681188 FFE CA NOS 305335
PIONEER LICENSING, 6018 S
UNDESIGNED AND SEALED BY TODD N. MCLEOD P.E. USING A
NOT CONSIDERED SIGNED AND SEALED AND THE SH-1

[illegible]

DATE: 7/1/2025

LEGEND

EASEMENT LINE

EXISTING WATER MAIN, GATE VALVE (G.V.), TEE, F.H. AND PLUG

EXISTING SANITARY SEWER MAIN, MANHOLE AND DIRECTION OF FLOW.

PROPOSED WATER MAIN, GATE VALVE (G.V.), BEND AND TEE WITH FIRE HYDRANT ASSEMBLY.

PROPOSED SANITARY SEWER MAIN, SINGLE & DOUBLE SEWER SERVICE CLEAN OUT (C.O.), MANHOLE AND

CONCRETE

MILLING & RESURFACING

ASPHALT PAVEMENT

[SD]

EXIST. UTILITY TO BE VERIFIED BY SOFT DIGS PRIOR TO APPROVAL OF SHOP DRAWINGS

U.E.

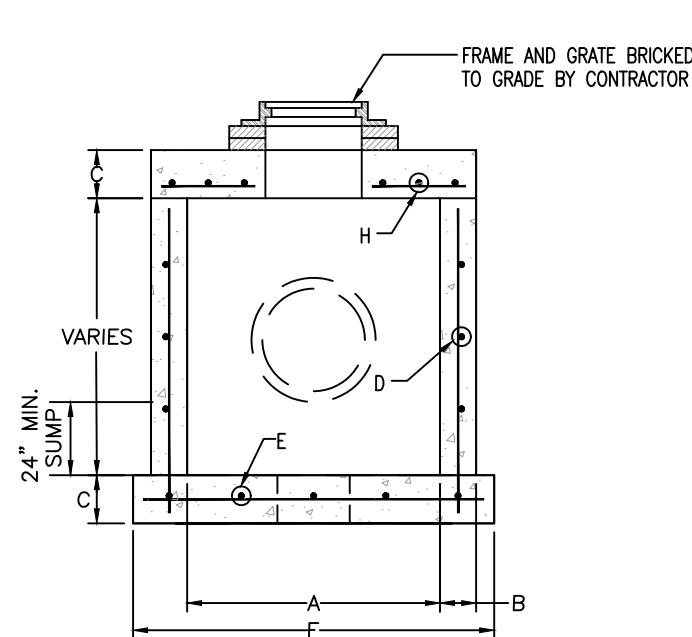
UTILITY EASEMENT

- RECORD DRAWING NOTES:
1. RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
 2. ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
 3. STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN THE SUA STANDARDS.

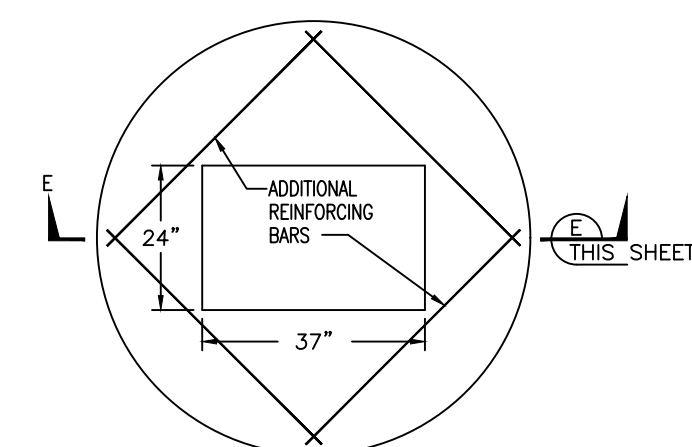
- GENERAL WATER NOTES:**
1. ALL WATER SERVICE BRASS ARE REQUIRED TO BE LEAD FREE.
 2. CONTRACTOR SHALL ALLOW A MINIMUM OF 90 DAYS FROM SUBMITTAL OF WATER/SEWER ASBUILT RECORD DRAWINGS UNTIL REQUEST FOR FIRST WATER METER IN ORDER TO ALLOW FOR EOR AND SUA REVIEW OF ASBUILT DRAWINGS. ASBUITS WHICH DO NOT COMPLY WITH SUA STANDARDS OR WHICH INDICATE UTILITY WORK WHICH DOES NOT COMPLY WITH THESE PLANS AND SUA/HEALTH DEPT. CRITERIA, MAY REQUIRE SIGNIFICANT CORRECTIVE WORK AND MAY RESULT IN SIGNIFICANT DELAYS WHICH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 3. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL BACTERIOLOGICAL TESTING AND RETESTING UNTIL PROJECT PASSES PBC HEALTH DEPARTMENT RELEASE PROCESS.
 4. CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ALL SURVEY SERVICES (VIA LICENSED SURVEYOR) ASSOCIATED WITH ASBUILT RECORD DRAWING PREPARATION, EASEMENT SKETCH/LEGAL DESCRIPTIONS, AND ALL PROJECT STAKING/LAYOUT AND UTILITY VERIFICATION.

- GENERAL SEWER NOTES:**
1. ON-SITE SEWER LATERALS ARE PRIVATELY OWNED AND MAINTAINED PAST SUA POINT-OF-SERVICE.
 2. CONTRACTOR SHALL CONFIRM THAT PROPOSED SEWER LATERAL INVERTS HAVE SUFFICIENT DEPTH TO CONNECT TO BUILDING PLUMBING PRIOR TO COMMENCING UTILITY CONSTRUCTION. CONTRACTOR IS SOLELY RESPONSIBLE FOR COST OF MODIFYING SEWER LATERALS IF HE FAILS TO COORDINATE PLUMBING/LATERAL DEPTHS PRIOR TO CONSTRUCTION.

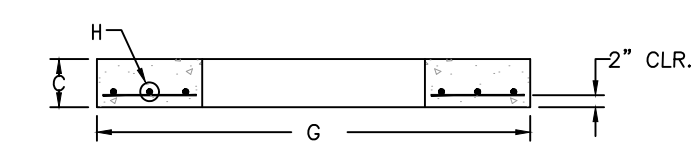
DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.



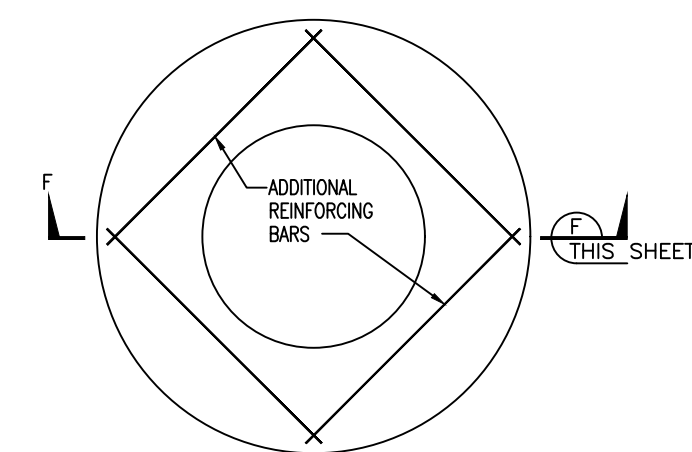
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



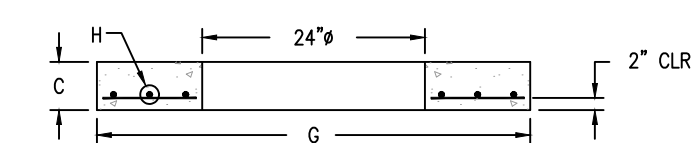
TOP SLAB FOR CATCH BASIN



SECTION E
(SEE TABLE FOR DIMENSIONS) THIS SHEET



TOP SLAB FOR MANHOLE



SECTION F
(SEE TABLE FOR DIMENSIONS) THIS SHEET

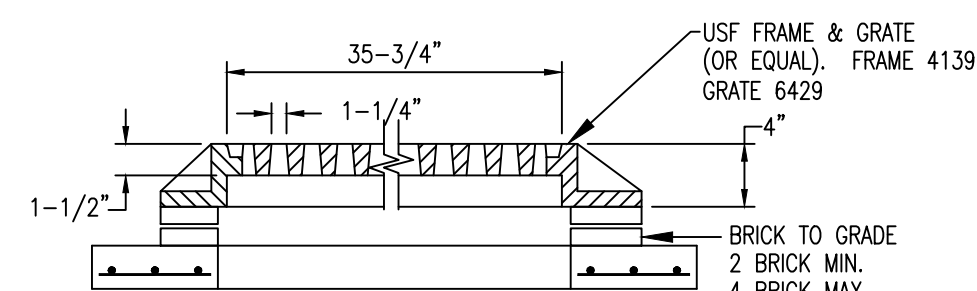
A	B	C	D	E*	F	G	H*
C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.
3'-6"	4"	8"	ASTM C-478	#4 @ 12"	4'-8"	4'-2"	#4 @ 6"
3'-6"	6"	8"	ASTM C-478	#4 @ 12"	5'-0"	4'-6"	#4 @ 6"
4'	6"	8"	ASTM C-478	#4 @ 12"	6'-0"	5'-0"	#4 @ 6"
4'	8"	8"	ASTM C-478	#4 @ 12"	6'-4"	5'-4"	#4 @ 6"
5'-0"	8"	8"	ASTM C-478	#5 @ 12"	7'-4"	6'-4"	#5 @ 6"
6'-0"	8"	8"	ASTM C-478	#5 @ 6"	8'-0"	7'-0"	#5 @ 6"
6'-0"	8"	8"	ASTM C-478	#5 @ 6"	8'-4"	7'-4"	#5 @ 6"
7'-0"	8"	8"	ASTM C-478	#5 @ 6"	9'-4"	8'-4"	#5 @ 6"
8'-0"	10"	10"	ASTM C-478	#5 @ 6"	10'-8"	9'-8"	#6 @ 6"
10'-0"	12"	12"	ASTM C-478	#5 @ 6"	12'-0"	12'-0"	#6 @ 6"

INLET NOTES

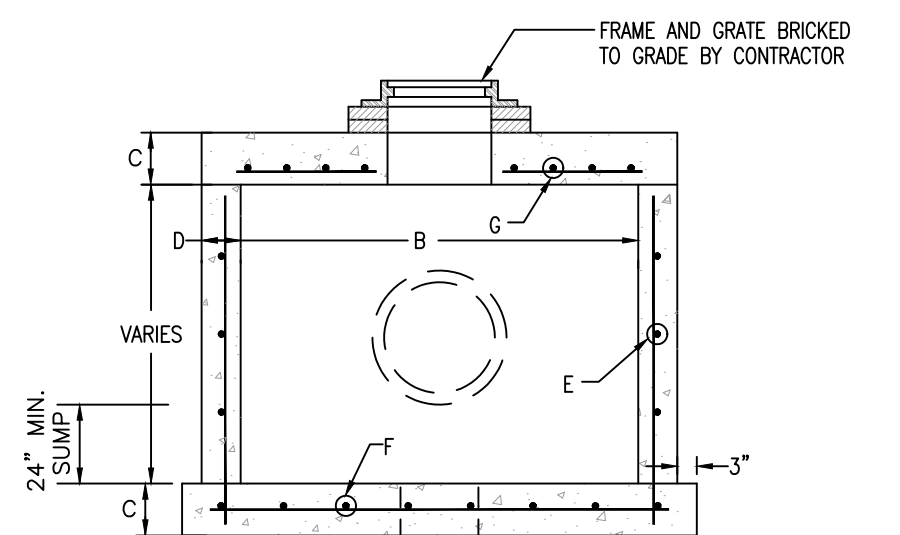
BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

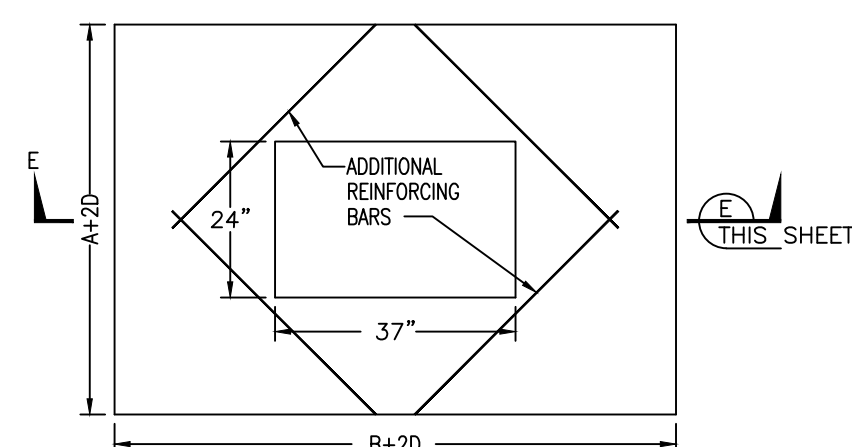
CIRCULAR CATCH BASIN (ON-SITE)



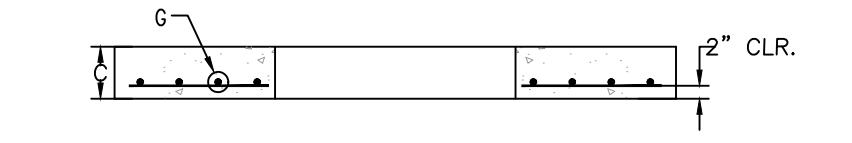
ON-SITE INLET FRAME & GRATE
(TYPE "C-D" INLET)



CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



TOP SLAB FOR CATCH BASIN



SECTION E
(SEE TABLE FOR DIMENSIONS) THIS SHEET

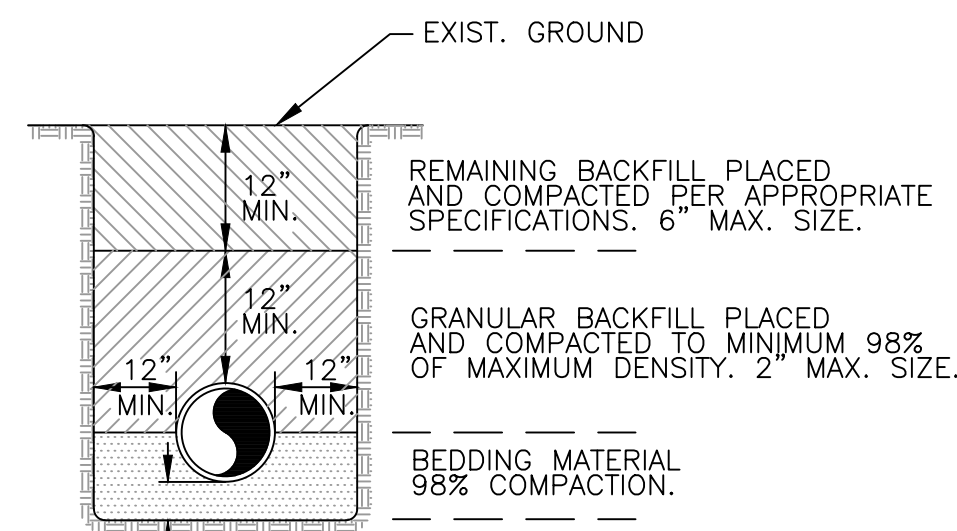
A	B	C	D	E*	F*	G*
C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.	C.C.E.W.
3'-6"	3'-6"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-0"	4'-0"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'-10"	5'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
6'-0"	6'-0"	8"	8"	#4 @ 12"	#6 @ 12"	#6 @ 6"
8'-0"	8'-0"	10"	8"	#4 @ 12"	#6 @ 12"	#6 @ 6"
10'-0"	10'-0"	10"	8"	#4 @ 12"	#6 @ 6"	#7 @ 6"
3'-0"	4'-8"	8"	8"	#4 @ 12"	#4 @ 12"	#4 @ 6"
3'-6"	6'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
4'-0"	6'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
3'-6"	8'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
4'-0"	8'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
5'-0"	7'-0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
6'-0"	8'-0"	8"	8"	#4 @ 12"	#6 @ 12"	#6 @ 6"
8'-0"	12'-0"	8"	8"	#4 @ 12"	#6 @ 12"	#6 @ 6"

INLET NOTES

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INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

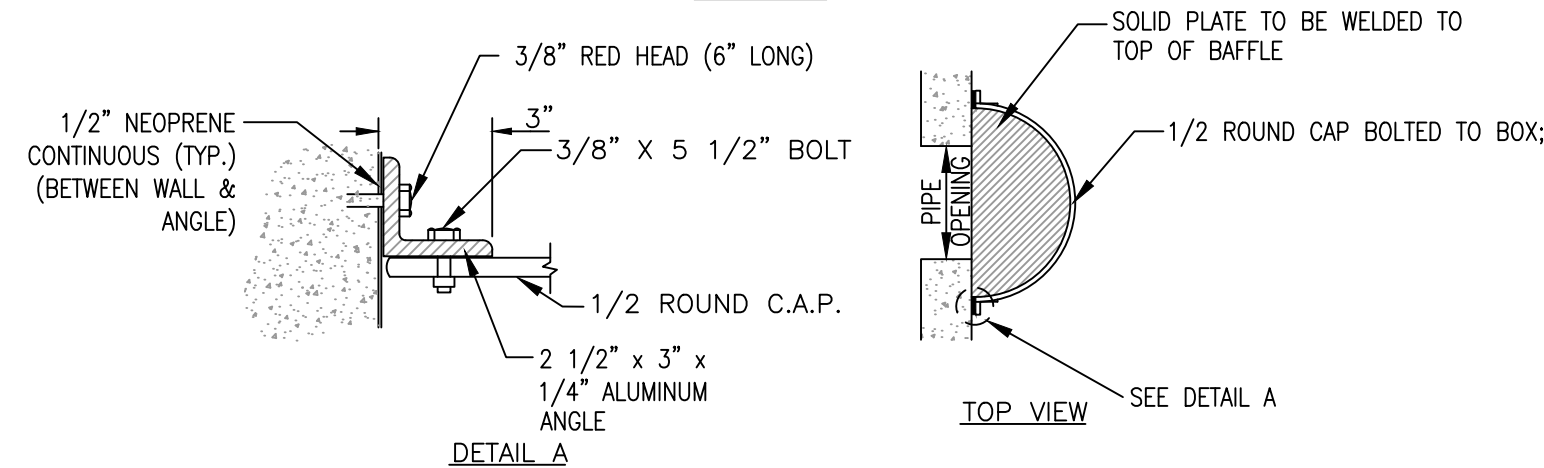
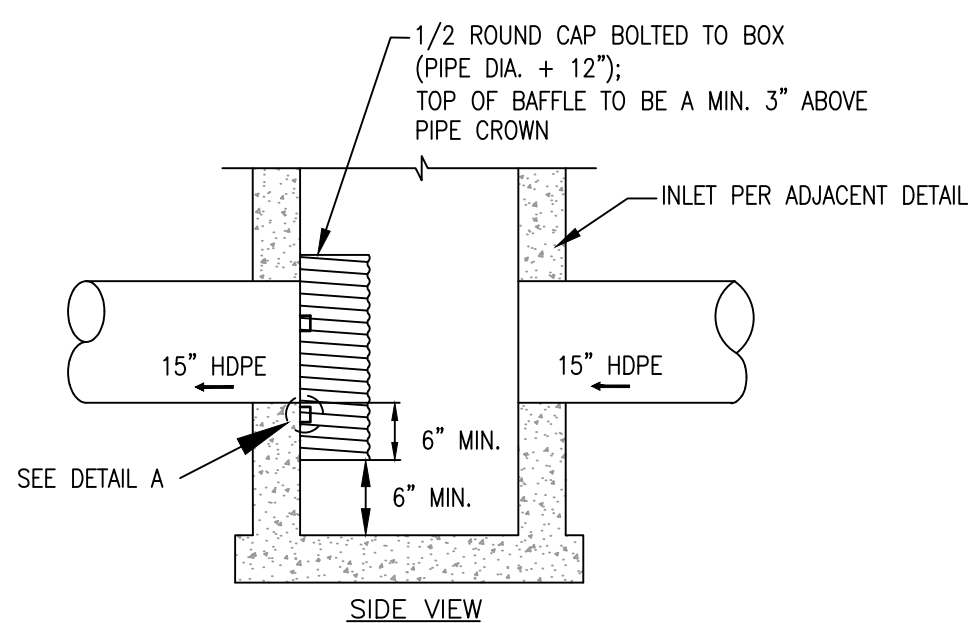
RECTANGULAR CATCH BASIN (ON-SITE)



NOTES:

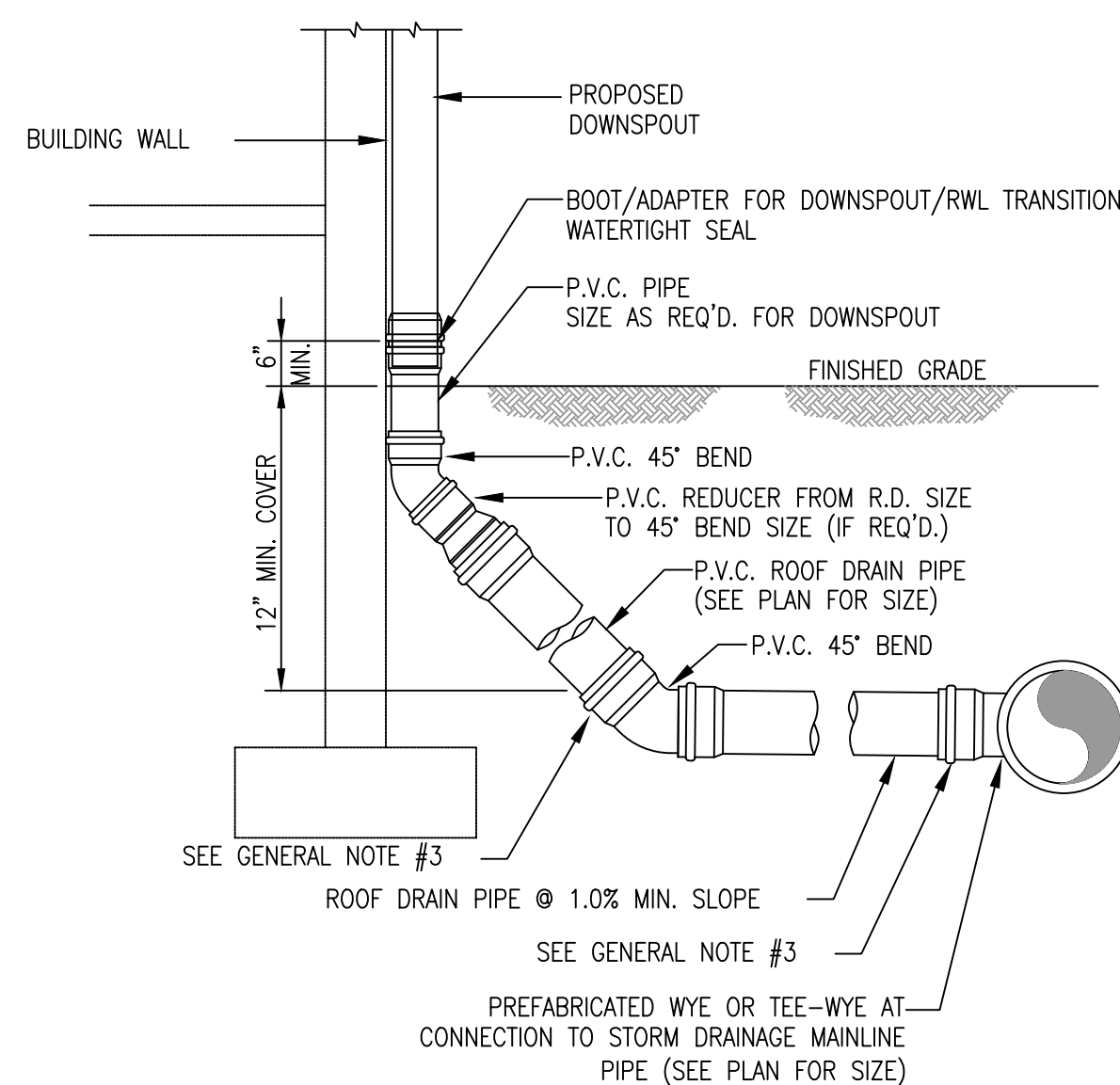
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" TO 7/8" SIZING, UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
- THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
- THE PIPE SHALL BE PLACED IN A DRY TRENCH.
- BACKFILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS LARGER ROCK, MUCK AND DEBRIS.
- SEE GENERAL NOTES FOR PIPE BACKFILL BENEATH PROPOSED PAVEMENT.

TRENCH DETAIL
N.T.S.



NOTE: BAFFLE TO BE USED ON ALL PIPE INVERTS CONNECTING TO EXFILTRATION TRENCH.
REFER TO ADJACENT DETAIL FOR BAFFLE TO BE USED IN CONTROL STRUCTURE.

POLLUTION RETARDANT BAFFLE (PRB) DETAIL
N.T.S.

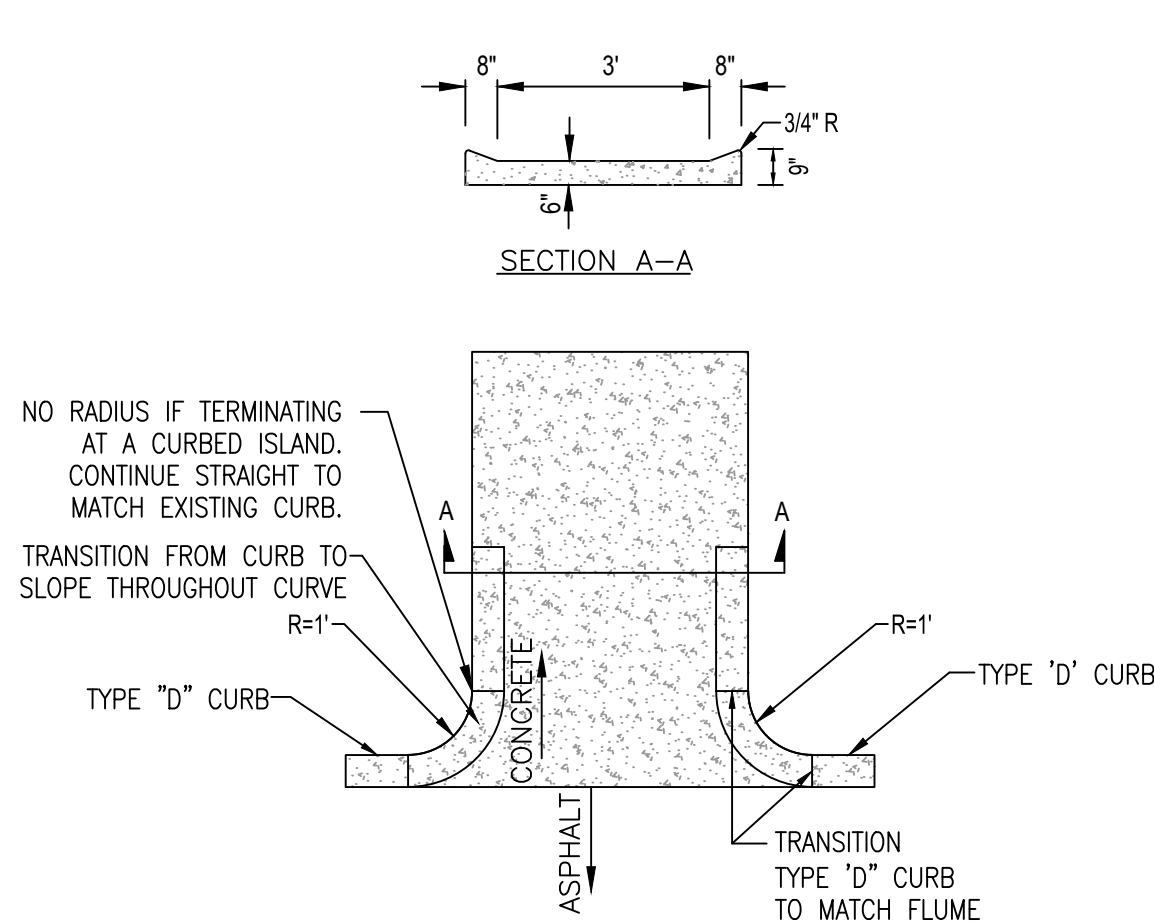


GENERAL NOTES:

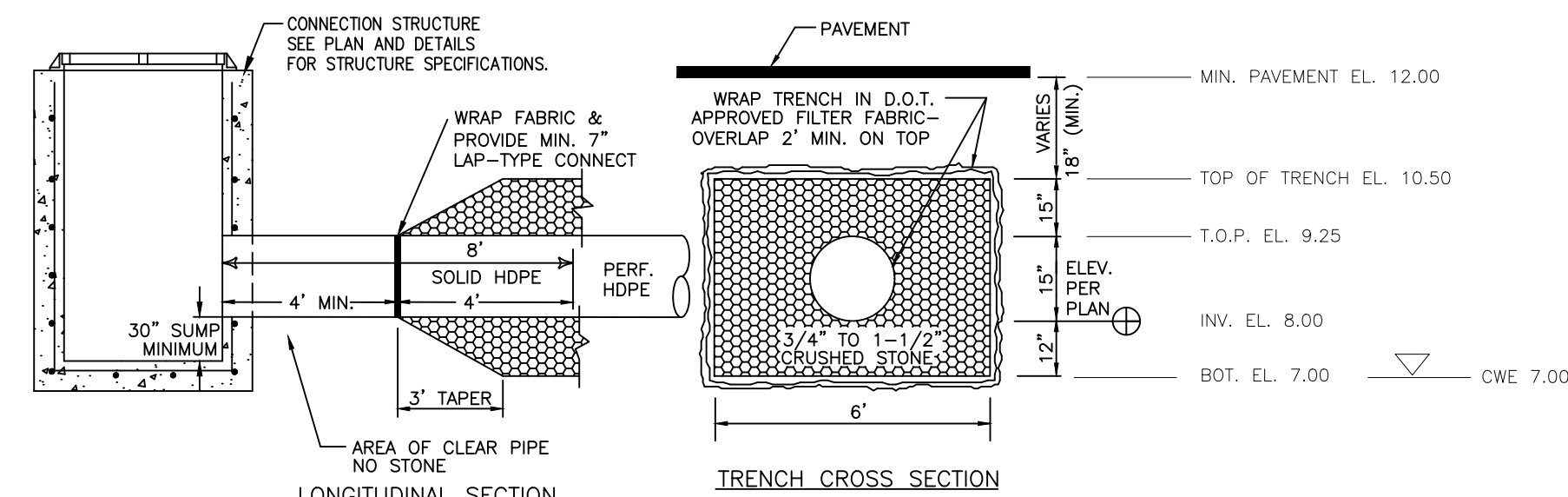
- PROVIDE TEMPORARY P.V.C. PLUG IN BELL END OF DOWNSPOUT SERVICE STUB-UP.
- ADDITIONAL BENDS MAY BE REQUIRED TO CLEAR BUILDING FOUNDATIONS OR TO CONNECT TO MAIN TRUNK LINE STORM DRAINAGE PIPES.
- USE A FABRICATED P.V.C. TRANSITION ADAPTER TO TRANSITION FROM P.V.C. PIPE TO H.D.P.E. PIPE OR FITTINGS.
- ALL PIPE AND FITTING JOINTS SHALL BE WATERTIGHT.

DOWNSPOUT TIE-IN DETAIL

N.T.S.



CONCRETE FLUME DETAIL
N.T.S.



NOTES: COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 98% OF MAX. DRY DENSITY PER ASTM D-1557.

ON-SITE EXFILTRATION TRENCH DETAIL
N.T.S.

PAVEMENT SECTION REQUIREMENTS			
TYPE	WEARING SURFACE	BASE	SUB-GRADE
CONCRETE PAVEMENT (ON-SITE)	6" THICK (4,000 PSI) WITH JOINTING PER ACI 330. JOINTING PLAN TO BE SUBMITTED PRIOR TO POURING CONCRETE	N/A	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 40)
ASPHALT PAVEMENT (ON-SITE)	2" THICK SP-9.5 A.C.S.C. (2-LIFTS)	8" THICK LIMEROCK BASE (LBR 100) COMPACTED TO 98% AASHTO T-180 DENSITY & PLACED IN 4" MAX. LIFTS.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 40)
SIDEWALKS (ONSITE)	SIDEWALK: 4" THICK CONCRETE (3,000 PSI). CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED 5' ON CENTER. ISOLATION JOINTS REQUIRED WHERE SIDEWALK ABUTS BUILDING, EXISTING PAVEMENT, OR OTHER STRUCTURES.		

NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.50' TO NAVD ELEVATIONS.



**McLeod • McCarthy
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Civil Engineers

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FIELD: P. Saffold
DRAWN: TMM
DESIGNED: TMM
APPROVED: TMM
PROJECT #24-004

NO. DATE REVISIONS

PRELIMINARY ENGINEERING DETAILS

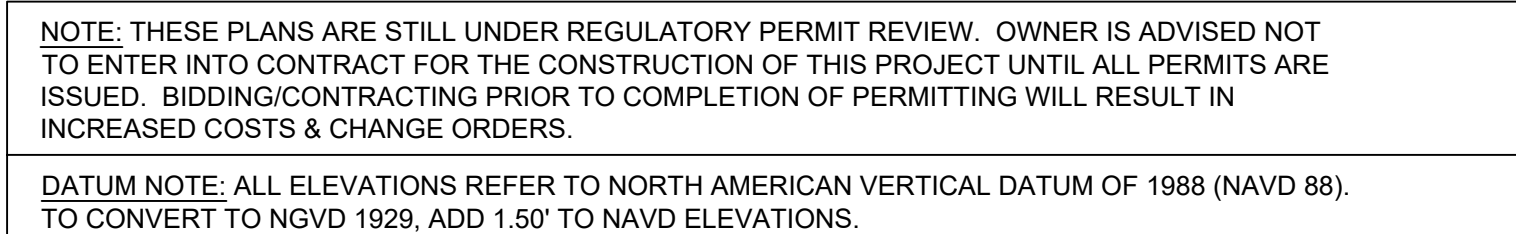
1220 10th STREET
STORAGE BUILDING ADDITION
LAKE PARK, FLORIDA

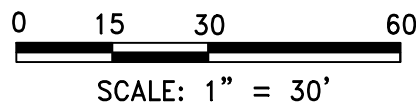
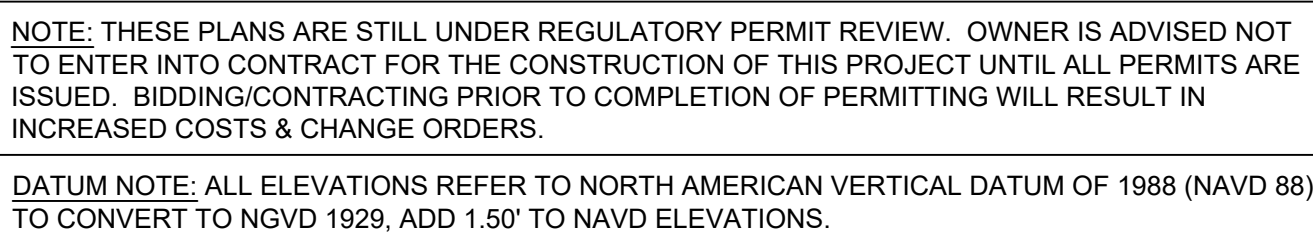
SITE PLAN RESUBMITTAL
DATE: 7/1/2025

SHEET

C2.1

OF 5

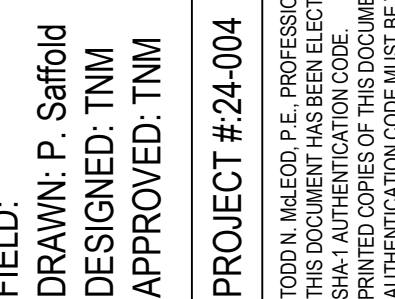




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Steering Angle  : 40.0
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NO.	DATE	REVISIONS
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AUTOTURN EXHIBIT
1220 10th STREET
STORAGE BUILDING ADDITION
LAKE PARK, FLORIDA

DATE: 7/1/2025

SHEET
EX1
OF 5

FILE: PLANTLPH1 PROJ: ECTS\1220 10TH STREET 22-0519 DRA\WINGS\CURRENT\1220 10TH STREET ACCESSORY BLDGS PLAN 2013_REV1.DWG
PLOTED: 6/7/17 AT 2:00PM BY: DSE/SEN
XREFS: X222019_A-11.DWG X222019_A-11.DWG X222040_X222040_EXTR-11.DWG

LANDSCAPE NOTES:

- THE LANDSCAPE ARCHITECT OF RECORD SHALL VERIFY THAT THE INSTALLATION COMPLIES WITH THE APPROVED PLAN OF RECORD. THIS VERIFICATION INCLUDES THE SPECIES (TYPE, QUANTITY, AND OTHER ORIGINAL PLANTING, SPECIFICATIONS) DESIGN OR LOCATION, IRRIGATION, AND ALL OTHER LANDSCAPE STRUCTURES AND MATERIAL USED IN ACCORDANCE WITH THE SITE PLAN.
- ALL PLANTING AREAS (INCLUDING SOD) SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED WITH A RAIN SENSOR.
- EXISTING IRRIGATION SYSTEM TO BE MODIFIED TO ACCOMMODATE PROPOSED SITE AND LANDSCAPE REDEVELOPMENT.
- IRRIGATION SOURCE SHALL BE POTABLE OR WELL WATER SOURCE.
- ALL PLANTING BEDS/ISLANDS SHALL BE FREE OF SHELLROCK THREE (3) AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS AND BACKFILLED WITH THE SPECIFIED BACKFILL MIXTURE.
- ALL TREES UNDER FPL POWER LINES ARE REQUIRED TO COMPLY WITH THE FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE' GUIDELINES.
- ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MIN. OF 6" ABOVE THE TOP OF CURB.
- ALL PLANT MATERIAL SHALL MEET THE FLORIDA GRADES AND STANDARDS OF FL #1 QUALITY OR BETTER.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO UTILITIES AS A RESULT OF THIS WORK.
- ANY WATER AND/OR SEWER CONNECTIONS MUST BE COORDINATED AND SUPERVISED BY UTILITY DISTRICT PERSONNEL. PLEASE GIVE 72 HOURS' NOTICE FOR CONNECTIONS.

EXISTING NATIVE TREE MITIGATION TABLE:

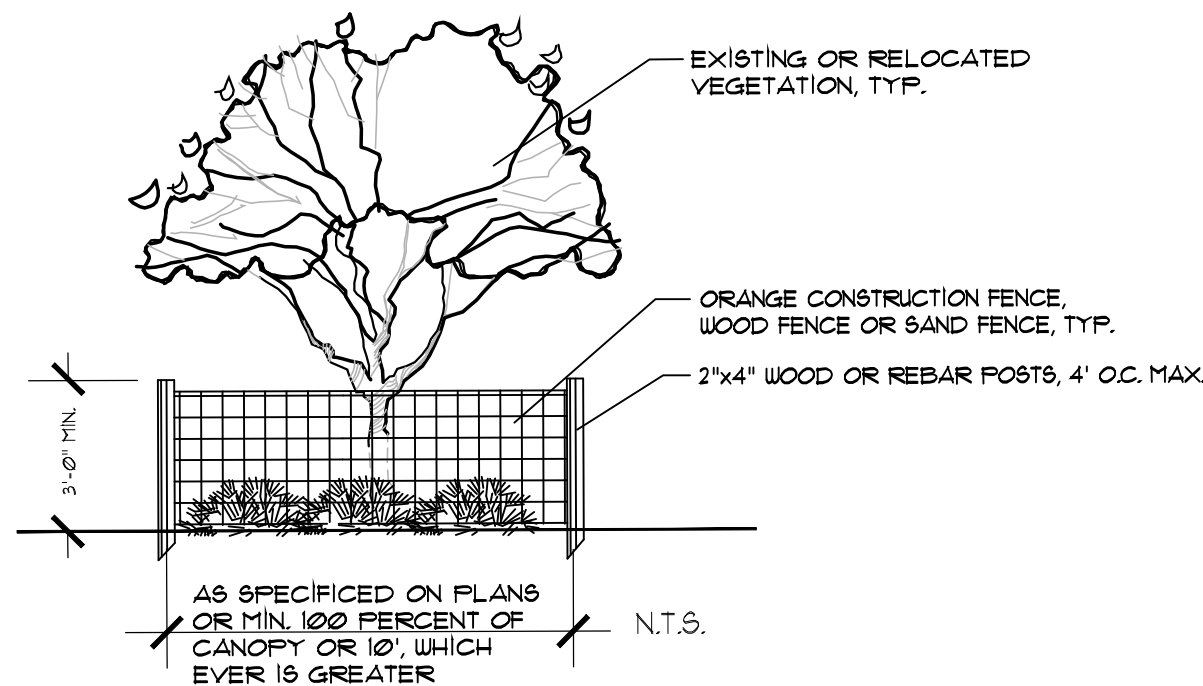
TREE LEGEND						
QV=	LIVE OAK					
D.B.H.=	DIAMETER BREAST HEIGHT					
Tree No.	Tree	Height (Ft.)	Tree Count	Action	Mitigation Credits Required (Removed From Site)	Tree Credits Counted Towards Mitigation (Relocated On Site)
OAKS						
QV-41	LIVE OAK	14.5	1	Remove	14.5	0
QV-42	LIVE OAK	11.5	1	Remove	11.5	0
QV-43	LIVE OAK	14.5	1	Remove	14.5	0
QV-47	LIVE OAK	9.5	1	Remove	9.5	0
QV-48	LIVE OAK	11.0	1	Remove	11	0
QV-66	LIVE OAK	13.5	1	Relocate	N/A	13.5
QV-76	LIVE OAK	17.5	1	Relocate	N/A	17.5
TOTALS: OAK			7		61	31
Total Credits Based on Sec. 34-9(7)(c)					61	31

TOTAL NUMBER OF TREES TO BE REMOVED:	5
TOTAL NUMBER OF TREES TO BE RELOCATED:	2
TOTAL MITIGATION REPLACEMENT CREDITS REQUIRED:	61
TOTAL RELOCATED MITIGATION CREDITS PROVIDED:	31
TOTAL MITIGATION CREDITS REMAINING:	30
TOTAL MITIGATION REPLACED ON SITE	30

NOTES:

- ALL TREE MITIGATION CREDITS FOLLOW THE TOWN OF LAKE PARK LDR'S SECTION 34.9(7)(c). SPECIMEN OR POTECED TREES
- ALL EXISTING NATIVE TREES ON SITE ARE GIVEN CREDITS FOLLOWING TREE CREDITS PER THE TOWN OF LAKE PARKS MITIGATION REQUIREMENTS
- REFER TO TREE SURVEY PLANS FOR EXISTING LOCATIONS
- N/A = NOT APPLICABLE TOWARDS COUNTS
- ALL TREES ARE MEASURED WITH D.B.H.
- NON-NATIVE TREES & PALMS ARE NOT COUNTED OR CREDITED TOWARDS MITIGATION REQUIREMENTS OR COUNTS

TREE PROTECTION DETAIL



FENCING OF UNDISTURBED AREAS:

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ENCLOSE THE ENTIRE UNDISTURBED AREA, OR TREE, WITHIN A FENCE OR SIMILAR BARRIER AS SHOWN. WOODEN (OR EQUIVALENT) POSTS STEEL REBAR OR WOOD AT LEAST 2 x 4 INCHES SHALL BE IMPLANTED IN THE GROUND DEEP ENOUGH TO BE STABLE AND WITH AT LEAST 3 FEET VISIBLE ABOVE THE GROUND. THE PROTECTIVE POSTS SHALL BE PLACED NOT MORE THAN 4 FEET APART, AND SHALL BE LINKED TOGETHER BY ORANGE NET FENCE FABRIC, OR OTHER, NO HEAVY EQUIPMENT, VEHICLES, STORAGE OF MATERIALS, ETC., SHALL OCCUR WITHIN THE VEG. PROTECTION ZONE. EXTREME CARE SHALL BE TAKEN WHEN WORKING NEAR THE BASE OF TREES. NO FINISH GRADE FILL SHALL BE PLACED WITHIN A ZONE OF 2/3 THE DIAMETER OF THE TREE CANOPY.

FLATWORK CONSTRUCTION WITHIN CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL.

UTILITY WORK (TRENCHING) WITHIN THE CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL. THE TREE BARRICADE WILL BE MODIFIED TEMPORARILY TO ALLOW ONLY THE MINIMUM WORK ZONE TRESPASS INTO THE CANOPY AREA, CONTINUING TO PROTECT THE REST OF THE CANOPY AREA WITH BARRICADE. NO FILL, EVEN TEMPORARY, SHALL BE PLACED IN ANY PROTECTED ZONE. AT THE CONCLUSION OF SAID ACTIVITY, THE WORKZONE SHALL BE CLEANED UP & TREE BARRICADES REPLACED TO THEIR ORIGINAL CONFIGURATION.

LANDSCAPE DATA:

GROSS SITE AREA : 2.74 AC. (119,270.67 s.f.)
TOTAL LANDSCAPE AREA REQUIRED: 17,890.60 s.f. (15%)
TOTAL LANDSCAPE AREA PROVIDED: 44,575.39 s.f. (37%)

LANDSCAPE TREE REQUIREMENTS:

	REQUIRED	PROVIDED
NORTHERN PERIMETER (331.90 L.F.)	8 TREES	8 TREES (1:40 L.F.)
SOUTHERN PERIMETER (309.12 L.F.)	8 TREES	8 TREES (1:40 L.F.)
WESTERN PERIMETER (431.48 L.F.)	11 TREES	11 TREES (1:40 L.F.)
EASTERN PERIMETER (348.98 L.F.)	17 TREES	17 TREES (1:20 L.F.) (EX. PALMS = 3:1)
PARKING ISLAND TREES	19 TREES	19 TREES (1 PER ISLAND)

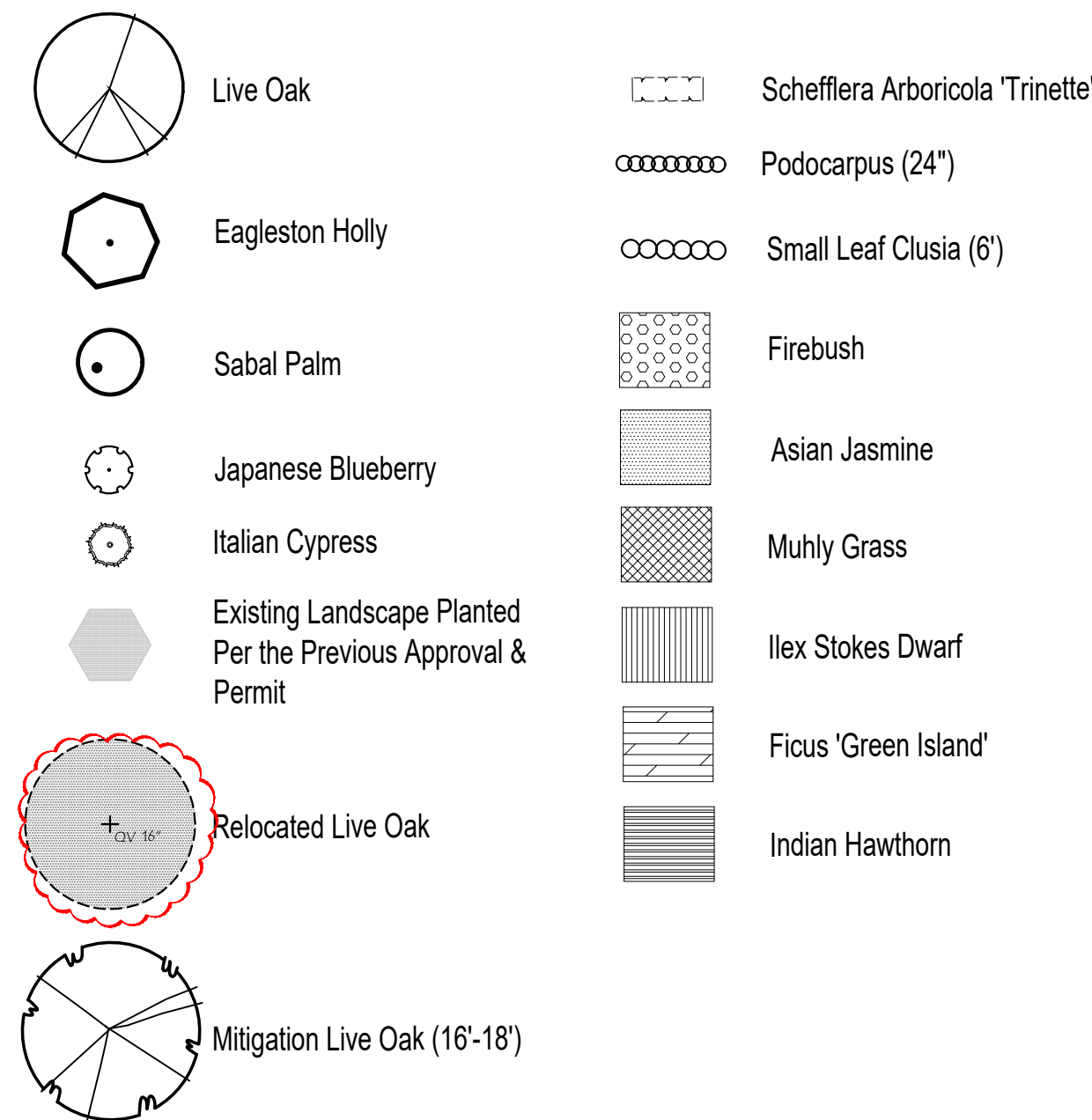
TOTAL TREES 63 TREES 64 TREES
(PALMS = 3 TO 1 CANOPY TREE)

PALM SUBSTITUTION (50% MAX) 30 TRIPLE 14 SETS; 23%
SETS MAX

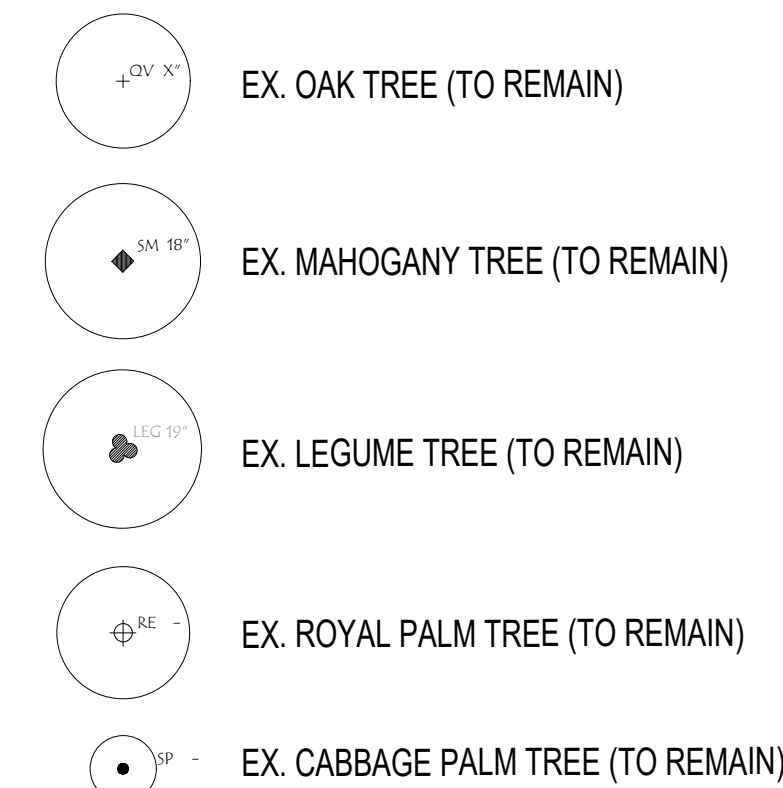
OTHER LANDSCAPE REQUIREMENTS

- MINIMUM 30" HIGH SHRUBS, PLANTED 18" O.C. AROUND MONUMENT SIGNAGE.
- MINIMUM 30" HIGH HEDGE INSTALLED ALONG PERIMETER BUFFERS.
- MINIMUM 36" HIGH HEDGE INSTALLED AROUND DUMPSTER ENCLOSURE(S).

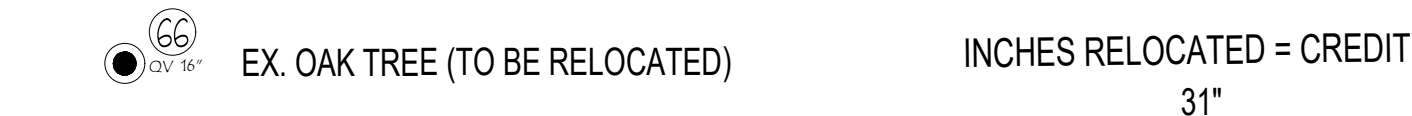
PROPOSED LANDSCAPE LEGEND



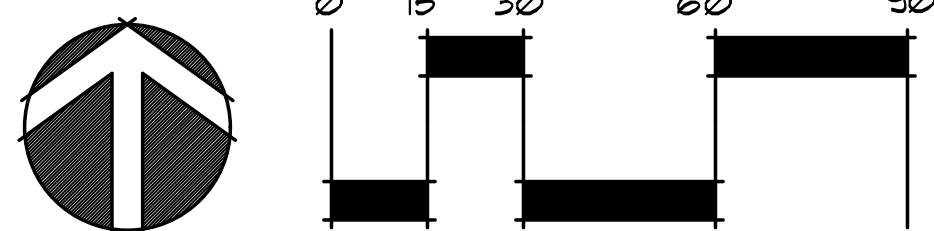
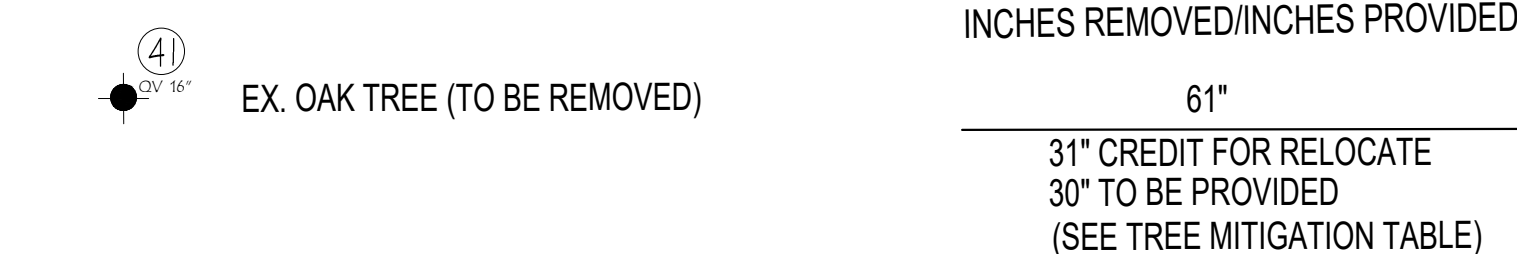
EXISTING TREE LEGEND (REMAIN)



EXISTING TREE LEGEND (RELOCATE)



EXISTING TREE LEGEND (REMOVE)



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Landscape Development Plan
1220 10th Street
Town of Lake Park, Florida

Designed: GGG
Drawn: PSS
Approved: GGG/EOM/MTB
Date: 5-22-25
Job no. 22-0414
Revisions: 6-14-25
8-23-25
11-18-24
12-12-24
5-22-25
6-27-25

See 1

LC 0000117
Sheet Title:
**Landscape
Development
Plan**
Scale: 1"=30'
Sheet No.
LP-1
22-0414

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PLOT: 6/7/15 AT 3:00PM BY: DSEVEN
XREFS: X222019_A-11.DWG X222019_EXTR-11.DWG

Plant List

TREES										
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	D.T.	NATIVE	REMARKS
CS0	2	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	10'-12'	3'		A.S.	M	N	FULL TO BASE MATCHING SPECIMEN
ED	8	ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY	8'	3'		A.S.	M	N	FULL TO BASE MATCHING SPECIMEN
IA	22	ILEX ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12'	6'-8'	2"	A.S.	V	Y	2" CLEAR TRUNK - SINGLES STRAIGHT TRUNK
QV	5	QUERCUS VIRGINIANA	LIVE OAK	14'-16'	6 FT.	2.5 IN.	A.S.			FULL & DENSE CANOPY, FL#1 5' C.T.
QV-M	2	QUERCUS VIRGINIANA	LIVE OAK	16'-18'	12'	13"-14"	A.S.	V	Y	MITIGATION TREES FIELD GROWN AND HARDONED OFF PRIOR TO PLANTING 13" MIN
M-QV1	1	QUERCUS VIRGINIANA	LIVE OAK	14'-16'	8'-10'	10"	A.S.	M	Y	MITIGATION TREE FIELD GROWN AND HARDONED OFF PRIOR TO PLANTING 10" MIN.

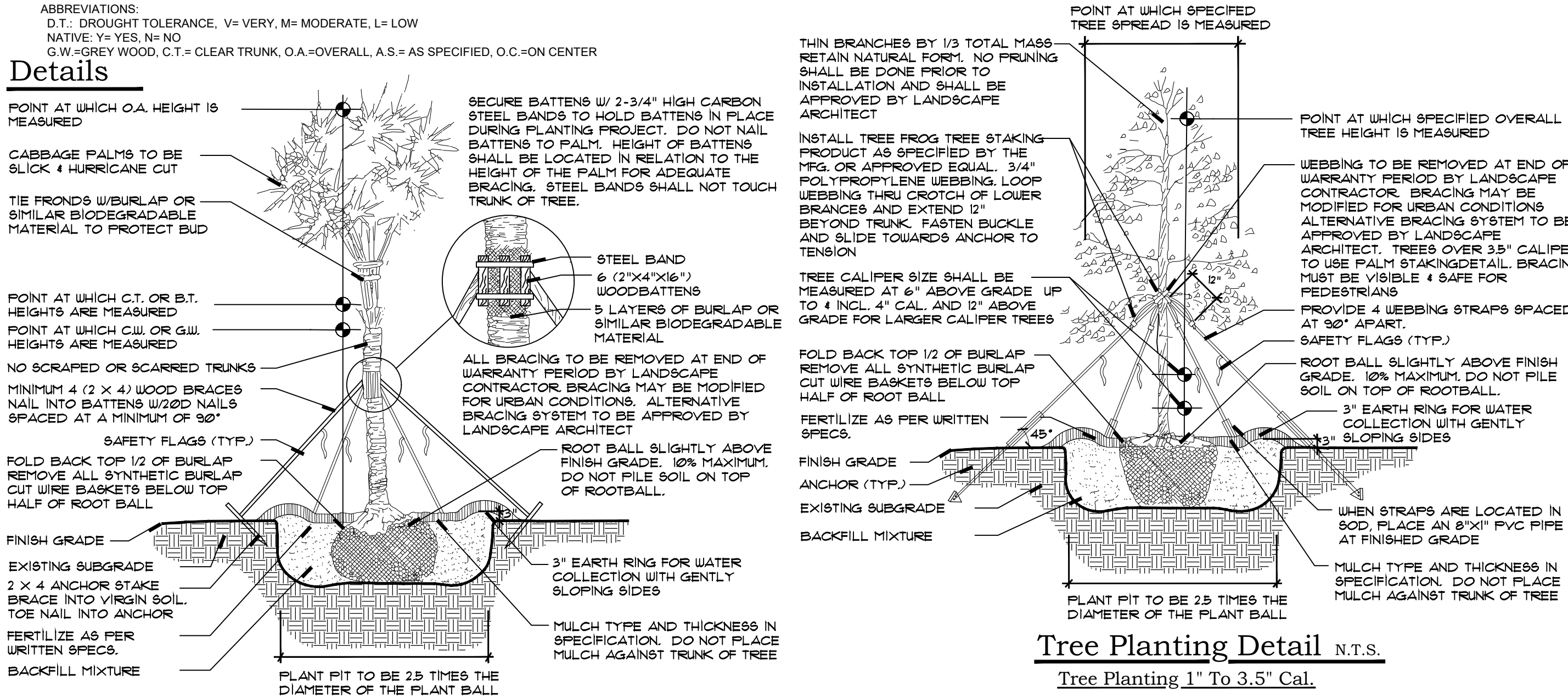
PALMS										
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT		CALIPER	SPACING	D.T.	NATIVE	REMARKS
SP	4	SABAL PALMETTO	SABAL PALM	14-32'	C.T.		A.S.	V	Y	STAGGER HEIGHTS IN GROUPS, HURRICANE CUT

SHRUBS										
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
CLU	369	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	6'	3'		3' O.C.	V	Y	FULL TO BASE
HAP	23	HAMELIA PATENS	FIREBUSH	30"	24"		1.5' O.C.	V	Y	FULL & THICK TO BASE
ILV	389	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF	12 IN.	12 IN.	#3	2' O.C.	V	Y	FULL & THICK TO BASE
MUC1	187	MUHLENBERGIA CAPILLARIS	MUHL GRASS	24 IN.	18 IN.		2.5' O.C.	M	Y	FULL CLUMP
PMA	13	PODOCARPUS MACROPHYLLUS 'MAKI'	JAPANESE YEW	24"	16"	#3 MIN	2' O.C.	V	Y	FULL TO BASE
RHI	330	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	12 IN.	12"		2' O.C.	M	N	FULL TO BASE
SCT	109	SCHIEFFLERA ARBORICOLA 'TRINETTE'	VARIGATED ARBORICOLA	18"	12"		2' O.C.	M	N	FULL TO BASE

GROUND COVER										
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
FIM	149	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	12 IN.	12 IN.	#3	2' O.C.	M	N	FULL & THICK TO BASE
TRA	612	TRAECHELOSPERMUM ASIATICUM	ASIAN JASMINE	6"	12"	#1 FULL POT	1' O.C.	M	N	FULL CLUMP

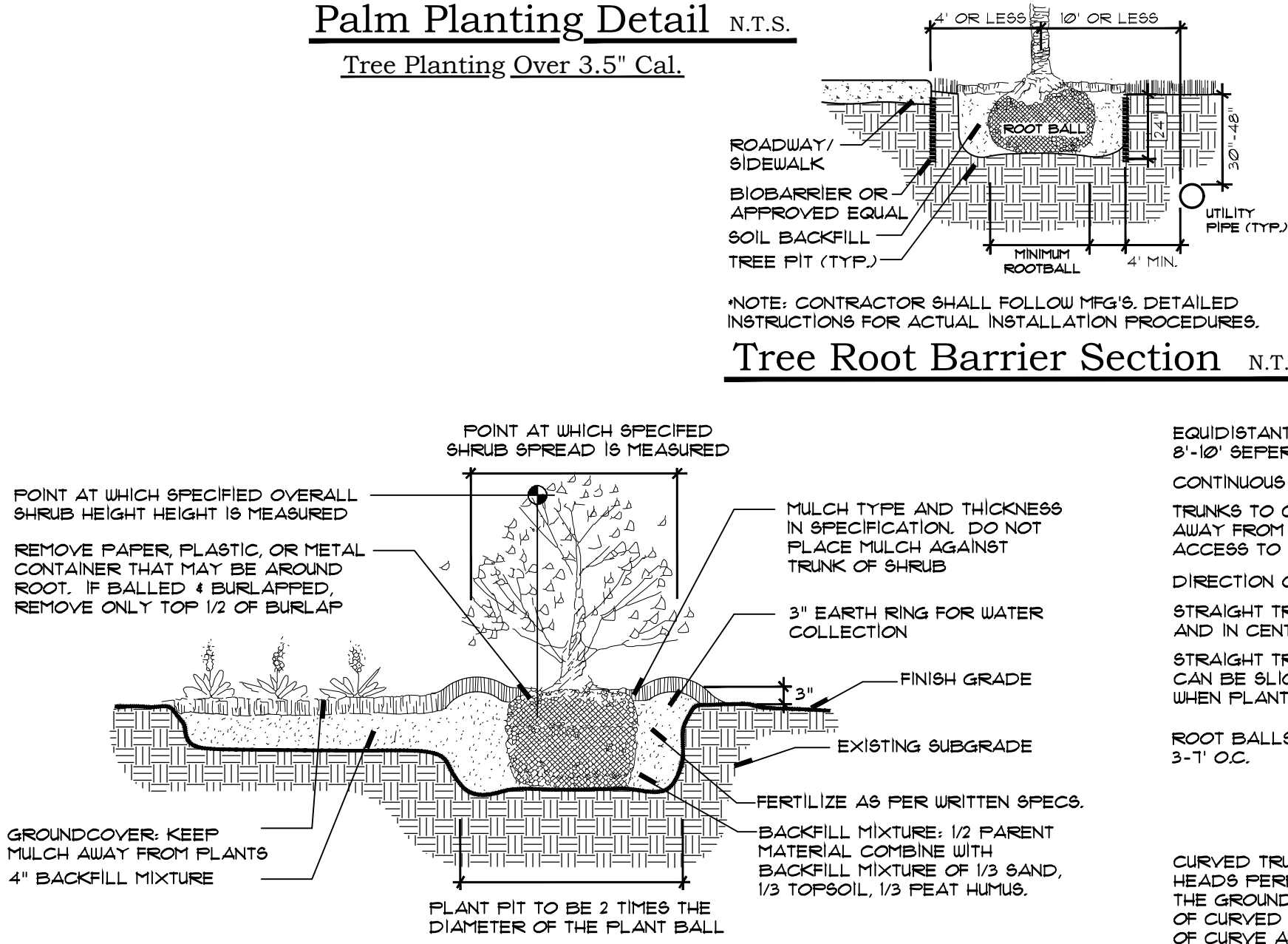
ABBREVIATIONS:
D.T.: DROUGHT TOLERANCE, V= VERY, M= MODERATE, L= LOW
NATIVE: Y= YES, N= NO
G.W.= GREY WOOD, C.T.= CLEAR TRUNK, O.A.= OVERALL, A.S.= AS SPECIFIED, O.C.= ON CENTER

Details



Palm Planting Detail N.T.S.

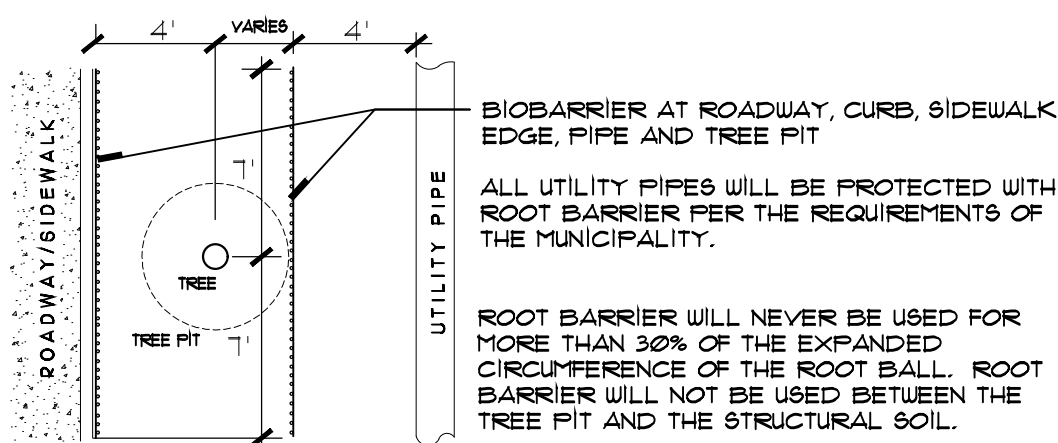
Tree Planting Over 3.5" Cal.



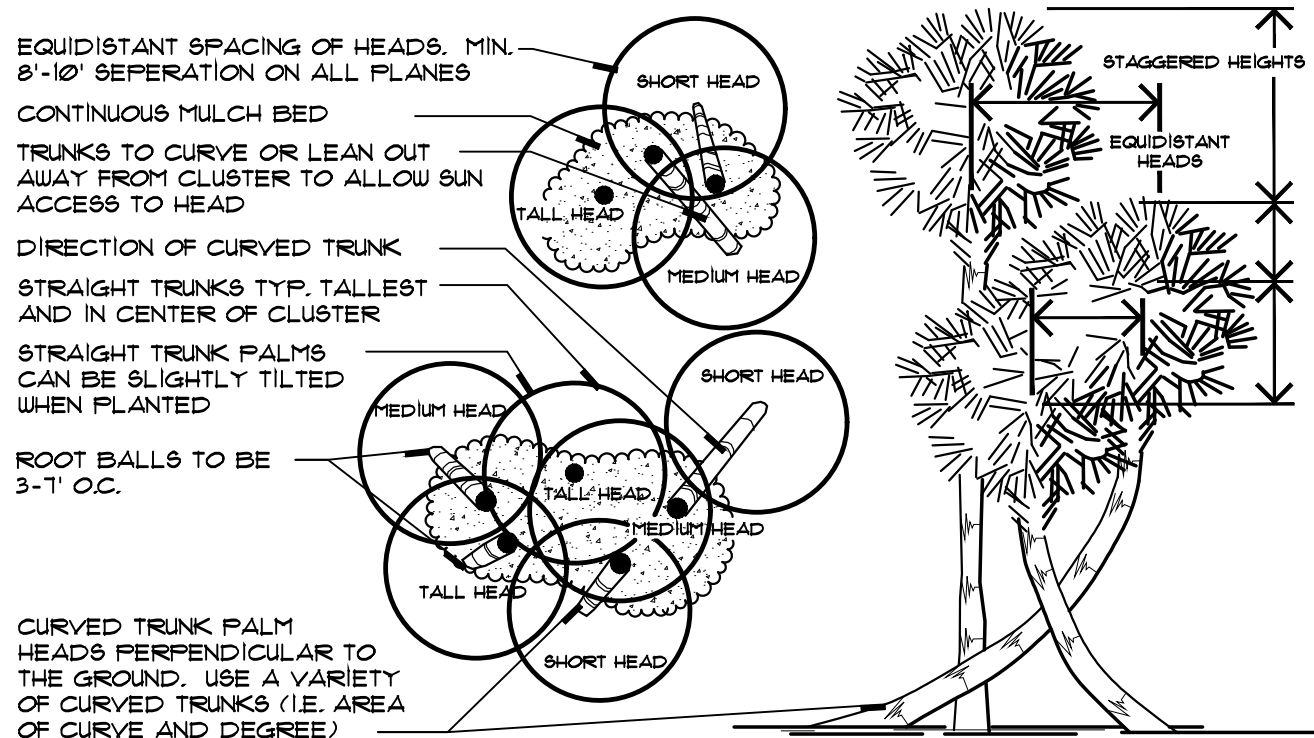
Shrub & Ground Cover Planting Detail N.T.S.

Tree Planting Detail N.T.S.

Tree Planting 1" To 3.5" Cal.



Tree Root Barrier Plan N.T.S.



Typical Cabbage Palm Layout N.T.S.

Specifications - Exterior Plants

1.4. QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTRACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY.

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPLICATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDMENTS MAY BE MADE UPON CONSULTATION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5. DELIVERY, STORAGE AND HANDLING:

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6. WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLIGENCE BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TO LANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7. MAINTENANCE SERVICE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOVING, PRUNING, RESETTLING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8. QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1. PLANT MATERIAL:

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

2.4. TOP SOIL:

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5. INORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEEOUS MATTER.

MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPLANT AS MANUFACTURED BY HORTICULTURAL ALLIANCE OR EQUAL TO WITH THE FOLLOWING INGREDIENTS:

ENDOMYCORRHIZAL FUNGI	HORTA-SORB WATER MANAGEMENT GEL
ECTOMYCORRHIZAL FUNGI	TRICHODERMA
BENEFICIAL BACTERIA	YUCCA PLANT EXTRACTS
HUMIC ACID	VITAMIN B COMPLEX
SOLUBLE SEA KELP	
AMINO ACIDS	

2.6. ORGANIC SOIL AMENDMENTS:

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

2.7. FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:

5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16" MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12" MATERIAL
0.80 LBS OR 2.00 CUPS / 6-8" MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL

2.8. MULCHES:

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN. PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

2.10. PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1. PLANTING BED ESTABLISHMENT:

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2. PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 8" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATCR-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS. CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.2. PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE. COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4. PLANTING GROUNDCOVERS:

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED, AND SPREAD BACKFILL MIXTURE.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST. LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

2.1. PRODUCTS:

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3. FERTILIZER:

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

3.1. LAWN PREPARATION:

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

3.2. SODDING:

SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certification

LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

SOD, TO BE ST. AUGUSTINE UNLESS OTHERWISE NOTED ON PLANS

ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED/RETROFITTED TO ACCOMMODATE THE PROPOSED LANDSCAPE MODIFICATIONS SHOWN ON THESE PLANS.

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

EXOTIC & INVASIVE PLANT REMOVAL/MAINTENANCE

OWNER IS RESPONSIBLE FOR ERADICATION AND/OR REMOVAL OF ANY PLANT SPECIES IDENTIFIED IN THE LATEST FLORIDA INVASIVE SPECIES COUNCIL (FISC). PROPERTY SHALL BE MAINTAINED FREE OF THESE SPECIES IN PERPETUITY. CONTRACTORS SHALL ADHERE TO ALL APPLICABLE FEDERAL, STATE & LOCAL GUIDELINES FOR HERBICIDE USE.

UTILITIES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811 TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.



Know what's below.
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2GHO INC.

Landscape Architects
Planners
Environmental
Consultants

1907 Commerce Lane
Suite 101
Jupiter, Florida 33458
561-575-9557
561-575-5260 FAX
www.2gho.com

Landscape Specifications & Details

1220 10th Street

Town of Lake Park, Florida

Designed:	GGG
Drawn:	PSS
Approved:	GGG/EOM/MTB
Date:	5-22-25
Job no:	22-0414
Revisions:	8-25-25
	11-18-24
	12-12-24
	5-22-25
	6-27-25

See 1

LC 0000117

Sheet Title:

**Landscape
Specification
Plan**

Scale: N.T.S.

Sheet No.

LP-2

22-0414



**Department of Engineering
and Public Works**

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Maria Sachs, Mayor

Maria G. Marino, Vice Mayor

Gregg K. Weiss

Michael A. Barnett

Marci Woodward

Sara Baxter

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

July 15, 2024

Rebecca J. Mulcahy, P.E.
Pinder Troutman Consulting, Inc.,
601 Heritage Dr, Suite 493
Jupiter, FL 33458

**RE: 1220 10th Street
Project #: 240603
Traffic Performance Standards (TPS) Review**

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated March 6, 2024, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Park
Location:	1500 feet S of Northlake Blvd, W of 10 th St
PCN:	36-43-42-20-01-123-0030
Access:	1 Full access on 10 th Street across Magnolia Dr, and Right-in/Right-out on 10 th Street (both existing) <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Warehouse=13,420 SF, Automobile Sales (New)=6,632 SF
Proposed Uses:	Add 8,800 SF Warehouse to existing site
New Daily Trips:	10
New Peak Hour Trips:	2(1/1) AM; 2 (0/2) PM
Proj Daily Trips:	185
Proj Peak Hour Trips:	14(11/3) AM; 18 (6/12) PM
Build-out:	December 31, 2027

The project will generate less than 21 peak hour trips and a detailed traffic study is not required. The project is expected to have insignificant impacts and meets Traffic Performance Standards.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the



Rebecca J. Mulcahy, P.E.
July 15, 2024
Page 2

approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Quazi Bari".

Quazi Bari, P.E., PTOE
Manager – Growth Mangement
Traffic Division

QB:jyb

cc: Addressee

Nadia Di Tommaso, Director of Community Development, Town of Lake Park
Andrea Troutman, P.E. - PTC
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2024\240603 - 1220 10TH STREET.DOCX;

CFN 20220261805
 OR BK 33644 PG 1964
 RECORDED 06/17/2022 15:47:39
 Palm Beach County, Florida
 AMT 4,500,000.00
 DEED DOC 31,500.00
 Joseph Abruzzo
 Clerk
 Pgs 1964-1967; (4Pgs)

THIS INSTRUMENT PREPARED BY AND RETURN TO:
 Peter R. Ray, Esquire
 Cohen Norris Wolmer Ray Telepman Berkowitz & Cohen
 712 US Highway One, Suite 400
 North Palm Beach, FL 33408

Property Appraisers Parcel Identification (Folio)
 Number: 36-43-42-20-01-123-0030

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$4,500,000.00. Florida Documentary Stamps in the amount of \$31,500.00 have been paid hereon.

____ Space Above This Line For Recording Data _____

WARRANTY DEED

THIS WARRANTY DEED, made the 6th day of June, 2022 by 1220 Lake Park Partners, LLC, a Florida limited liability company, as to fifty percent (50%) interest and Marie G. Bruno, a single woman, as to fifty percent (50%) interest, whose post office address is 2247 Palm Beach Lakes Boulevard, West Palm Beach, FL 33409, collectively herein called the Grantor, to JS 1220 10th Street, LLC, a Florida limited liability company, whose post office address is 701 US Highway One, Suite 402, North Palm Beach, FL 33408, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in PALM BEACH County, State of Florida, viz.:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Subject to covenants, restrictions and public utilities easements of record and taxes for the year 2022 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor warrants the title to said land, subject to all matters above and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the Grantor has hereunto set his hands and sealed the day and year first above written.

Signed, sealed and delivered in our presence:

**1220 Lake Park Partners, LLC, a Florida
limited liability company**

Harold Needle
Witness #1 Signature

HAROLD NEEDLE
Witness #1 Printed Name

Kim O'Dea
Witness #1 Signature

Kim O'Dea
Witness #1 Printed Name

By: Robert Needle
Robert Needle, Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

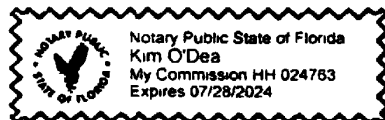
The foregoing instrument was physically acknowledged before me this 6 day of June, 2022, by Robert Needle, as Manager of 1220 Lake Park Partners, LLC, a Florida limited liability company, on behalf of company. He is personally known to me or who has produced as identification.

SEAL

[Signature]
Notary Signature

Kim O'Dea
Printed Notary Signature

My Commission Expires:



Signed, sealed and delivered in the presence of:

Chantelle L Sims

Witness #1 Signature

Chantelle L Sims

Witness #1 Printed Name

Olga Butrovich

Witness #2 Signature

Olga Butrovich

Witness #2 Printed Name

STATE OF Missouri

COUNTY OF Platte

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this
5 day of June, 2022 by Marie G. Bruno, who is personally known to me or has produced
GA, DL as identification.

SEAL

Chantelle L Sims

Notary Public

My Commission Expires: 3/30/2025

Chantelle L Sims

Printed Notary Name

CHANTELLE L SIMS
Electronic Notary Public - Electronic Notary Seal
Platte County - State of Missouri
Commission Number 21781402
My Commission Expires Mar 30, 2025

Completed via Remote Online Notarization using 2 way Audio/Video technology.

File Number: 92903687

NotaryCam Doc ID: 30f752a2-7602-4a52-b4a6-80aa82d9568b

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

A part of Block 4-A, of Re-Plat of Block 4-A Kelsey City (now Lake Park), Florida, according to the Plat thereof recorded in Plat Book 11, Page 24, Public Records of Palm Beach County, Florida, said parcels being more particularly described as follows:

Beginning at the intersection of the Easterly line of said Block 4-A with a line parallel to and 1200 feet Northerly from measured at right angles to the South line of said Block 4-A, said parallel line being the North line of land conveyed by George Kinsman and wife, to Florida Power and Light Company by Deed dated October 15, 1958 and recorded in O.R. Book 254, Page 527, Public Records of Palm Beach County, Florida; thence Northerly along the Eastern line of said Block 4-A, a distance of 348.45 feet; thence Westerly parallel to the South line of said Block 4-A, a distance of 331.57 feet, more or less, to a point in the Westerly line of said Block 4-A; thence Southerly along the Western line of said Block 4-A, a distance of 348.53 feet, more or less, to a point in the North line of said Florida Power & Light Company land; thence Easterly along said North line of said Florida Power & Light Company Land, a distance of 331.39 feet, more or less, to the Point of Beginning.

PARCEL 2:

Beginning at the Northeasterly corner of the North 525.00 feet of the South 1200 feet of Block 4-A, according to the Re-Plat of Block 4-A, Kelsey City (now Lake Park), Florida, as recorded in Plat Book 11, Page 24, in and for the Public Records of Palm Beach County, Florida; thence Westerly along the North line of the North 525.00 feet of the South 1200.00 feet of said Block 4-A, a distance of 331.39 feet to a point on the Westerly line of said Block 4-A; thence Southerly, along said Westerly line, a distance of 82.94 feet to a point; thence Easterly, a distance of 308.91 feet to the Point of Beginning.

March 6, 2024

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, Florida 33411-3745

**Re: 1220 10th Street - #PTC24-012
Concurrency Traffic Statement**

Dear Mr. Bari:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed expansion meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The site is located on the west side of 10th Street, south of Northlake Boulevard in the Town of Lake Park as shown on **Attachment 1**. Existing on site is a 13,420 SF warehouse and a 6,632 SF vehicle sales office. It is proposed to add 8,800 SF of warehouse. The buildout of this project is projected to be 2027. The Parcel Control Number (PCN) is 36-43-42-20-01-123-0030.

Attachments 2A and 2B provide the Daily and Peak Hour trip generation for the existing and proposed uses. **Attachment 2C** provides the comparison of trips. As shown, the maximum net new peak hour trip generation is 2 trips. Per Article 12.D.1.C.2, of the Palm Beach ULDC, because the project generates fewer than 21 peak hour trips, a traffic study is not required. The project traffic has an insignificant impact on area roadways and is, therefore, in compliance with the Palm Beach County Traffic Performance Standards.

Please contact me by phone or at rmulcahy@pindertroutman.com if you need any additional information or have any questions.

Sincerely,



Digitally signed by
Rebecca Mulcahy
Date: 2024.03.06
14:02:48 -05'00'

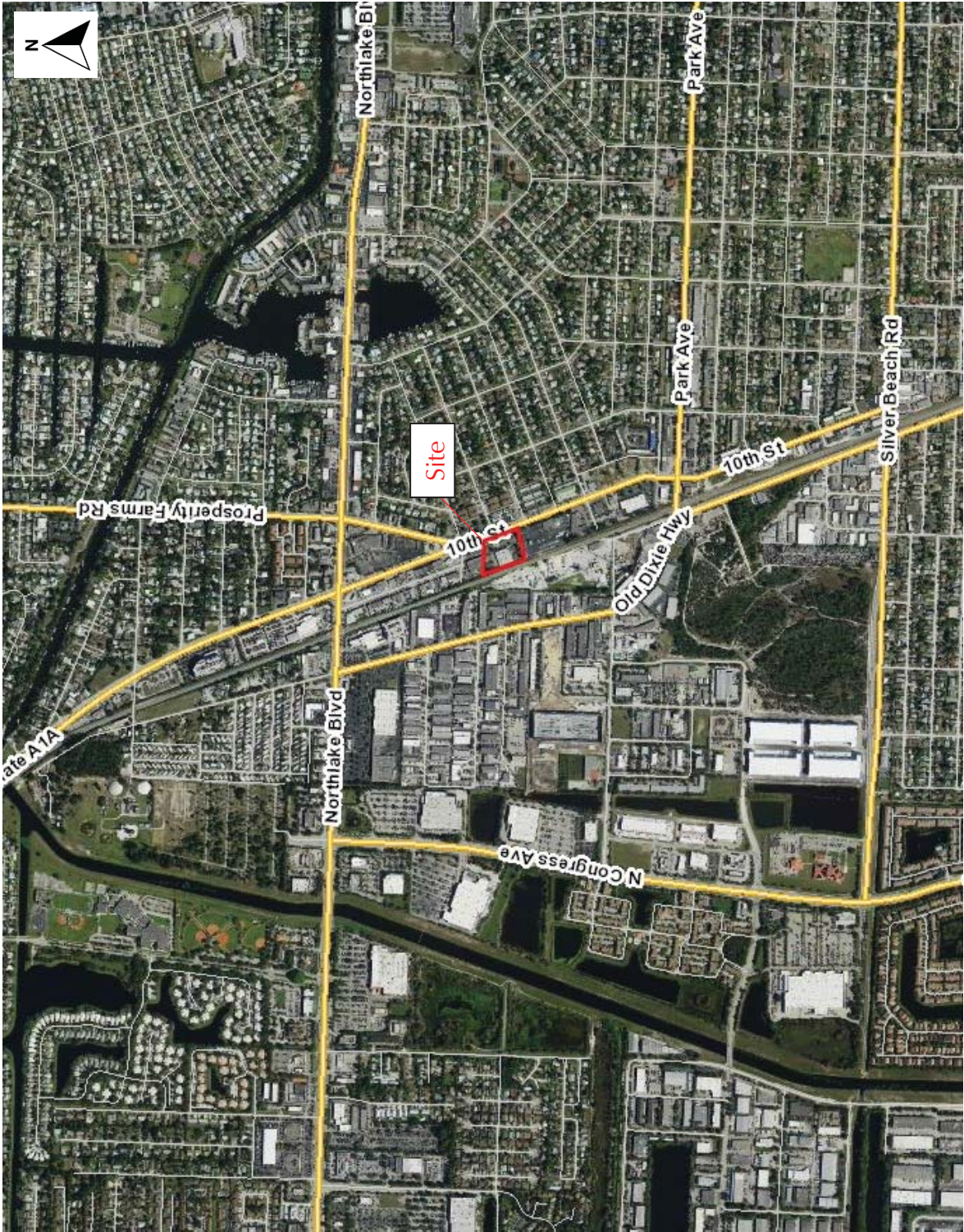
Rebecca J. Mulcahy, P.E.
Vice President

Attachments

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570

This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 3/6/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location
1220 10th Street



Attachment 2A
1220 10th Street
Trip Generation - Existing Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips	External Trips	Pass-by Trips (1)	New Trips
						Trips	%		
Warehouse	150	13,420 SF	1.71 / 1000 SF	50%	23	2	10.0%	2	10%
Automobile Sales (New)	840	6,632 SF	27.84 / 1000 SF	50%	185	2	1%	27	15%
TOTAL		20,052			208	4	1.9%	29	
									175

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips	External Trips	Pass-by Trips (1)	New Trips
					In Out	Trips	In Out	Trips (1)	In Out
Warehouse	150	13,420 SF	0.17 / 1000 SF	77%	2	-	2	-	2
Automobile Sales (New)	840	6,632 SF	1.86 / 1000 SF	73%	9	3	12	2	8
TOTAL					11	3	14	2	10
							3	2	2
							11	2	10
							3	2	12

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips	External Trips	Pass-by Trips (1)	New Trips
					In Out	Trips	In Out	Trips (1)	In Out
Warehouse	150	13,420 SF	0.18 / 1000 SF	28%	1	2	1	-	1
Automobile Sales (New)	840	6,632 SF	2.42 / 1000 SF	40%	6	10	6	2	5
TOTAL					7	11	7	2	6
							11	2	10
							7	2	10
							18	2	16

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Attachment 2B
1220 10th Street
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Internal Trips		External Trips	Pass-by Trips (1)	New Trips	
					In	Out	Trips	%			In	Out
Warehouse	150	22,220 SF	1.71 / 1000 SF	50%	38	4	4	10.0%	34	3	10%	31
Automobile Sales (New)	840	6,632 SF	27.84 / 1000 SF	50%	185	4	4	2%	181	27	15%	154
TOTAL		28,852			223	8	8	3.6%	215	30		185

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Internal Trips		External Trips	Pass-by Trips (1)	New Trips	
					In	Out	Trips	%			In	Out
Warehouse	150	22,220 SF	0.17 / 1000 SF	77%	3	1	4	10.0%	3	-	10%	3
Automobile Sales (New)	840	6,632 SF	1.86 / 1000 SF	73%	9	3	12	-	9	2	15%	8
TOTAL					12	4	16	0.0%	12	2	11	3

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Internal Trips		External Trips	Pass-by Trips (1)	New Trips	
					In	Out	Trips	%			In	Out
Warehouse	150	22,220 SF	0.18 / 1000 SF	28%	1	3	4	10.0%	1	-	10%	1
Automobile Sales (New)	840	6,632 SF	2.42 / 1000 SF	40%	6	10	16	-	6	2	15%	5
TOTAL					7	13	20	0.0%	7	2	6	12

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

Attachment 2C
1220 10th Street
Trip Generation Comparison

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Existing Uses	175	10	2	12	6	10	16
Proposed Uses	185	11	3	14	6	12	18
Net New Trips:	10	1	1	2	-	2	2

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS
FOR
1220 10th STREET

Lake Park, Florida
MMA #24-004

May 22, 2024
Revised:
N/A

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McLEOD • McCARTHY
& Associates, P.A.
CIVIL ENGINEERS

TODD N. MCLEOD, P.E.

Florida License No. 69188

5/22/2024

Date

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: 1220 10th STREET

Project #: MMA #24-004

Engineer: TNM

Date: 05/22/24

Revised: N/A

LAND USE BREAKDOWN

EXISTING

Site Area = 2.74 ac

Basin Area = 2.74 ac

	Acres	%	Grading	
			From	To
Impervious Area				
Existing Building	0.46 ac	(17%)	13.18	
Pavement & Concrete	1.20 ac	(44%)	10.70	13.00
Pervious Area				
Green Space	1.08 ac	(39%)	10.50	14.00
Subtotal Impervious Areas	1.66 ac	(61%)		
Subtotal Pervious Areas	1.08 ac	(39%)		

Find Curve Number:

Avg. Pervious Ground El. = 12.25

Control Elevation = 7.00

Depth to Water Table = 5.25

Soil Type = Coastal

Soil Storage Table

(SFWMD's Vol. IV, Basis of Review, page E-2)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
2.0	2.5	2.5	2.1
3.0	6.6	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 1.08 ac

Storage from Table = 8.18 in (w/ 25% compaction)

Available Soil Storage = 0.74 af

Soil Moisture Storage (S) = 3.22 in

Curve Number = 76

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: 1220 10th STREET

Project #: MMA #24-004

Engineer: TNM

Date: 05/22/24

Revised: N/A

LAND USE BREAKDOWN

PROPOSED

Site Area = 2.74 ac

Basin Area = 2.74 ac

	Acres	%	Grading	
			From	To
Impervious Area				
Building	0.66 ac	(24%)	13.20	
Pavement	1.10 ac	(40%)	10.70	13.00
Pervious Area				
Green Space	0.92 ac	(34%)	10.50	14.00
Dry Retention Bottom	0.02 ac	(1%)	8.50	
Retention Banks	0.04 ac	(1%)	8.50	11.50
Subtotal Impervious Areas	1.76 ac	(64%)		
Subtotal Pervious Areas	0.98 ac	(36%)		

Find Curve Number:

Avg. Pervious Ground El. = 12.08

Control EL. = 7.00

Depth to Water Table = 5.08

Soil Type = Coastal

Soil Storage Table

(SFWMMD's Vol. IV, Basis of Review, page E-2)

Depth to W.T. (ft)	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
2.0	2.5	2.5	2.1
3.0	6.6	5.4	4.4
4.0	10.9	9.0	6.8

Pervious Area = 0.98 ac

Storage from Table = 8.18 in (w/ 25% compaction)

Avail Soil Storage = 0.67 af

Soil Moisture Storage (S) = 2.92 in

Curve Number = 77

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: 1220 10th STREETProject #: MMA #24-004Engineer: TNMDate: 05/22/24Revised: N/A

STAGE -STORAGE CALCULATIONS

PROPOSED

Starting Stage	7.00
Ending Stage	13.50
Stage Increment	0.50

Name	Pavement	Green Space	Dry Retention Bottom	Retention Banks	Trench	
Area	1.10	0.92	0.02	0.04	0.21 (AF)	
Start Elev	10.70	10.50	8.50	8.50	7.00	
End Elev	13.00	14.00	0.00	11.50	10.50	
Stage Feet	Linear Storage	Linear Storage	Vert Storage	Linear Storage	Linear Storage	Total Storage
NAVD	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft	Ac-ft
7.00	0.00	0.00	0.00	0.00	0.00	0.00
7.50	0.00	0.00	0.00	0.00	0.03	0.03
8.00	0.00	0.00	0.00	0.00	0.06	0.06
8.50	0.00	0.00	0.00	0.00	0.09	0.09
9.00	0.00	0.00	0.01	0.00	0.12	0.13
9.50	0.00	0.00	0.02	0.01	0.15	0.18
10.00	0.00	0.00	0.03	0.02	0.18	0.23
10.50	0.00	0.00	0.04	0.03	0.21	0.28
11.00	0.02	0.03	0.05	0.04	0.21	0.36
11.50	0.15	0.13	0.06	0.06	0.21	0.61
12.00	0.40	0.30	0.07	0.08	0.21	1.06
12.50	0.77	0.53	0.08	0.10	0.21	1.69
13.00	1.27	0.82	0.09	0.12	0.21	2.51
13.50	1.82	1.18	0.10	0.14	0.21	3.45

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: 1220 10th STREET
 Project #: MMA #24-004

Engineer: TNM

Date: 05/22/24

Revised: N/A

RUNOFF (ZERO DISCHARGE) CALCULATIONS

Soil Moisture Storage (S_{exist})	3.22 in
Soil Moisture Storage (S_{prop})	2.92 in

25 Year, 3 Day Rainfall Amount (P):	13.0 in	Figure C-8
100 Year, 3 Day Rainfall Amount (P):	15.5 in	Figure C-9

PRE/POST RUNOFF: 25-YEAR, 3-DAY RUNOFF CALCULATIONS:

Existing:

$$Q = (P - (0.2XS))^2 / (P + (0.8 \cdot S))$$

$$= 9.8 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1/12''$$

$$= 9.8 \text{ in} \times 2.74 \times 1/12'' = 2.24 \text{ AF}$$

Proposed:

$$Q = (P - (0.2XS))^2 / (P + (0.8 \cdot S))$$

$$= 10.0 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1/12''$$

$$= 10.0 \text{ in} \times 2.74 \times 1/12'' = 2.29 \text{ AF}$$

Pre- vs. Post- = 0.06 AF of storage required
 0.33 AF Provided at Elev. 11.5 Ft NAVD

FINISHED FLOORS: 100-YEAR, 3-DAY RUNOFF CALCULATIONS:

Proposed:

$$Q = (P - (0.2XS))^2 / (P + (0.8 \cdot S))$$

$$= 12.5 \text{ in}$$

$$\text{Volume} = Q \times \text{Site Area} \times 1/12''$$

$$= 12.5 \text{ in} \times 2.74 \times 1/12'' = 2.85 \text{ AF}$$

2.90 AF Provided at Elev. 13.20 Ft NAVD

Storm Event	Rainfall (in)	Peak Stage (ft-NAVD)	Peak Discharge (cfs)	Design Criteria	Prop Stage (ft-NAVD)
25-yr, 3-day =	13.0	12.85	N/A	Allowable Discharge / Pre vs. Post	N/A
100-yr, 3-day =	15.5	13.15	n/a	Finished Floors	13.20

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: 1220 10th STREET

Project #: MMA #24-004

Engineer: TNM

Date: 05/22/24

Revised: N/A

WATER QUALITY CALCULATIONS

1-inch Over the Project Area

$$\begin{array}{ccccccc} \text{(Treated Volume)} & 1\text{-inch} & * & 1\text{-ft/12-in} & * & \frac{2.74}{\text{PROJECT AREA (AC)}} & = \frac{0.23}{\text{TREATED VOLUME}} \text{ ac-ft} \end{array}$$

2.5-inches Times the Percent Impervious

$$\begin{array}{l} \text{(Site Area)} \quad \frac{2.74}{\text{PROJECT AREA (AC)}} - \left(\frac{0.00}{\text{LAKES (AC)}} + \frac{0.66}{\text{ROOFS (AC)}} \right) = \frac{2.08}{\text{SITE AREA}} \text{ ac} \\ \\ \text{(Impervious Area)} \quad \frac{2.08}{\text{SITE AREA (AC)}} - \frac{0.98}{\text{PERVIOUS AREA (AC)}} = \frac{1.10}{\text{IMPERVIOUS AREA}} \text{ ac} \\ \\ \text{(\% Impervious)} \quad \frac{\text{IMPERVIOUS AREA} * 100\%}{\text{SITE AREA (AC)}} = \frac{52.88\%}{\text{SITE AREA (AC)}} \\ \\ \text{(2.5-in * \% Imp.)} \quad 2.5\text{-inches} * \frac{52.88\%}{\text{PERCENT IMPERVIOUS}} = \frac{1.32}{\text{INCHES TO BE TREATED}} \text{ in} \\ \\ \text{(Treated Volume)} \quad \frac{1.32}{\text{TREATED (IN)}} * 1\text{-ft/12-in} * \frac{2.74}{\text{PROJECT AREA - LAKES (AC)}} = \frac{0.31}{\text{TREATED VOLUME}} \text{ ac-ft} \end{array}$$

THEREFORE 2.5-INCHES X %IMP GOVERNS

$$\text{Required WQ Treatment} = \frac{0.31}{\text{ac-ft}}$$

$$\text{Provided WQ Treatment (Via Exfil Trench \& Retention @ EL. 11.5)} = \frac{0.33}{\text{ac-ft}}$$

PRELIMINARY STORM WATER MANAGEMENT CALCULATIONS

Project Name: 1220 10th STREET

Project #: MMA #24-004

Engineer: TNM

Date: 05/22/24

Revised: N/A

EXFILTRATION TRENCH DESIGN: ONSITE

(All elevations shown in NAVD 1988 datum)

Minimum Ground Elevation = 12.00

Weir Elevation = 11.50

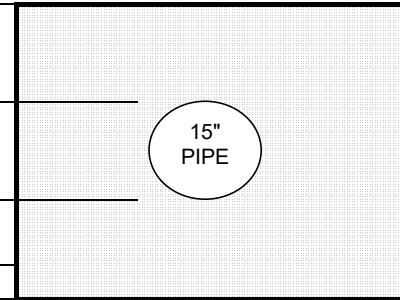
Trench Top Elevation = 10.50

Pipe Overt Elevation = 9.25

Pipe Invert Elevation = 8.00

CWE (Per Soils Report) = 7.00 ▽

Trench Bottom Elevation = 7.00



Standard Formula

$$V = L \cdot (K(H_2 \cdot W + 2 \cdot H_2 \cdot Du - Du^2 + 2 \cdot H_2 \cdot Ds) + (1.39 \cdot 10^{-4}) \cdot W \cdot Du)$$

<=== INPUT ONLY IN GRAY CELLS

L_{WQ}	Length of Trench Provided for Water Quality	190
W	Trench Width (feet)	6
K	Hydraulic Conductivity (cfs/ft ² -ft.head)	2.24E-04
H_2	Depth to Water Table (feet)	4.5
Du	Non Saturated Trench Depth (feet)	3.5
Ds	Saturated Trench Depth (feet)	0

V_{WQ} Volume Treated (acre-in) 2.52

V_{WQ} Volume Treated (acre-ft) 0.21



Town of Lake Park Community Development Department

Tree Removal Building Permit Application Attachment

A **tree removal** building permit is required for all protected trees, and specimen trees with a trunk caliper larger than 12 inches.

Please attach to a completed Building Permit Application - \$100.

Should the Town require a consultant to assist, an additional escrow fee will be required

Building Permit Number Assigned _____

Location Address 1220 10th Street, Lake Park, FL 33403

Owner's name and e-mail

JS 1220 10th Street LLC, dan@2gho.com (agent)

Common Name of Tree Quercus virginiana

Tree size and Caliper (14.5"), (11.5"), (14.5"), (9.5"), (11") TOTAL: 61"- 31" FOR RELOCATES = 30" REQUIRED TO MITIGATE.

Reason for Request to Remove Tree – Please be detailed and use additional page if needed. (Arborist letter may be required to support the removal of protected trees or specimen trees)

Refer to attached Arborist Tree Report

Include with application:

- Two (2) copies of your property survey illustrating the location of the tree to be removed. All existing structures and easements shall be identified on the survey
- Two (2) color photos of the tree(s).

If a letter from a certified arborist is required, at a minimum, it must contain the following information regarding tree (s): caliper, health/condition, aesthetic quality. In arborist's opinion, does the tree pose a threat to persons or property? Can the tree be removed and relocated? (on-site or elsewhere) Replacement value of tree.

Failure to submit all of the above requirements will result in the denial of a tree removal building permit application.

If a determination is made that the trees are either *Specimen trees* or *Protected trees*, one of the following will be required, per section 34-9 (7) of the Code

- Applicant shall provide alternate site plan that preserves tree
- Applicant shall adjustment of lot lines, if more than one lot
- Applicant shall provide for tree relocation elsewhere on site, or in town, in accordance with code section 34-9 (7) (c)
- If determination is made that tree cannot be saved, Community Development Department shall designate an equivalent replacement tree or trees to be placed:
 - on-site, by applicant or
 - elsewhere in Town
- If determined that on-site replacement is not feasible, off-site replacement shall be required, or contribution made to Town Tree Trust Fund for full equivalent of replacement tree or trees.

Town Code, Sec. 34-2. - Definitions.

Protected tree. A tree with a minimum caliper of four inches in diameter, one foot above the ground of the species Live Oak, Laurel Oak, Gumbo Limbo, Royal Poinciana, Banyan, and Mahogany.

Specimen tree. A tree with any individual trunk, which has a caliper larger than 12 inches. All nuisance trees listed in subsection [34-9\(2\)\(e\)](#) are not considered to be specimen trees.

Tree Removal Standards from the Town of Lake Park Code of Ordinances are attached

7/20/20

Sec. 34-9. - Tree removal standards.

The following standards shall be applicable to the removal of trees within the town:

- (1) *[Permit required.]* It shall be unlawful for any person, business or entity, intentionally or unintentionally, knowingly or unknowingly, directly or by direction, to cut down, destroy, remove or move, or to effectively remove or destroy, through the infliction of damage, any tree within the town, without first obtaining a permit from the community development department.
- (2) *[Exemptions.]* The following tree removal activities are specifically exempted from the permit, relocation, replacement and mitigation requirements of this chapter:
 - (a) Removal of trees within the property boundaries of developed property which are not specimen or protected trees.
 - (b) Removal of any dead tree.
 - (c) Removal of trees in emergency situations.
 - (d) Removal of any of the following nuisance tree species:

	Species	Common Name
1.	Acacia auriculiformis	Earleaf Acacia
2.	Albizzia lebbbeck	Woman's Tongue
3.	Araucaria heterophylla	Norfolk Island Pine
4.	Bambusa Vulgaris	Tree Bamboo
5.	Bischofia javanica	Bischofia
6.	Brassaia actinophylla	Schefflera
7.	Casuarina spp	Australian Pine
8.	Cupaniopsis anacardiodes	Carrotwood
9.	Enterolobium cyclocarpum	Ear Tree
10.	Eucalyptus spp	Eucalyptus
11.	Ficus spp	Ficus
12.	Grevillea robusta	Silk Oak
13.	Hibiscus tiliaceus	Mahoe
14.	Melaleuca quinquenervia	Melaleuca
15.	Metopium toxiferum	Poison Wood
16.	Psidium quajava/littorale	Guava
17.	Ricinus communis	Castorbean
18.	Sapium sebiferum	Chinese Tallow Tree
19.	Schinus terebinthifolius	Brazilian Pepper
20.	Syzygium cumini	Java Plum
21.	Thespesia populnea	Portia Tree

- (e) Removal of any tree which has been destroyed or effectively destroyed by an act of God, or by acts outside the control of the legal, beneficial or equitable owner of the real property in which the tree is located, and which acts could not have been prevented by the exercise of reasonable care.
 - (f) Removal of any tree by the town in accordance with the authority and administrative discretion provided in section 34-14 of this chapter.
 - (g) Removal of noxious weeds, noxious plants, noxious aquatic plants, invasive plants, non-native plants, non-native aquatic plants, and plants infested with plant pests, as such terms are defined in F.S. ch. 581, as amended from time to time.
- (3) *[Dead or destroyed tree removal.]* All of the aforesaid trees listed in subsection (2) of this section which are dead or effectively destroyed, shall be removed by the property owner, without any permit, relocation, replacement or mitigation requirement, so as to protect adjacent properties from damage that may be caused by the dead or effectively destroyed trees.
- (4) **Application for removal permits.** Tree removal permits are required for the removal of any specimen or protected tree not specifically exempted under this section. The town shall provide permit application forms which shall be used by permit applicants. An owner, agent of the owner, or lessee of a property may apply for a tree removal permit. If the permit applicant is a lessee, or agent of the owner, a statement from the owner of the property, indicating that the owner has no objection to the proposed tree removal, shall be submitted with the application. The permit applicant shall submit to the town a completed application form which shall include the reasons for the requested removal, the tree size and tree caliper, and the common name of the tree to be removed. Permit application forms shall be accompanied by two diagrams showing the location of the tree to be removed which are subject to review and approval by the community development department. The diagrams shall include the locations of all existing tree resources and all proposed structures or utilities which may require removal or relocation of trees. If the submitted diagrams do not provide sufficient information to determine which trees will be affected by proposed development, the department may require that a tree survey of the site be prepared and submitted to the department for review.
- (5) **Permit fees.** The town shall, by resolution, establish a fee schedule for all matters relating to tree removal, relocation, replacement, monetary contribution, and all administrative reviews necessitated thereby.
- (6) **Review and evaluations of removal permit applications.** A review of each completed tree removal permit application shall be conducted by the community development department. This review and all actions taken by the department shall be conducted under a standard of reasonableness using the best available practices from biology, botany, forestry, landscape architecture and other relevant fields.
- (7) **Specimen and protected trees standards.**
- (a) **Specimen and protected trees application.** Specimen and protected trees shall be preserved whenever reasonably possible. Upon receipt of an application to remove a specimen or protected tree, the department shall consider the following factors in evaluating said application:
 1. Size and configuration of the property.
 2. Size and configuration of any proposed development.
 3. Location of the tree relative to any proposed development.
 4. Whether or not the tree can be preserved under the proposed plan or any alternative plan.
 5. Health, condition and aesthetic qualities of the tree.
 6. Whether the tree poses a threat to persons or property.
 - (b) **Alternate plans.** If, upon review of the aforesaid factors, the department determines that a specimen tree cannot reasonably be preserved under the proposed plan, then the applicant shall provide an alternate plan which shall include preservation of the specimen tree and design alterations consistent with the scope and intent of the initially proposed plan.

Alterations consistent with the scope and intent of the initially proposed plan may include, but shall not be limited to:

1. An adjustment of building orientation on a site.
 2. An adjustment of lot lines within a site proposal for more than one lot when said adjustment will not cause an unreasonable loss of usable space. An applicant shall have the burden of proof in the determination of what constitutes an unreasonable loss of usable space.
- (c) ***Specimen and protected tree relocation.*** If preservation of the specimen and protected tree and any alternate design consistent with the scope and intent of the initial plan are mutually exclusive, then the department may issue a permit to relocate the specimen or protected tree. If the tree removal permit requires relocation, then the applicant shall be required to relocate the tree in a manner that will maintain the canopy within the general vicinity of the removal on the same property or to relocate the tree to a location within the town designated by the community development department.
- (d) ***Removal of specimen or protected trees.*** If relocation of the specimen or protected tree is not feasible, due to the size, health, location, species or any other factor, then a permit may be issued for removal, and tree replacement shall be required. The community development department shall designate an equivalent replacement tree or trees and a location within the town for its planting.
- (e) ***Replacement requirements for specimen or protected trees.*** In the event that replacement is not feasible on-site, then alternative off-site replacement shall be required, or, as a last alternative, there shall be a contribution made to the town tree trust fund for the full equivalent value of the replacement tree or trees.

(Ord. No. 04-2009, § 3, 2-18-2009; Ord. No. 02-2010, § 2, 2-17-2010)

Florida Statutes contain an exemption from obtaining a permit under the following circumstance:

163.045 Tree pruning, trimming, or removal on residential property.

(1) A local government may not require a notice, application, approval, permit, fee, or mitigation for the pruning, trimming, or removal of a tree on residential property if the property owner obtains **documentation from an arborist certified** by the International Society of Arboriculture or a Florida licensed landscape architect **that the tree presents a danger to persons or property**

1220 10th St.
Arborist Tree Report
Lake Park, Florida
December 12, 2024

The Site: The site is located on the west side of 10th Ave. located approx. 1/4-mile South of Northlake Blvd. This is a previously developed site which has been an established business since the 1970's. The site consists of an existing Commercial Building, parking lot and is current and operational business use with a small proposed expansion to accommodate current needs which is impacting multiple trees. within the site there are multiple native tree species such as Live Oaks and Cabbage Palms as well as other non-native landscape Trees and Palms from previously approved plans.

On Site Trees: A site visit was conducted on October 29th and November 19, 2024. The purpose of this visit was to determine the current conditions, health and vitality of the existing native trees and palms being impacted by the proposed site plan amendment. The Site contains multiple Native Tree and Palm species. All Native Trees with a 6" D.B.H. or greater have been located on site and have all been surveyed to identify their current existing locations on site to identify on the proposed landscape plans. Refer to provided survey plans (prepared by Landtech Surveying) for all surveyed locations along with Landscape plans (prepared by 2GHO, Inc.) for final tree dispositions & mitigation requirements.

Observations & Tree I.D.

Tree Relocation & Removal: Tree relocation is required for any impacted native trees with a 6" D.B.H. or greater. Refer to Landscape Plans (prepared by 2GHO, Inc.) for all proposed vegetation dispositions and mitigation requirements and Landscape plans (prepared by 2GHO, Inc.) for final locations of any native vegetation to be relocated on site. All Native vegetation shall remain on site in existing locations or relocated on site unless noted below for removal. The reason for removal is due to site improvements impacting the trees. Coordination occurred between Landscape Architect and Town's Landscape consultant for direction.

Tree & Palm Removal: All Native Trees & Palms shall follow the Town of Lake Park code section 34-9(7) for preservation of Vegetation and requirements for removal and mitigation. There are multiple Live Oaks proposed for Removal & Relocation due to the proposed site plan layout and proposed expansion on site. The layout impacts the existing tree locations and will not allow the trees to remain as is with the proposed plan layout. Multiple site design layouts were explored to create as minimal of an impact to the existing vegetation. The landscape plans will determine final vegetation relocation and mitigation locations. These

1220 10th St.
 December 12, 2024
 Page 2

locations will be reviewed and approved during site planning approval process through the Village. The following trees listed below are to identify per the Disposition plans, the tree ID, disposition, health and mitigation required for each tree. All trees that fall within the category as noted above will be mitigated as necessary. **Only** trees being impacted are listed below.

Live Oaks:

Tree ID#: QV-76

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 17.5" D.B.H.

Disposition: Relocate

Mitigation Required: Yes

Tree Mitigation Credit Required: None

Tree Mitigation Credit Provided: 17.5"

Description: This tree is in good health and condition with a canopy that is fairly uniform with strong lateral branching and no apparent trunk or pestilence identified currently to date. However, the tree falls within the limits of proposed addition/ construction which will not allow the tree in question to stay in its current location. The current site condition will allow this tree be relocated and meet the Town Of Lake Park code requirements, standards and meet all Ansi 300 & Z133.1 for relocated vegetation. The final location of the tree will be identified the Landscape Plans sheet (LP-1).

Tree ID#: QV-66

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 13.5" D.B.H.

Disposition: Relocate

Mitigation Required: Yes

Tree Mitigation Credit Required: None

Tree Mitigation Credit Provided: 13.5"

Description: This tree is in good health and condition with a canopy that is fairly uniform with strong lateral branching and no apparent trunk or pestilence identified currently to date. However, the tree falls within the limits of proposed addition/ construction which will not allow the tree in question to stay in its current location. The current site condition will allow this tree be relocated and meet the Town Of Lake Park code requirements, standards and meet all Ansi 300 & Z133.1 for relocated vegetation. The final location of the tree will be identified the Landscape Plans sheet (LP-1).

Tree ID#: QV-41

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 14.5" D.B.H.

Disposition: Remove

Mitigation Required: Yes

Tree Mitigation Credit Required: 14.5 Tree Credits

Tree Mitigation Credit Provided: 14.5" Mitigation Replacement Credits Min.

Description: This tree is in moderate health and condition with a canopy that is not uniform and fairly one sided with only about 70% canopy coverage along with some missing internal main structural branching as well as major root flare damage that has been affected by site operations. The tree is also located within a very small parking island with a minimal width which has contributed to improper growth to the tree. In addition, the years of heavy compaction, coverage by asphalt, roadway sub-base along with no irrigation. The conditions have created a non-ideal growing environment to thrive and has affected this tree's vitality, viability and appearance which has created a detriment to this tree. This tree also falls within the limits of proposed addition / construction which will not allow it to stay in its current location. Due to site constraints and existing conditions, it has been determined due to the site impacts and affects that the overall health has been reduced and the likelihood of tree relocation that the actual survival rate has been determined to be extremely low. Based off of the field observations this tree shall be removed per Town Of Lake Park code requirements and meet all mitigation replacement requirements. The original location of the proposed tree is reflected on the Landscape Plans sheet (LP-1).

Tree ID#: QV-42

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 11.5" D.B.H.

Disposition: Remove

Mitigation Required: Yes

Tree Mitigation Credit Required: 11.5 Tree Credits

Tree Mitigation Credit Provided: 11.5" Mitigation Replacement Credits Min.

Description: This tree is in moderate health and condition with a canopy that is not uniform and fairly one sided with only about 50% canopy coverage. The tree is also located within a very small parking island with a minimal width which has contributed to improper growth to the tree. In addition, the years of heavy compaction, coverage by asphalt, roadway sub-base along with no irrigation. The conditions have created a non-ideal growing environment to thrive and has affected this tree's vitality, viability and appearance which has created a detriment to this tree. This tree also falls within the limits of proposed addition / construction which will not allow it to stay in its current location. Due to site constraints and existing conditions, it has been determined due to the site impacts and affects that the overall health has been reduced and the likelihood of tree relocation that the actual survival rate has been determined to be extremely low. Based off of the field observations this tree shall be removed per Town Of Lake Park code

requirements and meet all mitigation replacement requirements. The original location of the proposed tree is reflected on the Landscape Plans sheet (LP-1).

Tree ID#: QV-43

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 14.5" D.B.H.

Disposition: Remove

Mitigation Required: Yes

Tree Mitigation Credit Required: 14.5 Tree Credits

Tree Mitigation Credit Provided: 14.5" Mitigation Replacement Credits Min.

Description: This tree is in moderate health and condition with a canopy that is not uniform and fairly one sided with only about 70% canopy coverage along with some missing internal main structural branching as well as major root flare damage that has been affected by site operations. The tree is also located within a very small parking island with a minimal width which has contributed to improper growth to the tree. In addition, the years of heavy compaction, coverage by asphalt, roadway sub-base along with no irrigation. The conditions have created a non-ideal growing environment to thrive and has affected this tree's vitality, viability and appearance which has created a detriment to this tree. This tree also falls within the limits of proposed addition / construction which will not allow it to stay in its current location. Due to site constraints and existing conditions, it has been determined due to the site impacts and affects that the overall health has been reduced and the likelihood of tree relocation that the actual survival rate has been determined to be extremely low. Based off of the field observations this tree shall be removed per Town Of Lake Park code requirements and meet all mitigation replacement requirements. The original location of the proposed tree is reflected on the Landscape Plans sheet (LP-1).

Tree ID#: QV-47

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 9.5" D.B.H.

Disposition: Remove

Mitigation Required: Yes

Tree Mitigation Credit Required: 9.5 Tree Credits

Tree Mitigation Credit Provided: 9.5" Mitigation Replacement Credits Min.

Description: This tree is in moderate health and condition with a canopy that is not uniform and fairly one sided with only about 50% canopy coverage. The tree is also located within a very small parking island with a minimal width which has contributed to improper growth to the tree. In addition, the years of heavy compaction, coverage by asphalt, roadway sub-base along with no irrigation. The conditions have created a non-ideal growing environment to thrive and has affected this tree's vitality, viability and appearance which has created a detriment to this tree. This tree also falls within the limits of proposed addition / construction which will not allow it to stay in its current location. Due to site constraints and existing conditions, it has been determined due to the site impacts and affects that the overall health has been reduced and the

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likelihood of tree relocation that the actual survival rate has been determined to be extremely low. Based off of the field observations this tree shall be removed per Town Of Lake Park code requirements and meet all mitigation replacement requirements. The original location of the proposed tree is reflected on the Landscape Plans sheet (LP-1).

Tree ID#: QV-48

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 11" D.B.H.

Disposition: Remove

Mitigation Required: Yes

Tree Mitigation Credit Required: 11 Tree Credits

Tree Mitigation Credit Provided: 11" Mitigation Replacement Credits Min.

Description: This tree is in moderate health and condition with a canopy that is not fairly uniform with about 80% canopy coverage along with some structural branch loss and many improper pruning cuts. The tree is also located within a very small parking island with a minimal width which has contributed to improper growth to the tree. In addition, the years of heavy compaction, coverage by asphalt, roadway sub-base along with no irrigation has also added to the hardship of this tree. The conditions have created a non-ideal growing environment to thrive and has affected this tree's vitality, viability and appearance which has created a detriment to this tree. This tree also falls within the limits of proposed addition / construction which will not allow it to stay in its current location. Due to site constraints and existing conditions, it has been determined due to the site impacts and affects that the overall health has been reduced and the likelihood of tree relocation that the actual survival rate has been determined to be extremely low. Based off of the field observations this tree shall be removed per Town Of Lake Park code requirements and meet all mitigation replacement requirements. The original location of the proposed tree is reflected on the Landscape Plans sheet (LP-1).

Conclusion:

Per the filed observations and recommendations listed above are based off of field research to observe overall conditions of existing vegetation and determine the overall disposition of the tree for relocation or mitigation replacements for Oaks species within the proposed site development. All measures were taken into consideration to the site design to minimize impacting existing vegetation as minimal as possible but still allow the development to function and expand as needed to make a successful business within the Town.

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Please feel free to contact me with any questions or concerns at 561-575-9557 or email me at Ben@2gho.com.

Sincerely,

Benjamin Dolan

Benjamin R. Dolan
Sr. Landscape Designer / Planner Graphic Designer /
ISA Certified Arborist FL-9545A / Tree Risk Assessment Qualified
2GHO & Associates



Tree ID#: QV-42

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 11.5" D.B.H.

(See Arborist Report for tree details)



Tree ID#: QV-43

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 14.5" D.B.H.

(See Arborist Report for tree details)



Tree ID#: QV-47

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 9.5" D.B.H.

(See Arborist Report for tree details)



Tree ID#: QV-48

Tree Species: Live Oak (Quercus Virginiana)

D.B.H. Size: 11" D.B.H.

(See Arborist Report for tree details)



Tree ID#: QV-41

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 14.5" D.B.H.

(See Arborist Report for tree details)



Tree ID#: QV-76

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 17.5" D.B.H.

(See Arborist Report for tree details)



Tree ID#: QV-66

Tree Species: Live Oak (*Quercus Virginiana*)

D.B.H. Size: 13.5" D.B.H.

