



Town of Lake Park, Florida

Planning and Zoning Board Meeting Agenda

Monday, October 02, 2023 at 6:30 PM

535 Park Avenue Lake Park, Florida

Richard Ahrens	—	Chair
Jon Buechele	—	Vice-Chair
Evelyn Harris Clark	—	Regular Member
Gustavo Rodriguez	—	Regular Member
Patricia Leduc	—	Regular Member

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA:

APPROVAL OF MINUTES:

1. SEPTEMBER 11, 2023 PLANNING & ZONING BOARD MEETING MINUTES

PUBLIC COMMENTS ON AGENDA ITEMS:

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS:

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor

-Vote of Board

NEW BUSINESS:

2. Parking Code Text Amendments

PLANNING & ZONING BOARD MEMBER COMMENTS:

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

ADJOURNMENT:

FUTURE MEETING DATE: November 6, 2023



Town of Lake Park, Florida

Special Call Planning and Zoning Board Meeting

Minutes

Monday, September 11, 2023 at 6:30 PM

535 Park Avenue Lake Park, Florida

Richard Ahrens	—	Chair
Jon Buechele	—	Vice-Chair
Evelyn Harris Clark	—	Regular Member
Patricia Leduc	—	Regular Member
Gustavo Rodriguez	—	Regular Member

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

CALL TO ORDER

6:30 P.M.

PLEDGE OF ALLEGIANCE

A moment of silence was observed before the pledge

ROLL CALL

PRESENT

Richard Ahrens
Jon Buechele
Evelyn Harris Clark
Patricia Leduc
Gustavo Rodriguez

APPROVAL OF AGENDA:

Motion made to approve the agenda by Vice-Chair Buechele, Seconded by Board Member Rodriguez.

Voting Yea: Chair Ahrens, Board Member Harris Clark, Board Member Leduc.

APPROVAL OF MINUTES:

Motion made to approve the minutes of June 5, 2023 by Vice-Chair Buechele, Seconded by Board Member Rodriguez.

Voting Yea: Chair Ahrens, Board Member Harris Clark, Board Member Leduc

1. Planning & Zoning Board Meeting Minutes; June 5, 2023.

PUBLIC COMMENTS ON AGENDA ITEMS:

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

None

ORDER OF BUSINESS:

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

NEW BUSINESS:

2. PZ-23-05 - A Presentation by the Town of Lake Park Public Works Department for a Pocket Park to be Located at 610 7th Street.

Public Works Director Roberto Travieso and Project Manager John Wille presented to the Board (see Exhibit "A). Board Member Harris Clark commented on the project and asked if the park was open for people to play music or have a family reunion. Project Manager Wille explained that the project was open to the public, but if someone wanted to conduct an event they would need to contact the Town. The pocket park was not included as part of the Town's rental facility. Board Member Harris Clark asked who would maintain the property. Public Works Director Travieso stated that Public Works and Town hired contractors would maintain the property.

3. PZ-23-06 - Site Plan Approval for a One-Story 2,112 SF Office/Warehouse Building Located South of Watertower Road Along 13th Street. Applicant: James Leserra, Empire Landscaping. Town Planner Anders Viane presented to the Board (see Exhibit "B"). Mr. Dustin LeSerra representing Empire Landscaping presented to the Board. Board Member Harris Clark asked if equipment would be stored on site. Mr. LeSerra stated that they have a warehouse area for equipment storage.

Chair Ahrens asked clarifying questions regarding the site plan. He asked what the 12-inch panel in the drawings was. Mr. LeSerra did not have the information to respond to the question. Town Planner Viane and Community Development Director Nadia DiTommaso explained the internal processes that would need to meet Town Code before the project moves forward. Chair Ahrens expressed concern that the Planning & Zoning Board would not be able to approve a project because there was a lack of information. Community Development Director DiTommaso further explained that the site plan before the Board this evening was not the final plan that would move forward to the building permit phase. The building permit plans would include much more detail in line with the Florida Building Code requirements.

Chair Ahrens asked about the east elevation which indicates a masonry wall. He asked if that was a pop-up wall. Mr. LeSerra was unable to respond to the question. Town Planner Viane explained that it was a continuation of the masonry wall, which would require additional information before it goes to the permitting stage. Chair Ahrens asked what a stucco simulated panel was. Town Planner Viane explained that the Town's architectural Code was applied. However, the applicants architect was not in attendance to answer the specific question. He reassured the Board that the plans would not move to the building permitting phase until all the required information was provided.

Chair Ahrens asked questions regarding the lighting plan as it relates to the landscaping and trees in the area. Town Planner Viane stated that he would address the issue with the landscape architect. Chair Ahrens addressed concerns regarding vehicle stacking and the employee handicap gate. He stated that if the gate was not open a person with a handicap would have no access. Community Development Director DiTommaso clarified the question for the applicant. The applicant was reminded that they would need responses to these concerns as they approach the permitting phase.

Board Member Harris Clark asked why they requested a setback waiver when all the properties around this one were the same. Town Planner Viane explained that the standard setback was 25-feet. He explained that the wavier was to reduce their front setback. He explained that they are

not concerned with the building being a few feet closer to the sidewalk. Board Member Harris Clark asked if the Chair's concerns would be addressed before moving forward. Chair Ahrens stated that a motion would state that the approval was contingent on the concerns being addressed.

Motion made to approve PZ-23-06 site plan for a one-story 2,112 SF Office/Warehouse building contingent the concerns are addressed prior to moving forward by Board Member Rodriguez, Seconded by Board Member Leduc. Voting Yea: Chair Ahrens, Board Member Harris Clark; Vice-Chair Buechele did not vote.

4. PZ-23-07 A Ordinance of the Town Commission of the Town of Lake Park, Florida, Amending Section 78-83 of Chapter 78, Amending the Landscaping and Publicly Accessible Greenway Tree Planting Requirements.

Town Planner Viane explained the item (see Exhibit "C"). Board Member Rodriguez asked if the language change would make an impact to the sidewalks because the root system would have more room to grow. Town Planner Viane explained that the Florida Department of Transportation's (FDOT) concern was that the 15-foot clear height, from root to tip, was too big. Staff believes this language would meet the intent of FDOT and future applicants. Community Development Director DiTommaso informed the Board that staff has been working with FDOT and has informed them of all the development plans that are either underway or proposed for US1.

Chair Ahrens suggested that the Code identify the tree species allowable, with a maximum height of 10-feet for the area. He expressed concerns with the language pertaining to drinking fountains. Town Planner Viane explained that the drinking fountain language was existing in the Town Code and not new language.

Motion made to approve PZ-23-07 contingent of the height of trees being no taller than 10-feet and the drinking fountain language be removed by Vice-Chair Buechele, Seconded by Board Member Leduc.

Voting Yea: Chair Ahrens, Board Member Harris Clark, Board Member Rodriguez

PLANNING & ZONING BOARD MEMBER COMMENTS:

Vice-Chair Buechele asked that the architects be invited to attend Planning & Zoning Board meetings in the future as to avoid what took place this evening. Town Planner Viane agreed. Chair Ahrens agreed with Vice-Chair Buechele and expressed concerns with the lack of information provided to the Board. He

acknowledged understanding of why Vice-Chair Buechele chose to abstained from voting because he wanted better answers to the questions addressed to the applicant. He admitted the he was going to vote against the project, but he didn't want to put the applicant through the entire process again. He addressed Community Development Director DiTommaso and stated that the Board was relying on her to ensure that all the question posed to the applicant would be addressed. He asked that the details be included in the future.

Board Member Leduc had no comments.

Board Member Harris Clark had no comments.

Board Member Rodriguez had no comments.

Chair Ahrens had no comments.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

Community Development Director DiTommaso explained that the majority of the industrial projects are either completed or close to completion. There was one project that was still under construction. She stated that the Nautilus 220 project was ahead of schedule with a proposed completion timeframe of end of 2024. She stated that there were several site plan applications that were still in progress. She stated that the comments from today's meeting have been noted. She explained that staff and the applicant went through several rounds of reviews. Staff would certainly make sure that the comments be acknowledged and placed on the plans as they come forward.

Chair Ahrens asked for an update on the Oceana project. Community Development Director DiTommaso explained that they would receive their master permit to begin construction later this week and crews are expected to mobilize next week.

Vice-Chair Buechele asked for an update on the Texas Steak House project. Community Redevelopment Director DiTommaso explained that they received Town Commission approval and are in the permitting phase. They hope to begin construction before the end of this year.

ADJOURNMENT:

8:05 P.M.

Motion made to adjourn by Board Member Harris Clark, Seconded by Board Member Leduc.

Voting Yea: Chair Ahrens, Vice-Chair Buechele, Board Member Rodriguez

FUTURE MEETING DATE: Planning & Zoning Board Meeting – October 2, 2023 at 6:30 PM

_____, Chair
Town of Lake Park Planning & Zoning Board

Town Clerk, Vivian Mendez, MMC

Town Seal

Approved on this _____ of _____, _____

Lake Park Planning & Zoning (P&Z) Board: Presentation on 7th Street Pocket Park Project

Roberto Travieso
Public Works Director

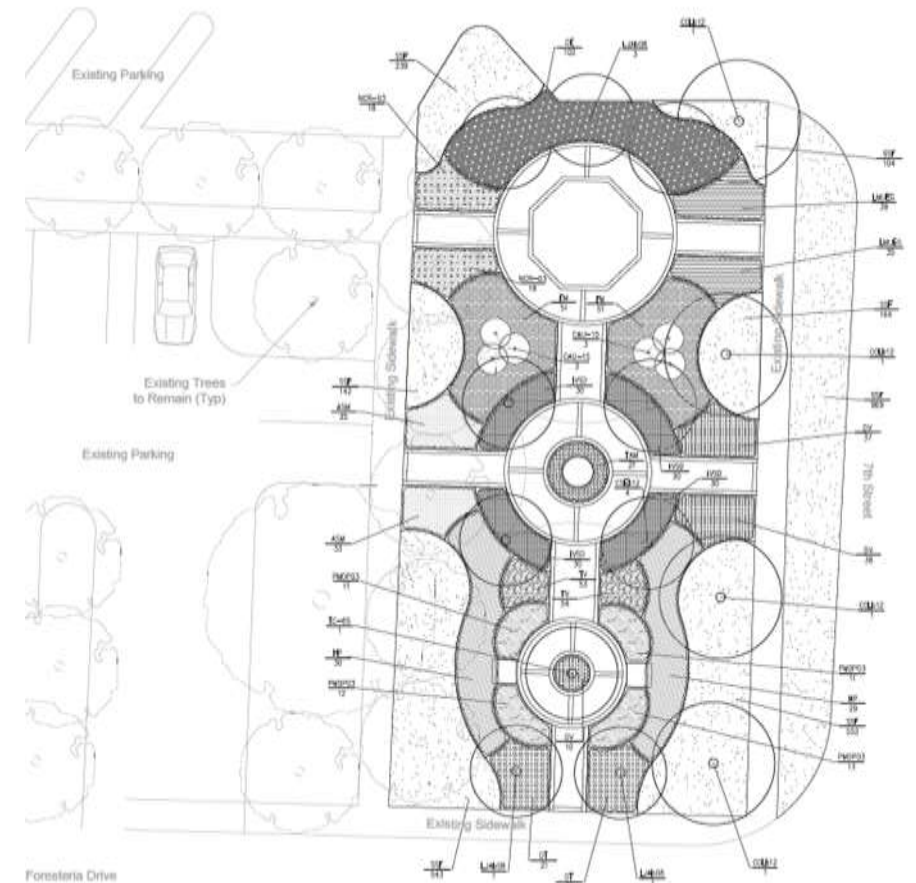
John Wille
Manager, Capital Projects



Presentation Agenda



1. Project Background
2. Design Plan Review
3. Next Steps
4. Q&A





Project Background

ROBERTO TRAVIESO, PUBLIC WORKS DIRECTOR

7th Street Pocket Park – Background



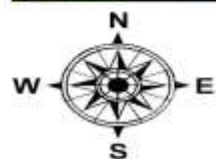
- **Location:** NW corner of 7th Street and Foresteria intersection
- **Address:** 610 7th Street
- **Lot Size:** 0.1150 Acres (5,009 Sq Ft)
- **Owner:** Lake Park Community Redevelopment Agency (CRA)



TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY

Item 1.

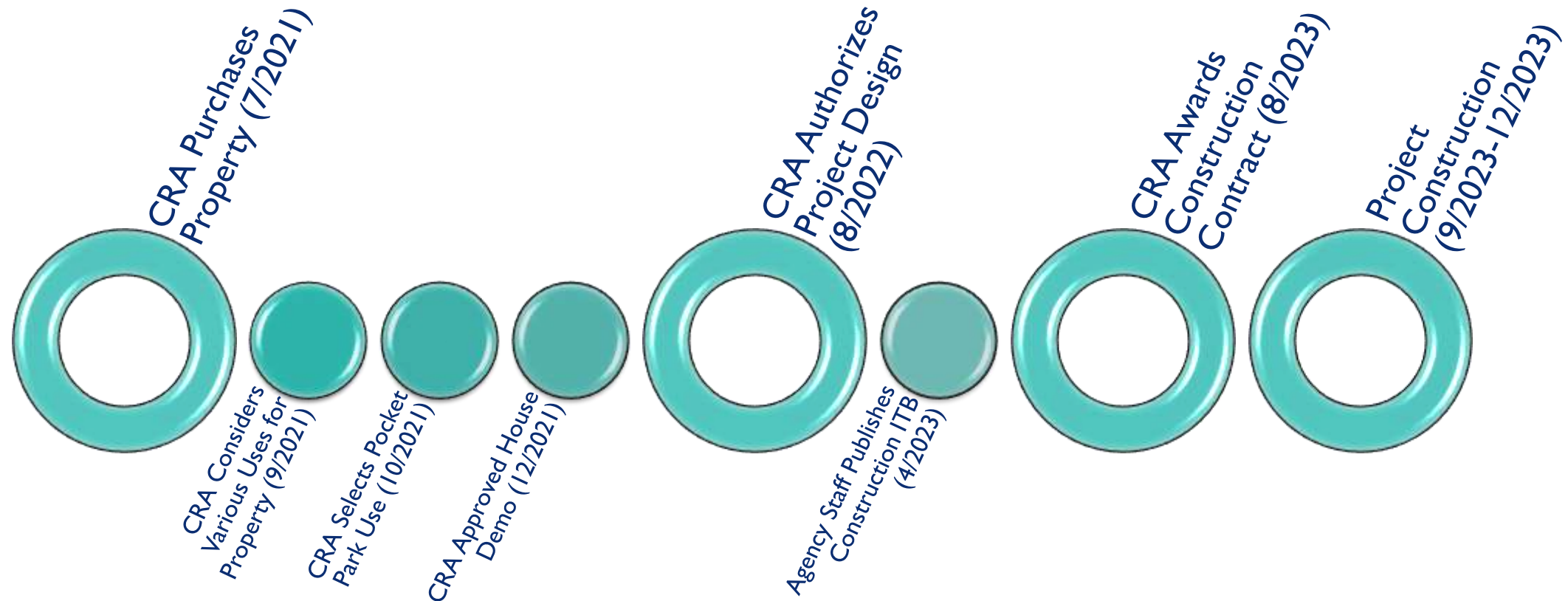
7th Street Pocket Back



GRAPHIC SCALE IN FEET (1"=833 FT)



7th Street Pocket Park – Project Timeline





Project Plans Review

JOHN WILLE, MANAGER, CAPITAL PROJECT



Matching Cupola



Corner Brace
2"x8" PT Pine



Finished Ceiling
1"x6" T&G PT Pine Boards
Boards Covered With 1"x3" Trim
Trim Boards Over All Seams And Around Any
Openings
#1 Kiln Dried PT Pine With SS Screws and
Fasteners Throughout



Square Railing
2"x2" Pickets
4" On center
32" Height



Decorative Posts
6"x6" PT Pine
Decorative Build-Out at
Base and Top

18' Octagon Gazebo
Treated Pine Double Roof
Asphalt Shingles
6"x6" Posts
Treated Pine T&G Ceiling
Color Selected by Owner
Firthroom.com
Phone: 1-888-293-2339

Concrete Pad under Gazebo
Contractor to Provide Shop Drawings

Bench Seating
Sitemscapes Avondale AV1-2011
Eight foot, Backed Bench, Center Arm Rest
26"x34"x96"
sitemscapesonline.com
Phone: 888-331-9454



Pavers (Typ.)
Artistic Pavers Shellock
Field Paver: 12"x12"x1-5/8"
Color: Ivory
Band Paver: 8"x8"x1-5/8"
Color: Silver Sam
artisticpavers.com
Phone: (305) 653-7283



See Paver Details L1.3

Concrete Pad

Paver Band

Compacted Shell Rock
6" Thick

Compacted Subgrade
95% Max. Density

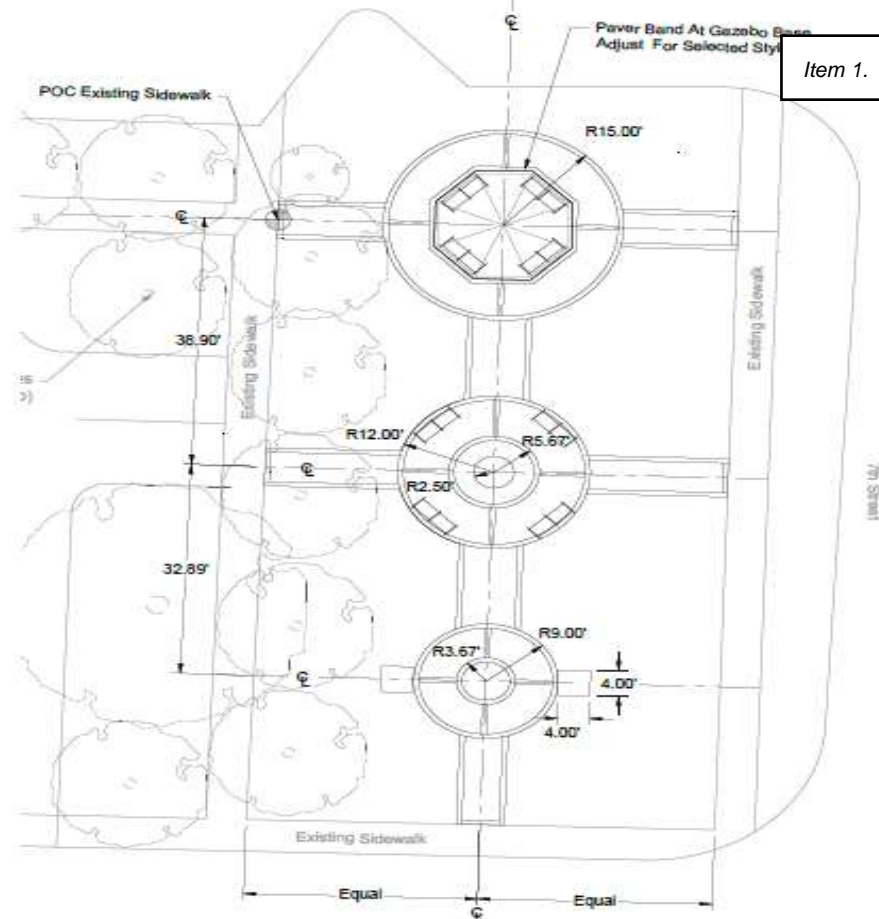
Concrete Pad Detail
NTS

Tool Exposed Edges

Turf or Shrubs; See Plan

Poured Concrete Pad
6" Thick; Smooth Finish
3,000 PSI Min. at 28 Days

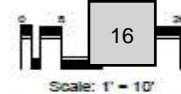
6x6 W 1.4 W1.4
Galvanized



DIMENSION PLAN

SCALE: AS SHOWN

SCALE: AS SHOWN



PLANT LIST

Trees

Symbol	Qty	CommonName	LatinName	Size	Additional Spec	Native	Dro. Tol. (LMH)	Space
COLb12	4	Satinleaf	Chrysophyllum oliviforme	B&B; 12x4'; 2 1/2" Cal.; 5' C.S.T.		N	H	A.S.
CSEb12	4	Orange Geiger Tree	Cordia sebestena	B&B; 12x5'; 2 1/2" Cal.; 4' C.T.		N	H	A.S.
LJAb08	5	Japanese Privet	Ligustrum japonicum	B&B; 8x6'; 1 3/4" Cal.; 3' C.M.T.	3-4 Major Trunks; Matched		H	A.S.
TC-65	1	Silver Trumpet/Yellow Flower	Tabebuia caraiba	65-Gal.; 14'x7'; 3" Cal.; 6' C.T.			M	A.S.

Shrubs

Symbol	Qty	CommonName	LatinName	Size	Additional Spec	Native	Dro. Tol. (LMH)	Space
ASM	66	Meyers Foxtail Fern	Asparagus densiflorus 'Meyers'	3-Gal.; 18"x18"; Full			H	18" O.C.
CAU-15	6	Queen Emma Crinum Lily	Crinum augustum 'Queen Emma'	15-Gal.; 36" O.A.; Full			L	A.S.
DE	102	Autumn Fern	Dryopteris erythrosora	3-Gal.; 18"x18"; Full			H	24" O.C.
DT	42	Striped Flax Lily	Dianella tasmanica 'Variegata'	3-Gal.; 18"x18"; Full			H	24" O.C.
DV	85	White African Iris	Diets vegetata	1-Gal.; 14" O.A.; 3 P.P.P.; Full			M	18" O.C.
FM	102	Green Island Ficus	Ficus microcarpa 'Green Island'	3-Gal.; 12"x12"; 7 PPP; Full			H	24" O.C.
HP	59	Firebush	Hamelia patens	3-Gal.; 24"x18"		N	H	24" O.C.
IVSD	120	Stokes Dwarf Yewon Holly	Ilex vomitoria 'Stokes Dwarf'	3-Gal.; 14"x14"; Full		N	H	18" O.C.
LMUEG	74	Emerald Goddess Border Grass	Liriope muscari 'Emerald Goddess'	1-Gal.; 9 P.P.P.; Full			H	18" O.C.
NCR-03	36	Giant Apostle Iris	Neomarica caerulea 'Regina'	3-Gal.; 4 P.P.P.; 24" O.A.; Full	Blue Flwr.		M	24" O.C.
PMDP03	47	Pringles Yew Podocarpus	Podocarpus macrophyllus 'Dwarf Pringles'	3-Gal.; 18"x18"			H	24" O.C.
TAM	21	Dwarf Minima Jasmine	Trachelospermum asiaticum 'Minima'	1-Gal.; 18" Spread; Full			M	12" O.C.
TV	107	Society Garlic	Tulbaghia violacea	1 Gal.; Full		N	H	12" O.C.

Turf and Mulch

SSF	2713	Florata St. Augustine Sod	Stenotaphrum secundatum 'Florata'	Solid Sod				S.F.
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Plant List Notes

Container sizes, if shown above, are presented as a suggestion only and shall not be relied upon for the purposes of estimating, bidding or purchasing of labor and/or materials. The plant height, spread and caliper are the controlling specifications.

Quantities (Qty), if shown above, are presented as a courtesy and shall not be relied upon for the purposes of estimating, bidding or purchasing of labor and/or materials. Sod & Mulch quantities represent square feet.

Any interested party shall derive actual quantities by performing a thorough and complete review of the Landscape Plan(s) with adequate consideration given to all information in the Plant List above excluding quantities.

In the event of a discrepancy between the plant list and plan count, the plans shall control.

Turf quantity is approximate. Turf required is to be based on field conditions at time of installation.

Native (N); designation from the SFVMD Waterwise Guide, South Florida Edition, and UF Hort. Data Base

Drought tolerance (Dro. Tol.): L = Low, M = Moderate, H = High. Designation from the SFVMD Waterwise Guide, South Florida Edition, and UF Hort. Data Base

Item 1.



EXISTING
PARKING AND
LANDSCAPE

Foresteria Dr

Foresteria Dr

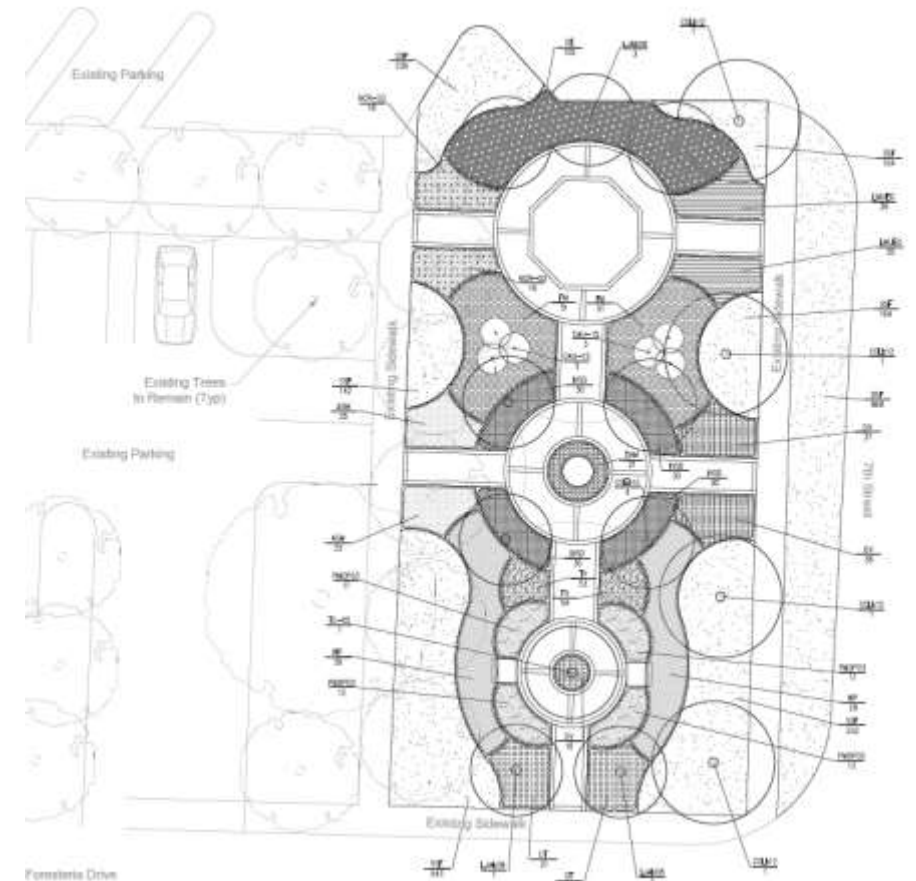
7TH ST.

7th Street Pocket Park – Next Steps



Next Steps:

1. Construct Project
2. Identify Name for New Pocket Park
3. Purchase and Install Public Art for the Park





Discussion/Questions



**TOWN LAKE OF PARK
PLANNING & ZONING BOARD
STAFF REPORT
MEETING DATE: September 11, 2023
PZ-23-06**

APPLICATION: Empire Landscaping

SUMMARY OF APPLICANT’S REQUEST: Empire Landscaping (“Property Owner” and “Applicant”) is requesting site plan approval for a one-story, 2,112 SF office/warehouse building. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the CLIC-1 District.

The Subject Property is located south of Watertower Road along 13th Street in the Town of Lake Park as denoted in the location map. It is comprised of the following parcel, which totals 0.33 acres:

- Parcel 1 – PCN: 36434220000007400

BACKGROUND:

Owner & Applicant(s):	Empire Landscape
Agent and Consultant:	James Leserra, Empire Landscaping
Location:	36434220000007400 (No Address)
Net Acreage (total):	0.333 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	CLIC-1
Future Land Use:	Light Industrial and Commercial

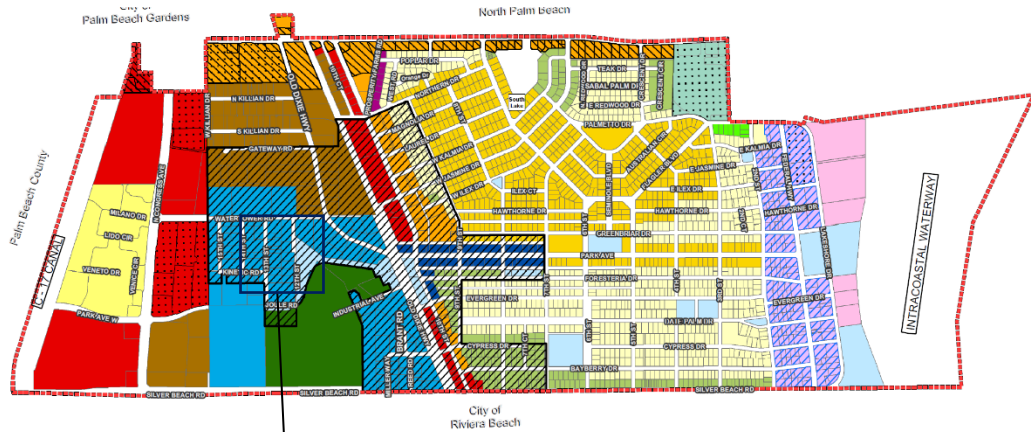
Figure 1: Aerial View of Site (image not to scale; for visual purposes only)



LAKE PARK ZONING MAP



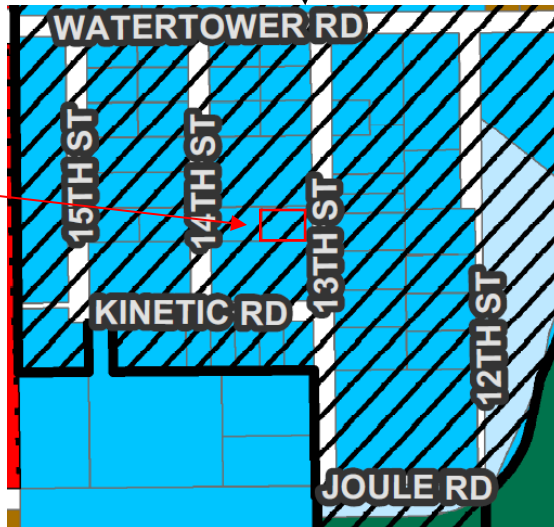
Lake Park Zoning Map



Legend

TOWN BOUNDARY	C1 BUSINESS DISTRICT	C4 BUSINESS DISTRICT	PADD PARK AVENUE DOWNTOWN DISTRICT	R2 MULTIPLE FAMILY RESIDENCE DISTRICT
Planned Unit Development Overlay	C1B NEIGHBORHOOD COMMERCIAL DISTRICT	CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL	R1 SINGLE FAMILY RESIDENCE DISTRICT	R2A MULTIPLE FAMILY RESIDENCE DISTRICT
NBO Overlay	C2 BUSINESS DISTRICT	CONSERVATION	R1A SINGLE FAMILY RESIDENCE DISTRICT	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT
CRA Overlay	C3 BUSINESS DISTRICT	MU MIXED USE	R1AA RESIDENCE DISTRICT	
FHMUDO Federal Highway Mixed Use District Overlay		P PUBLIC DISTRICT	R1B TWO FAMILY RESIDENCE DISTRICT	

Subject Site



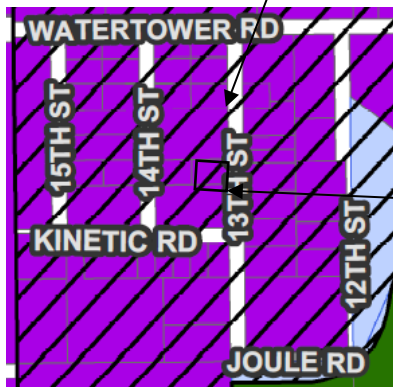
Adjacent Zoning:

North: CLIC-1
 South: CLIC-1
 East: CLIC-1
 West: CLIC-1

LAKE PARK FUTURE LAND USE MAP



Lake Park Future Land Use Map



Subject
Site

Adjacent Existing Land Use

North: Commercial and Light Industrial
 South: Commercial and Light Industrial
 East: Commercial and Light Industrial
 West: Commercial and Light Industrial

PART I: SITE PLAN APPLICATION

The site plan application for Empire Landscape 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 Lake Park Community Development Department Staff. 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 on 8/30/23 and advertised in the Palm Beach Post on Friday 9/1/23 ****

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.*

This development project activates a vacant parcel along 13th Street, bringing in a new business while not producing any harmful impacts to neighboring districts and adopted Levels of Service.

- ➔ **Future Land Use (FLU) Classification System 3.4.3:** *Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried on unobtrusively, with a maximum F.A.R. of 2.0.*

The current proposal is consistent with the definitional requirement for lands in the Commercial and Light Industrial FLU designation and consistent with the required Floor Area Ratio (FAR) by providing an FAR of 0.14.

- ➔ **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.*

The proposed development will redevelop a currently underutilized (vacant) parcel per the requirements of the Comprehensive Plan.

Zoning: The proposed project is consistent with the requirements of the CLIC-1 Business District, including use, parking, building height, and building site area. The project also complies with the supplemental regulations of the general code, which will be further discussed as applicable in the sections below.

Of note, this project is applying for two administrative waivers specific to sites under one acre. The first waiver is for the building setback to reduce the front yard setback from 25' to 20'. This is allowable with the 20% reduction to setbacks that can be applied.

The second requested waiver is for landscape buffer widths; instead of the standard 8' landscape buffers, the applicant is proposing to utilize the 20% reduction allowance to provide 6'4" buffers instead.

Both alternative proposals fall within the allowances of the administrative waivers for sites under one acre and staff supports their application to this project given the site's inherent constraints.

Architecture: The project is generally compliant with the Town's standards for nonresidential architectural design detailed under Chapter 78, Article XII. The proposal meets the standards set forth for building articulation, material variation, and decorative features.

Two outstanding elements pertaining to architecture that were not addressed during site plan review are ensuring secondary color percentages are no greater than 25% per wall and ensuring features of interest account for 60% of the front and side facades. These outstanding items are anticipated to be remedied prior to Town Commission scheduling, otherwise they will be conditioned on the approving Resolution.

Building Site: The total impervious area for the project is 9,398 SF and the pervious area is 2,990 SF. The development proposal consists of a one story 2,112 SF office warehouse building. This structure will serve as storage and the main offices for the Empire Landscaping company.

Traffic Concurrency: O'Rourke Engineering has reviewed the proposed traffic generated for this project as well as internal circulation within the site and recommended approval 8/28/23. Palm Beach County TPS approval for this project was issued on 7/5/23.

Landscaping: The proposed landscaping plans have been deemed code compliant by the Town's consulting Landscape Architect (JMorton) as of 8/28/23.

Paving, Grading and Drainage: The Town's consulting Engineers reviewed and approved the civil plans for this proposal on 8/24/23. Likewise the Town Stormwater Division approved the project on 8/29/23.

Signage: Signage will be subject to permit review and approval pursuant to the sign code when permits are applied for.

Water/Sewer: Seacoast Utility Authority reviewed these plans for compliance with their best practices and provided final approval on 8/24/23.

Fire: PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on 8/28/23. 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 D/S 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 8/25/23.

PART II: STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Site Plan for Empire Landscaping.



Town of Lake Park
Planning & Zoning Board Meeting
Meeting Date: SEPTEMBER 11, 2023
PZ ITEM 23-07 – MIXED USE CODE TEXT AMENDMENT

Item 1.

STAFF MEMO & PROPOSED ORDINANCE

PROPOSAL

Staff has received feedback from both development partners and our consultant landscape architects that for our Mixed Use District Section 78-83, our street tree planting standards are difficult to adhere to for cost, availability, and long-term maintenance reasons. Specifically, the N220 project has experienced conflicts where the currently proposed landscaping specs for street tree plantings were too intense; the specimen trees required proved difficult to obtain at the required heights and furthermore created maintenance issues for both the property owner and FDOT, as these large mature canopy trees create complications for both sidewalk and utility infrastructure upkeep. In order to address these issues and facilitate development along the US-1 corridor, staff has worked to create new regulations that allow for greater flexibility in street tree planting along the street while still retaining the intent of the street tree planting code by providing high quality shaded greenways throughout the Federal Highway Mixed Use Overlay District.

The substance of the code changes is detailed below:

- a. Providing a tree species that provides substantial shade along the street. Palm trees may compose no more than 25 percent of ~~shall not count toward~~ the required number of street trees.
 - i. A minimum of 75~~50~~ percent of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees. Palm trees may be used over and above the minimum number of required street trees. Street trees shall be provided at a ratio of one street tree per 205 feet of street frontage, or a greater ratio thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 205 feet of street frontage.
- b. Providing adequate street furnishings such as benches, bus shelters, drinking water fountains etc.
- c. Providing a landscape plan illustrating a significant tree species along the greenway that is distinguishably different from the other streets in terms of color, type and shape.
- d. At the time of planting, the trunk of ~~shade~~the trees shall be a minimum of 715 feet clear height to the bottom of the canopy, flowering trees shall be a minimum of 6 feet clear height to bottom of the canopy, and palm trees shall have a minimum of 12 feet of clear trunk.

Staff Recommendation: Approval

ORDINANCE NO. __-2023

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-83 OF CHAPTER 78, AMENDING THE LANDSCAPING AND PUBLICLY ACCESSIBLE GREENWAY TREE PLANTING REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Commission has developed a mixed use zoning code, which has been codified in Chapter 78, Article III, Section 78-83 of the Town's Code of Ordinances; and

WHEREAS, the Community Development staff has recommended that the Town Commission amend Town Code, Chapter 78, Article III, Section 78-83, to allow for flexibility in the landscaping requirements for street tree planting.

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

Section 1. The whereas clauses are incorporated herein as true and correct and as the legislative findings of the Town Commission.

Section 2. Chapter 78, Article III, Section 78-83 of the Town Code is hereby amended to read as follows:

- a. Providing a tree species that provides substantial shade along the street. Palm trees may compose no more than 25 percent of ~~shall not count toward~~ the required number of street trees.
 - i. A minimum of 75~~50~~ percent of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees. Palm trees may be used over and above the minimum number of required street trees. Street trees shall be provided at a ratio of one street tree per 20~~5~~ feet of street frontage, or a greater ratio thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be small trees provided at a ratio of one street tree per 20~~5~~ feet of street frontage.
- b. Providing adequate street furnishings such as benches, bus shelters, drinking water fountains etc.
- c. Providing a landscape plan illustrating a significant tree species along the greenway that is distinguishably different from the other streets in terms of color, type and shape.
- d. At the time of planting, the trunk of shade~~the~~ trees shall be a minimum of 7~~15~~ feet clear height to the bottom of the canopy, flowering trees shall be a minimum of 6 feet clear height to bottom of the canopy, and palm trees shall have a minimum of 12 feet of clear trunk.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Codification.

The Sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinance" may be changed to "section", "article", or any other appropriate word.

Section 5. Repeal of Laws in Conflict.

All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon adoption by the Town Commission.



Town of Lake Park
Planning & Zoning Board Meeting
Meeting Date: October 2, 2023
PZ ITEM 23- – PARKING CODE TEXT AMENDMENT

Item 2.

STAFF MEMO & PROPOSED ORDINANCE

PROPOSAL

Staff has often received feedback from building permit and site plan development applicants that our standard parking space dimensions of 10' X 18'6" are larger than average and thus can be difficult to adhere to, particularly on sites with land area constraints. Upon examination of other codes, it does indeed appear our spaces – specifically the widths – are on the larger end of the average. For example, in Palm Beach Gardens, their "general" parking space is 9' X 18'6"; in Tequesta, their standard is 9' X 18'; and in West Palm Beach, their standard parking space is only 8'6" X 18'. Palm Beach County also utilizes a 9' X 18' standard.

Especially as the Town pursues urban redevelopment projects, we feel a 1 foot reduction in the width of the required standard 90-degree parking space will prove beneficial for redevelopments while still providing a specification that is in keeping with other municipal and county code averages.

Furthermore, staff is also proposing a compact parking space dimension of 8'6" X 17'0", which is consistent with other compact parking codes which tended to range between 8' X 16' on the most compact end to 9' X 17' on the larger end. As proposed, compact parking spaces could account for no more than 25% of a site's required parking, which we believe will be especially helpful for urban redevelopment projects in the Downtown and along the US-1 corridor, though this provision is proposed to be made available to all districts.

Staff believes the effect of these changes will help existing sites with restricted land area meet the required parking dimensions when resurfacing and restriping their lots and assist new developments in adding more parking overall. It is staff's belief the result will be the net increase of parking throughout the Town in a greater variety of sizes, in anticipation of the continued relevance of automobile transportation and consumer trends in vehicle sizes tending toward more compact vehicles. Finally, it is important to note the code only establishes minimum specifications, so applicants could still provide larger stall sizes if they chose to do so.

The substance of the code changes is detailed below:

TABLE 78-142-1

**MINIMUM PARKING BAY DIMENSIONS FOR NONRESIDENTIAL USES
AND RESIDENTIAL USES WITH SHARED PARKING LOTS**

Angle	Stall Width	Stall Depth	Aisle Width	Curb Length	Wall to Wall Width	Interlock to Interlock Width	Stall Depth to Interlock	Land Use
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
45	10'0"	17'6"	12'0"	14'0"	47'0"	44'0"	15'6"	General
	12'0"	17'6"	12'0"	17'0"	47'0"	44'0"	15'6"	Handicapped



Town of Lake Park
Planning & Zoning Board Meeting
Meeting Date: October 2, 2023
PZ ITEM 23- – PARKING CODE TEXT AMENDMENT

Item 2.

60	10'0"	19'0"	14'0"	11'6"	53'0"	50'0"	17'6"	General
	12'0"	19'0"	14'0"	14'0"	53'0"	50'0"	17'6"	Handicapped
70	10'0"	19'6"	17'0"	10'6"	56'0"	54'0"	18'6"	General
	12'6"	19'6"	17'0"	12'6"	56'0"	54'0"	18'6"	Handicapped
75	10'0"	19'6"	21'0"	10'6"	60'0"	58'0"	18'6"	General
	12'0"	19'6"	21'0"	12'6"	60'0"	58'0"	18'6"	Handicapped
80	10'0"	19'6"	22'0"	10'0"	61'0"	60'0"	19'0"	General
	12'0"	19'6"	22'0"	12'0"	61'0"	60'0"	19'0"	Handicapped
90	9'10"	18'6"	24'0"	9'10"	61'0"	61'0"	18'6"	General
	12'6"	18'6"	24'0"	12'0"	61'0"	61'0"	18'6"	Handicapped
	<u>8'6"</u>	<u>17'0"</u>	<u>24'0"</u>	<u>8'6"</u>	<u>58'0"</u>	<u>58'0"</u>	<u>17'0"</u>	<u>Compact</u>

1.

In Column (I) above, "general" applies to parking spaces designated to serve all commercial uses and also residential uses with shared parking lots. Spaces to be reserved for use by disabled persons shall be governed by the rows labeled "handicapped." Up to 25% of required parking may utilize the "compact" category standards.

Staff Recommendation: Approval

PUBLIC NOTICE
TOWN OF LAKE PARK
NOTICE OF PUBLIC HEARINGS

Please be advised that immediately following the Historic Preservation Board, the Planning and Zoning Board of the Town of Lake Park will hold a public hearing on **Monday, October 2, at 6:30 p.m., or as soon thereafter as can be heard**, to hear the following item in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida. Records related to this item may be inspected at the Community Development Department located at Town Hall.

The Town Commission will also conduct a public hearing at 535 Park Avenue, Lake Park, to consider the item listed below on **1st Reading Wednesday, November 1, 2023 at 6:30 PM and 2nd Reading Wednesday November 15, 2023 at 6:30 PM**, 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, Florida will convene and public participation will occur in-person at Town Hall.

The public hearing item is as follows:

Town Staff are bringing forward a text amendment to Chapter 78, Article V, Section 78-142. This amendment would provide revised dimensional standards for 90 degree standard parking spaces as well as create dimensional standards for a new compact parking space and an allotment for their use.

If a person decides to appeal any decision made by any board 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, September 22, 2023

ORDINANCE NO. __-2023

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 78, ARTICLE V, SECTION 78-142, AMENDING THE DIMENSIONAL STANDARDS FOR 90-DEGREE PARKING SPACES; CREATING A COMPACT PARKING SPACE CATEGORY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town Commission has developed parking space dimensional standards, which has been codified in Chapter 78, Article V, Section 78-142 of the Town's Code of Ordinances; and

WHEREAS, the Community Development staff has recommended that the Town Commission amend Town Code, Chapter 78, Article V, Section 78-142, to reduce the required dimensions for standard parking spaces as well as create a new compact parking space category and allowances for the use thereof.

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

Section 1. The whereas clauses are incorporated herein as true and correct and as the legislative findings of the Town Commission.

Section 2. Chapter 78, Article V, Section 78-142 of the Town Code is hereby amended to read as follows:

TABLE 78-142-1

**MINIMUM PARKING BAY DIMENSIONS FOR NONRESIDENTIAL USES
AND RESIDENTIAL USES WITH SHARED PARKING LOTS**

Angle	Stall Width	Stall Depth	Aisle Width	Curb Length	Wall to Wall Width	Interlock to Interlock Width	Stall Depth to Interlock	Land Use
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	12'6"	19'6"	17'0"	12'6"	56'0"	54'0"	18'6"	Handicapped
75	10'0"	19'6"	21'0"	10'6"	60'0"	58'0"	18'6"	General
	12'0"	19'6"	21'0"	12'6"	60'0"	58'0"	18'6"	Handicapped
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90	9'10"	18'6"	24'0"	9'10"	61'0"	61'0"	18'6"	General
	12'6"	18'6"	24'0"	12'0"	61'0"	61'0"	18'6"	Handicapped
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In Column (I) above, "general" applies to parking spaces designated to serve all commercial uses and also residential uses with shared parking lots. Spaces to be reserved for use by disabled persons shall be governed by the rows labeled "handicapped." Up to 25% of required parking may utilize the "compact" category standards.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Codification.

The Sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "Ordinance" may be changed to "section", "article", or any other appropriate word.

Section 5. Repeal of Laws in Conflict.

All Ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon adoption by the Town Commission.

DRAFT