Lake Park Town Commission, Florida

Regular Commission Meeting

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
April 15, 2026 Immediately Following the
Special Called Community Redevelopment Agency Meeting

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. Presentation – ICMA & FCCMA - 65 Year Recognition of Town of Lake Park Maintaining Council-Manager (C-M) Form of Government
2. Proclamation - Ms. Merry Ann Russell - Town Employee
3. Proclamation - National Library Week - April 19 to 25, 2026
4. Presentation - Palm Beach County Fire-Rescue – FY 2025 Annual Report
5. Presentation - Fiscal Year (FY) 2026 Five Year Capital Improvement Plan (CIP) Update
6. Presentation - Town of Lake Park Marina P3 Project Quarterly Update - Forest Development

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.

7. Special Called Commission Meeting Minutes - March 25, 2026
8. Proclamation - 2026 National Arbor Day - April 24, 2026

9. Resolution 29-04-26 – Renewal Agreement (1st Amendment) - Sunset Celebration Beverage Services (Various Locations) - Bonner Mobile Bar

10. Resolution 30-04-26 – Renewal Agreement (1st Amendment) - Sunset Celebration Portable Restroom Services (Various Locations) - Porta Potty To Go

11. Resolution 31-04-26 – Agreement (RFQ #102–2026) - 2026 Red, White & Blue Sunset Celebration Fireworks Display - Explosive Touch Enterprises, LLC – $33,000

12. Resolution 32-04-26 - Agreement (Renewal) - Statewide Mutual Aid Agreement - Florida Division of Emergency Management (FDEM)

BOARD MEMBER NOMINATION:

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION):

13. Resolution 33-04-26- Special Exception – The Culinarchy Project (Restaurant Use) - 748 A Park Avenue - Mr. Jamie Steinbrecher (Owner)

14. Resolution 34-04-26- Special Exception – Alzheimer's Community Care (Specialized Adult Day Care) - 1015 10th Street - 1015 LP, LLC (Owner)

15. Resolution 35-04-26- Special Exception – Kustom Kings (Auto Paint & Body Shop) - 1360 North Killian Drive - Unit #3 - JB Parasmo, LLC (Owner)

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

16. Ordinance 03-2026 Amending Chapter 78 – Land Development Code

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 78, ARTICLE III, SECTION 78-72; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

17. Ordinance 02-2026 – Amendment – Town of Lake Park Comprehensive Plan - 5-year Update to Town's 10-Year Water Supply Facilities Work Plan – 2nd and Final Reading.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN BY PROVIDING FOR

AMENDMENTS TO THE TEXT OF THE SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER ELEMENT; CONSERVATION ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; AND CAPITAL IMPROVEMENTS ELEMENT, AND ADOPTING INTO THE PLAN THE UPDATE TO THE TOWN'S 10-YEAR WATER SUPPLY AND FACILITIES WORK PLAN; PROVIDING FOR THE ADOPTION OF THE AMENDMENTS BY THE TOWN COMMISSION; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

NEW BUSINESS:

18. Special Event Permit Application - 2026 FAPRE Haitian Flag Day Celebration - Faith-Based Academy of Patriots Returning to Eden (FAPRE) - Bert Bostrom Park - Saturday, May 16, 2026 (3:00 PM to 9:00 PM)
19. Special Event Permit Application - Garage Sale & Craft Market - VFW Post 9610 – May 16, 2026 (8 a.m. to 2 p.m.)
20. Discussion - Public Noticing Requirements - Proposed Land Development Regulations (LDR) Text Amendment

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT:

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on May 6, 2026.

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Town Manager

Agenda Title: Presentation – ICMA & FCCMA - 65 Year Recognition of Town of Lake Park Maintaining Council-Manager (C-M) Form of Government

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

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

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

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

Advertised:

Date: _____ **Newspaper:** _____

Attachments: N/A

Please initial one:

_____ Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

On behalf of Florida City and County Municipal Association (FCCMA), the Town will be recognized by the International City/County Management Association (ICMA) and the Florida City and County Management Association (FCCMA) for maintaining the Council/Manager Form of Government for the past 65 years.

The council-manager form of local government combines strong political leadership (elected mayor and council or other governing body) with the professional experience of an appointed manager or administrator. Under the council-manager form, governing authority is vested in the elected governing body (often a council), which hires a professional administrator to implement its policies. These highly trained, experienced individuals serve at the pleasure of the elected governing body and have responsibility for preparing the budget, directing day-to-day operations, hiring and firing personnel, and serving as the council's chief policy advisor.

ICMA and FCCMA both promote professional management in all forms of local government and recommends the council-manager form of government as the preferred structure for best-in-class run communities.

Florida Manager Quick Facts:

- Number of Florida Counties: Sixty-Seven (67) – over 35 are Commission-Manager Form of Government or Commission – Administrator
- Number of Florida Cities: Four-Hundred and Eleven (411) - Approximately 260 to 270 are Council-Manager or Commission-Manager
- Council-Manager (C-M) Form of Government is the most prevalent form of government in both cities and counties in the state of Florida

Note: Additional resources and information regarding the council-manager form of government is attached and may also be found at the following link - https://tinyurl.com/Council-Manager-Resources.

This important community recognition will be presented by Ms. Tracey Stevens – FCCMA District IV Director – Board of Directors (Town Manager - Town of Haverhill) and Ms. Andrea McCue – FCCMA At-Large Board of Director (City Manager – City of Greenacres).

Note: This year, the Town Manager has been recognized by ICMA for 25 years of professional municipal management service and FCCMA will recognize Mr. Reade for 30 years of service during the upcoming FCCMA Annual Conference (May 2026). Additionally, Mr. Reade currently serves as the President of the Palm Beach County City and County Management Association (PBCCMA – Includes 39 incorporated municipalities within Palm Beach County and the Palm Beach County Board of County Commissioners) and has been nominated to serve as an At-Large Board of Director for FCCMA beginning in May 2026.

Recommended Motion:
N/A

The Council-Manager Form of Government: Answers to Your Questions

Q: What is the council-manager form of government, which is used in so many cities, towns, and counties?

A: The council-manager form is the system of local government that combines the strong *political leadership* of elected officials in the form of a governing body, with the strong *managerial experience* of an appointed local government manager. The governing body, commonly known as the *council*, may also be referred to as the *commission* or the *board.* The council-manager form establishes a representative system where all power is concentrated in the elected council and where the council hires a professionally trained manager to oversee the delivery of public services.

Q: Is it a responsive form of government?

A: In council-manager government, the *mayor* or *chairperson of the governing body* and *council members* are the leaders and policy makers elected to represent the community and to concentrate on policy issues that are responsive to citizens' needs and wishes. The *manager* is appointed by the governing body to carry out policy and ensure that the entire community is being served. If the manager is not responsive to the governing body's wishes, the governing body has the authority to terminate the manager at any time. In that sense, a manager's responsiveness is tested daily.

Q: Are all council-manager governments structured the same way?

A: No. One of the most attractive features is that the council-manager form is adaptable to local conditions and preferences. For example, some communities have councils that are elected at large while other councils are elected by district or by a combination of an at-large and by-district structure. In some local governments the mayor or chairperson is elected at large by the voters; others are elected by their colleagues on the governing body.

Q: What is the council's function?

A: The council is the legislative body; its members are the community's decision makers. Power is centralized in the elected council, which approves the budget and determines the tax rate, for example. The council also focuses on the community's goals, major projects, and such long-term considerations as community growth, land use development, capital improvement plans, capital financing, and strategic planning. The council hires a professional manager to carry out the administrative responsibilities and supervises the manager's performance.

Q: Where does the mayor or chairperson of the governing body fit in?

A: Mayors or chairpersons in council-manager communities are key political leaders and policy developers and their duties, responsibilities, and authorities depend on the organization's charter. In council-manager communities, typically the mayor or chairperson presides at council meetings, serves as a spokesperson for the community, facilitates communication and understanding between elected and appointed officials, assists the council in setting goals and advocating policy decisions, and serves as a promoter and defender of the community. In addition, the mayor or chairperson serves as a key representative in intergovernmental relations. The mayor or chairperson, council, and manager constitute a policy-development and management team.

Q: What is the manager's function?

A: The manager is hired to serve the council and the community and to bring to the local government the benefits of training and experience in administering local government projects and programs on behalf of the governing body. The manager prepares a budget for the council's consideration; recruits, hires, and supervises the government's staff; serves as the council's chief adviser; and carries out the council's policies. Council members and citizens count on the manager to provide complete and objective information, the pros and cons of alternatives, and long-term consequences.

Q: What is the cost to the local government of appointing a professional manager?

A: Local governments have found that overall costs actually have been reduced with competent management. Savings come in the form of reduced operating costs, increased efficiency and productivity, improved revenue collection, or effective use of technology.

Q: Does the manager participate in policy determination?

A: The manager makes policy recommendations to the council, but the council may or may not adopt them and may modify the recommendations. The manager is bound by whatever action the council takes.

Q: Is this form of government used only in certain kinds of cities?

A: No. In fact, it is not restricted to cities. It is used by towns and counties too. More than 3,400 cities operate under this form, and more than 371 counties operate under the council-administrator form. They vary greatly in size and characteristics.

Q: How many Americans live in communities that operate under council-manager government?

A: More than 89 million.

Q: Is the form popular in large communities?

A: Yes. Out of 237 cities with greater than 100,000 residents, 141 use this form of government. Some examples are Charlotte, North Carolina; Dallas, Texas; Las Vegas, Nevada; Oklahoma City, Oklahoma; Phoenix, Arizona; San Antonio, Texas; San Diego and San Jose, California; Virginia Beach, Virginia; and Wichita, Kansas. Large counties that use the structure include: Broward County, Florida; Clark County, Nevada; Fairfax County, Virginia; Hamilton County, Ohio; Mecklenburg County, North Carolina; and Santa Clara County, California.

Q: How much citizen participation is possible under council-manager government?

A: Successful examples of citizen participation in the local government service delivery decision-making process are widespread among professionally managed communities. Because professional local government management offers government of the people, by the people, and for the people, it sets the stage for citizen activism by encouraging open communication between citizens and their government. Examples range from visioning, in which citizens play a major role in determining the future of their community, to neighborhood service delivery, which involves residents through the development of citizen/government partnerships, to community-oriented local government services.

Because political power is concentrated in the entire governing body rather than one elected official, more citizens have an opportunity to be elected to a position in which they have significant influence over the future of their community.

Q: What is the history of the council-manager form?

A: Born out of the progressive reform movement at the beginning of the 20th century, the council-manager system of local government is one of the few original American contributions to political theory. In 1908, Staunton, Virginia, instituted the first position legally defining, by ordinance, the broad authority and responsibility associated with today's professional local government manager. Sumter, South Carolina, was the first city to adopt a charter incorporating the basic principles of council-manager government in 1912. Westmount, Quebec, introduced the form to Canada in 1913. The first large city to adopt the plan was Dayton, Ohio, in 1914. The first counties to adopt it in the 1930s were Arlington County, Virginia, and Durham County and Robeson County, North Carolina.

Since its establishment, the council-manager form has become the most popular form of government in the United States in communities with populations of 5,000 or greater. The form also is popular in Canada, Australia, the Netherlands, New Zealand, the United Kingdom, Honduras, Chile, and Brazil. For more than 94 years, council-manager government has responded to the changing needs of citizens and their communities.

Q: How can a community adopt this form of government?

A: Methods vary, but most communities can adopt council-manager government through a charter, a local ordinance, or a state enabling law. In many cases, adoption must be by vote of the local governing body. For information on how your community can adopt council-manager government, contact your state municipal league or association of counties. You can find the addresses of these organizations in ICMA's *Municipal Year Book* at your local library, or on the Internet.

Q: How is the manager selected?

A: The vacancy usually is announced in the *ICMA Newsletter*, and managers in other communities are invited to apply if they are interested. Managers, assistants, and others apply directly to the council, which reviews the applications and interviews qualified candidates. ICMA makes no recommendations regarding candidates. Further information is available in the handbook *Recruitment Guidelines for Selecting a Local Government Administrator*, published by ICMA and available at http://jobs.icma.org.

Q: Does the manager have to be a local resident at the time the appointment is made?

A: No. Local residence should not be required of applicants at the time the appointment is made. Managers are professionals who might serve several communities during their careers, bringing extensive experience coordinating public services and applying management techniques to a community.

Q: What salary does the manager receive?

A: Earnings of managers depend on their educational background and experience, the size and complexity of the local governments employing them, and the economic conditions of the regions where communities are located. The council sets the manager's salary. Detailed information on salaries is compiled annually by ICMA and is available on request.

Q: Can the manager be fired?

A: Managers serve at the pleasure of the council or governing body. They can be fired by a majority of the council, consistent with local laws, ordinances, or employment agreements they may have with the council. Control is always in the hands of the elected representatives of the people.

Q: Where do managers get their experience?

A: Nearly 73 percent of managers surveyed by ICMA have a master's or a professional degree. Respondents indicated that they had spent an average of 17 years in the local government management profession.

Q: Do managers participate in local politics?

A: All managers who belong to ICMA are bound by its Code of Ethics, which states that every member of the Association shall refrain from all political activities that undermine public confidence in professional administrators and refrain from participation in the election of members of the employing legislative body.

Q: What else does ICMA's Code of Ethics cover?

A: The Code specifies 12 ethical principles of personal and professional conduct, including dedication to the cause of good government. ICMA members believe in the effectiveness of representative democracy and the value of government services provided equitably to residents within a community. ICMA members also are committed to standards of honesty and integrity more vigorous than those required by the law. Contact ICMA for a copy of the Code of Ethics or go to http://icma.org/ethics.

Q: What is ICMA?

A: In 1914, a group of appointed managers formed a professional association, eventually known as the International City/County Management Association (ICMA), to share their expertise and experiences in local government management.

Since that time, ICMA has been the professional and educational organization for administrators and assistant administrators serving cities, towns, counties, other local governments, and regional entities around the world. ICMA's membership also includes directors of state associations of local governments, other local government employees, academics, and concerned citizens who share the goal of improving local government. The purpose of ICMA is to create excellence in local governance by developing and fostering professional local government management worldwide. To that end, the Association provides technical assistance and publications for local government professionals to help them improve their skills and increase their knowledge. ICMA also serves as a clearinghouse for the collection, analysis, and dissemination of information and data about local government.

For further information on items referenced in this brochure, visit ICMA's form-of-government Web site at http://icma.org/formofgovt or see the contact information listed on the back panel of this brochure.

Q: Is there another organization that supports council-manager government?

A: Yes, the National Civic League is a nonpartisan citizens organization founded in 1895. Its purpose is to serve as a clearinghouse for information on methods of improving state and local government; to encourage citizen participation in state and local government; and to provide guides, model charters, and laws on specific subjects. The League's *Model City Charter*, now in its seventh edition, has endorsed council-manager government since 1915.

For further information:

ICMA
777 North Capitol Street, NE
Suite 500
Washington, DC 20002-4201
Web site, http://icma.org/formofgovt

For form-of-government assistance in Alaska, California, Connecticut, Hawaii, Illinois, Indiana, Iowa, Maine, Massachusetts, Michigan, Missouri, Minnesota, New Hampshire, Nevada, Ohio, Oregon, Rhode Island, Vermont, Washington, and Wisconsin, contact: Michele Frisby at 202-962-3658; mfrisby@icma.org; or 202-962-3500 (fax).

For form-of-government assistance in Alabama, Arizona, Arkansas, Colorado, Delaware, District of Columbia, Florida, Georgia, Idaho, Kansas, Kentucky, Louisiana, Maryland, Mississippi, Montana, Nebraska, New Jersey, New Mexico, New York, North Carolina, North Dakota, Oklahoma, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, Virginia, West Virginia, and Wyoming, contact: Martha Perego at 202-962-3668; mperego@icma.org; or 202-962-3565 (fax).

National Civic League
1445 Market Street
Suite 300
Denver, Colorado 80202-1728
303-571-4343
Fax 303-571-4404
Web site, http://www.ncl.org

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Town Clerk – Vivian Mendez

Agenda Title: Proclamation - Ms. Merry Ann Russell - Town Employee

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

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

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

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

Advertised:

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

Attachments: Proclamation.

Please initial one:

BG Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

Ms. Merry Ann Russell began her 50-year career with the Town of Lake Park in January 1976 as a Day Care Director and Child Care Director in the Recreation Department. Over the years, she transitioned into the Finance Department where she held the titles of Accounting Clerk, Senior Account Clerk, and Accounting Technician, to name a few.

Through her devotion and high caliber of customer service, sense of teamwork, and professionalism, Merry Ann Russell has proven herself a highly valued and knowledgeable employee and a great asset to the Town of Lake Park.

The Town wishes to congratulate Merry Ann Russell for all her years of dedicated service with this proclamation.

Recommended Motion:

I move to approve the Proclamation for Ms. Merry Ann Russell, Town Employee.

PROCLAMATION
IN HONOR OF MERRY ANN RUSSELL

WHEREAS; for 50 years, Merry Ann Russell has served as an employee of the Town of Lake Park; and

WHEREAS; throughout her employment, Merry Ann Russell has served as Day Care Director, Summer Tot Leader, and Child Care Director in the Town's Recreation Department, and as Accounting Clerk, Senior Accounting Clerk, Accounting Clerk II, Administrative Assistant, Accounts Payable/Receivable Coordinator, and an Accounting Technician in the Finance Department and has done so with distinction; and

WHEREAS; in the various roles in which she has served the Town of Lake Park, Merry Ann Russell has demonstrated her commitment to the Town and to its citizens by providing the utmost in customer service by always providing service with a friendly smile and a pleasant comment; and

WHEREAS; Merry Ann Russell has often gone beyond the call of duty by accepting and performing additional duties and has always placed the Town and its customers first in the performance of her responsibilities; and

WHEREAS; through her devotion and high caliber of customer service, sense of teamwork, and professionalism, Merry Ann Russell has proven herself to be a highly valued and knowledgeable employee and a great asset to the Town of Lake Park; and

WHEREAS; Merry Ann Russell unwavering commitment, extraordinary loyalty, professionalism, leadership, and integrity has left a lasting legacy and set a standard of excellence for generations to follow; and

WHEREAS; the Town of Lake Park wishes to publicly, recognize Merry Ann Russell for her accomplishments and as an esteemed member of the Finance Department.

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 Merry Ann Russell for her dedication and the service which she has rendered to this community.

IN WITNESS WHEREOF, *I have hereto set my hand and caused the official Seal of the Town of Lake Park, Florida to be affixes this ____ day of _____, 2026.*

ATTEST:

By: _____ _____

Mayor Roger Michaud Vivian Mendez, Town Clerk

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Library

Agenda Title: Proclamation - National Library Week - April 19 to 25, 2026

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

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

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

Advertised:

Date: _____ **Newspaper:** _____

Attachments: Proclamation

Please initial one:

_____ Yes I have notified everyone

DB Not applicable in this case

Summary Explanation/Background:

From April 19th to 25th, 2026, the Town and our Library will celebrate National Library Week in an effort to acknowledge the efforts to enrich the lives of those within our community.

National Library Week was first sponsored in 1958 by the American Library Association to highlight the importance of libraries.

The celebration exists to promote reading and literacy, recognize libraries as essential community spaces, honor libraries and library staff and emphasize free access to information.

This year's theme for National Library Week is "Find Your Joy."

Recommended Motion:

I move to proclaim April 19 to April 25, 2026 as National Library Week.

National Library Week 2026 Proclamation

WHEREAS, libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can explore new ideas and be drawn to new possibilities;

WHEREAS, libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and lifelong learning;

WHEREAS, libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive;

WHEREAS, libraries partner with schools, businesses, and art, cultural, health and wellness organizations, connecting the dots to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community;

WHEREAS, libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success;

WHEREAS, libraries nurture young minds through storytimes, STEAM programs, creative Arts and Craft workshops , and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime;

WHEREAS, libraries protect the right to read, think, and explore without censorship, standing as champions of intellectual freedom and free expression;

WHEREAS, dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all;

WHEREAS, libraries, librarians, and library workers across the country are joining together to celebrate National Library Week under the theme **“Find Your Joy”**;

NOW, THEREFORE, be it resolved that I, Roger Michaud, Mayor, proclaim April 19-25, 2026, as National **Library Week**. During this week, I encourage all residents to visit their library, explore its resources, and celebrate all the ways that the library draws us together as a community.

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026March 25, 2025

Originating Department: Town Clerk

Agenda Title: Presentation - Palm Beach County Fire-Rescue – FY 2025 Annual Report

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: _____ **Newspaper:** _____

Attachments: Power Point Presentation

Please initial one:

_____ Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

Palm Beach County Fire Rescue Chief William "Bill" Rowley will present the Town of Lake Park's Annual Report for October 1, 2024 – September 30, 2025.

Within the report, Chief Rowley will cover the 96.1% overall satisfaction rating as well as the patient experience in a variety of situations, the total number of calls received and incident response.

Chief Rowley will also cover the Emergency Management Services (EMS) performed throughout the reporting year.

Recommended Motion:

I move to accept the PBC Fire Rescue Annual Report for October 1, 2024 – September 30, 2025

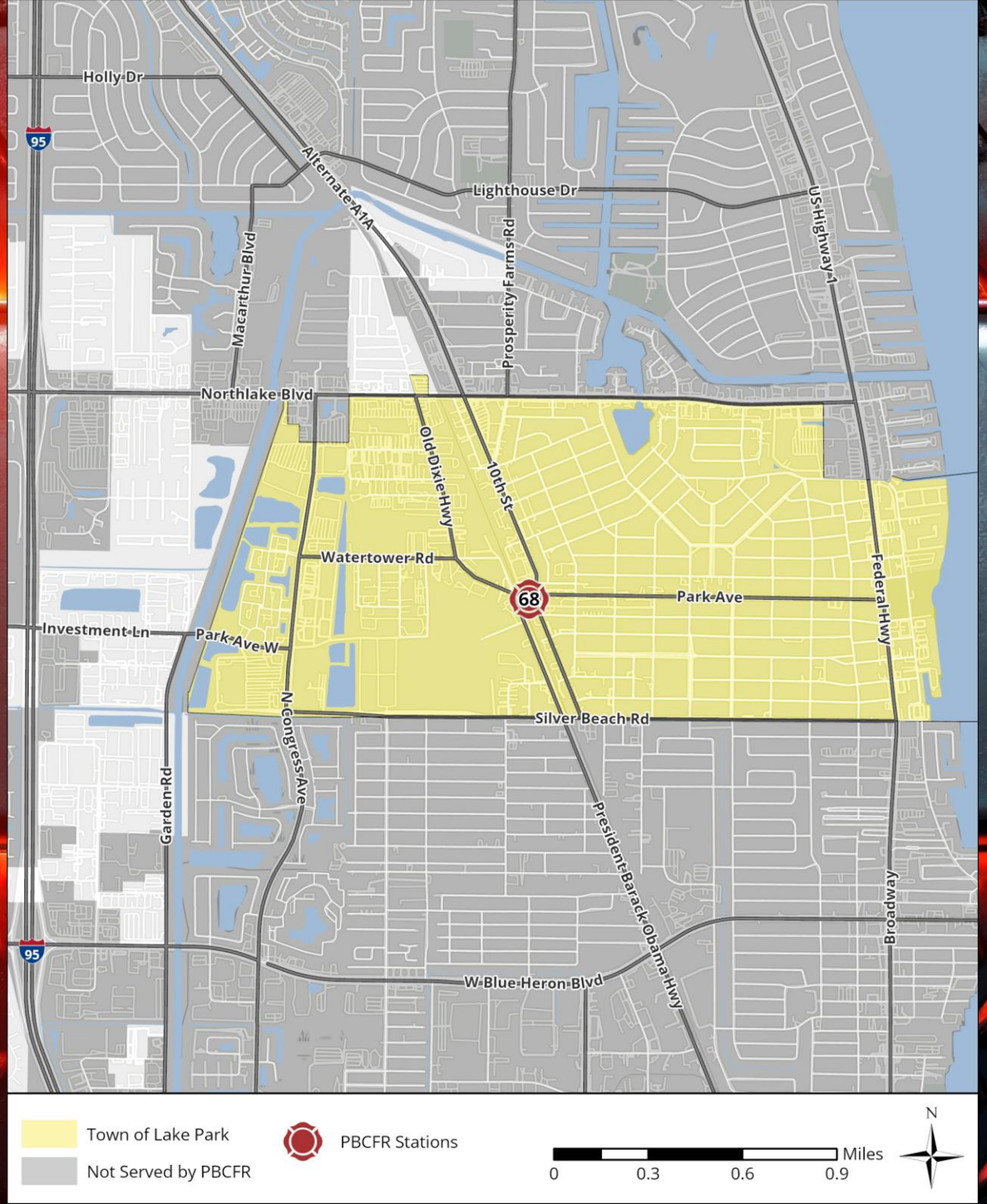
TOWN OF LAKE PARK ANNUAL REPORT

October 1, 2024 – September 30, 2025

PALM BEACH COUNTY FIRE RESCUE

ISO CLASS 1

Lake Park Service Area



PATIENT SATISFACTION SURVEY



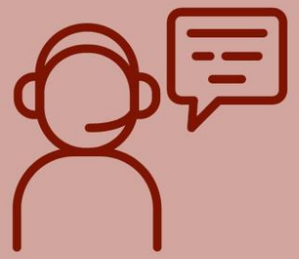
Patients said they would tell friends and family about the positive experience they had with PBCFR.

99.6 %



Patients said they were 'Satisfied' or 'Very Satisfied' with the 911 Center's ability to confirm their location and nature of their problem.

95.5 %



Patients were 'Satisfied' or 'Very Satisfied' with the Dispatcher's instructions regarding their emergency.

95.7 %



Patients told us they were 'Satisfied' or 'Very Satisfied' with the prompt arrival of PBCFR firefighters and paramedics.

96.0 %



The professionalism of PBCFR firefighters and paramedics left patients feeling 'Satisfied' or 'Very Satisfied' with the care they received.

96.4 %



Patients felt 'Satisfied' or 'Very Satisfied' with the level of compassion shown to them and their families by PBCFR firefighters and paramedics.

96.3 %



Patients said they were 'Satisfied' or 'Very Satisfied' with the paramedics' explanation of any procedures they performed.

96.4 %



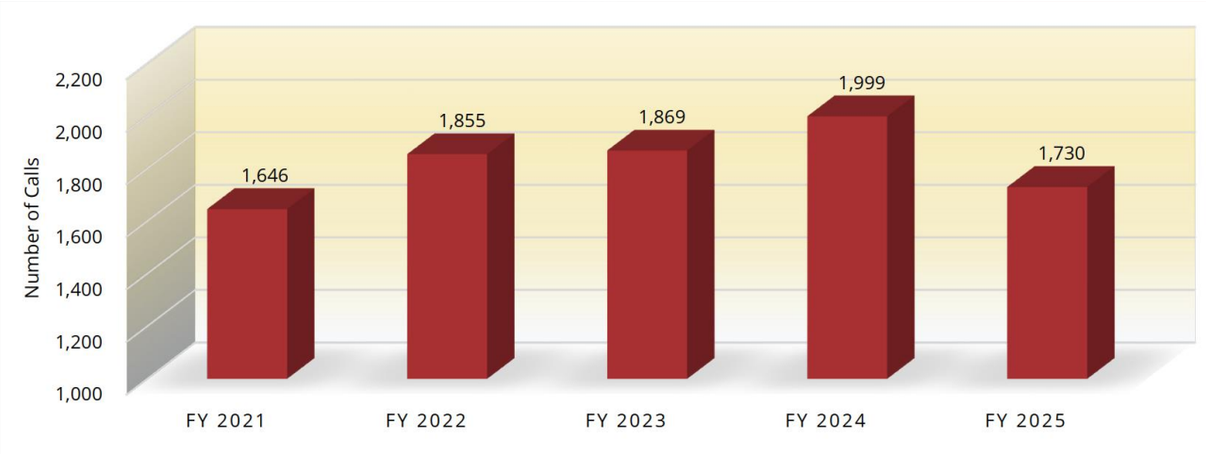
Patients reported they were 'Satisfied' or 'Very Satisfied' with the paramedics' attempts to treat their condition.

96.4 %

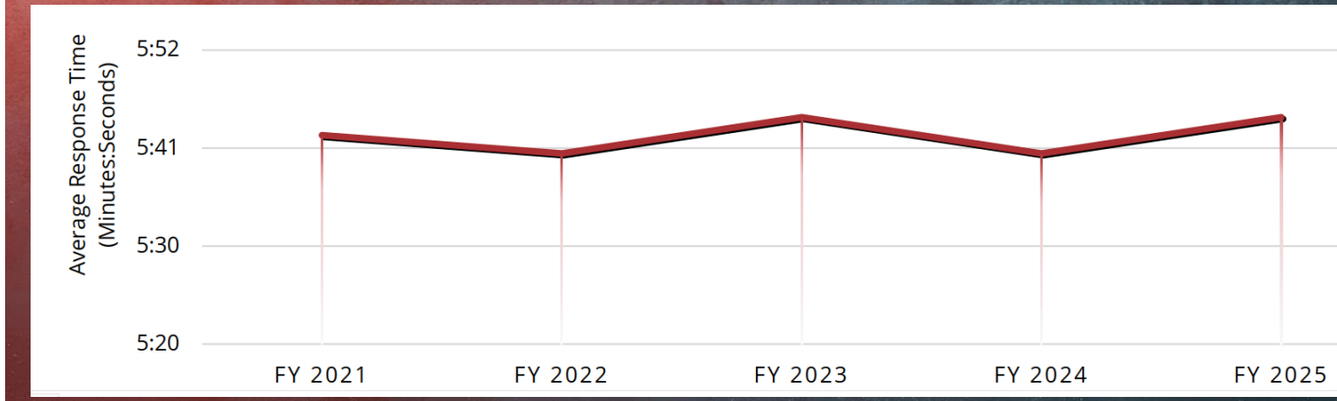
96.1% Overall Satisfaction in Lake Park

LAKE PARK FY 2025 CALL ACTIVITY

Total Number of Calls

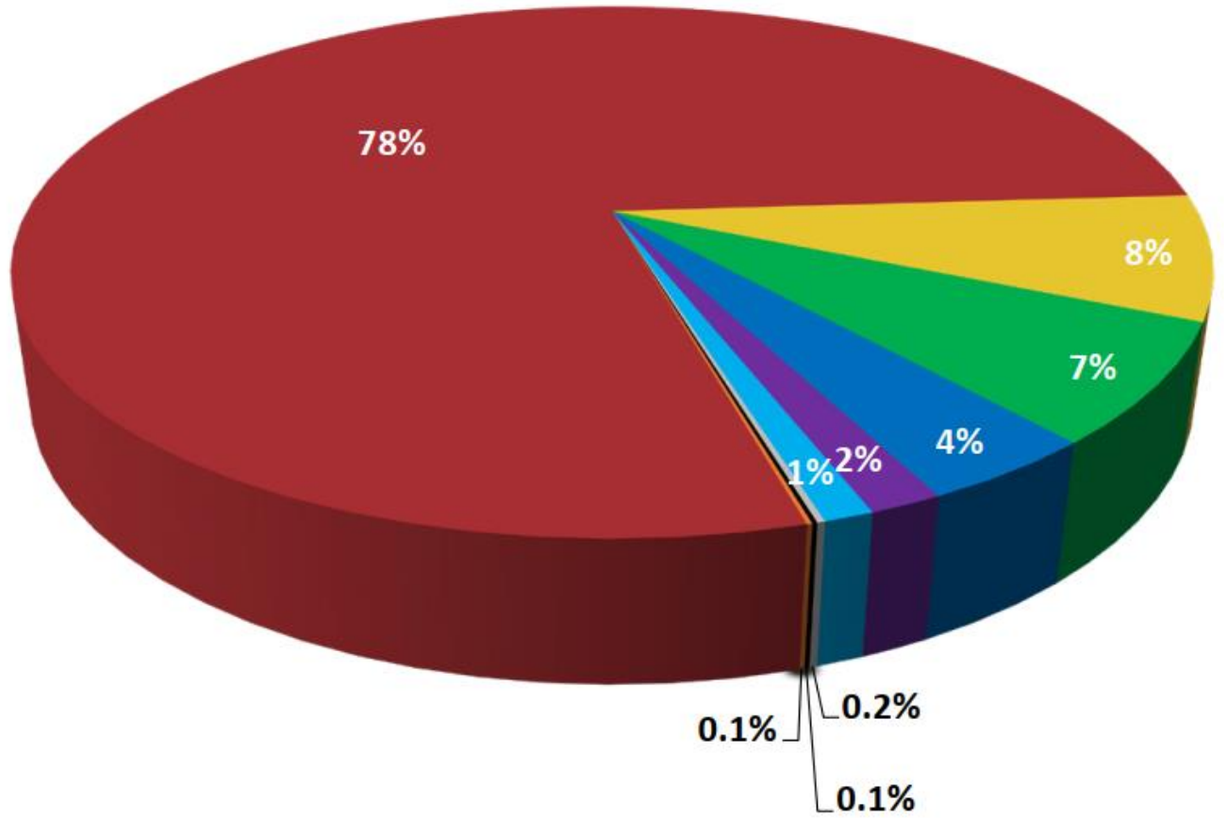


Average Response Times



CALLS BY SITUATION DISPATCHED

SITUATION DISPATCHED	NUMBER OF INCIDENTS
Medical Calls	1,352
Vehicle Accidents	131
Alarms	124
Assists/Investigations	69
Fires	28
Hazardous Situations	19
MIH Calls	3
Train Incident	2
Water Related Incidents	2
Total	**1,730**



PRIMARY RESOURCES ASSIGNED TO THE TOWN OF LAKE PARK

STATION	APPARATUS	STAFFING (number of personnel)
Station 68 1000 Park Avenue, Lake Park, FL 33403	ALS Rescue (1)	3
	ALS Engine (1)	3

ADDITIONAL RESOURCES IN THE SURROUNDING AREA

STATION	APPARATUS	STAFFING (number of personnel)
Station 15 12870 US Highway 1, Juno Beach, FL 33408	ALS Rescue (1)	3
	ALS Ladder (1)	4
	4WD Brush Truck (1)	(cross-staffed with ALS Ladder)
Station 17 8130 N. Jog Road West Palm Beach, FL 33412	ALS Engine (1)	4
	4WD Brush Truck (1)	(cross-staffed with ALS Engine)
Station 19 322 N. Central Blvd., Jupiter, FL 33458	ALS Rescue (1)	3
	ALS Squad (1)	3
	Special Operations (1)	2
	EMS Captain Command (1)	1
	Battalion Chief Command (1)	1
	District Chief Command (1)	1
	4WD Brush Truck (1)	(cross-staffed with ALS Engine)

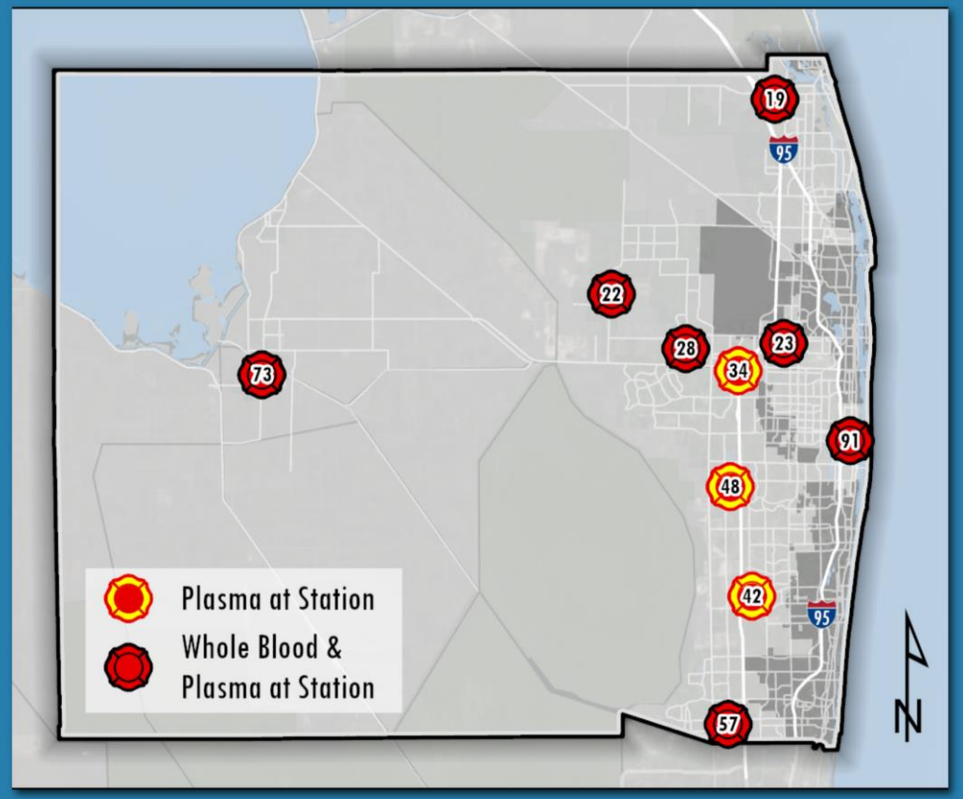
EMS Call Statistics



BLOOD PRODUCT TRANSFUSION PROGRAM

The Blood Product Transfusion Program was established to improve survival rates among patients with severe bleeding.

- The program launched with whole blood transfusions in July 2022
- Field-administered plasma was introduced in December 2024
- Patients treated with tranexamic acid and calcium chloride medications





10 EMS Captains Carry Plasma
7 EMS Captains Carry Whole Blood



Both Trauma Hawks
Carry Plasma & Whole Blood

URBAN SEARCH AND RESCUE (USAR) TEAM

- Responds to a wide range of complex emergencies.
- The USAR Team received a Type 3 designation by the Florida Division of Emergency Management (FDEM), recognizing its regional capabilities in collapse rescue, rope and trench operations, K9 search, and support from medical doctors and structural engineers.
- Dedicated Swiftwater unit that has achieved a Type 1 designation (the highest level typically deployed nationwide). It's staffed by expert personnel equipped with boats capable of operating in fast-moving, debris-filled waters.







DEPTH OF SERVICE

Palm Beach County Fire Rescue has 51 Fire Stations with 171 front line units

Units move-up to other areas regularly for coverage

- 56 ALS Rescues – each staffed with 3 people
- 42 ALS Engines – 40 staffed with 3 people, 2 staffed with 4 people
- 4 ALS Squads
- 6 ALS Aerials – each staffed with 4 people
- 2 Special Operations Units – each staffed with 2 people
- 4 Tenders – each staffed with 1 person
- 4 Personal Rescue Watercrafts
- 9 District Chiefs
- 10 Battalion Chiefs (24-7, 365 days per year)
- 10 EMS Captains (24-7, 365 days per year)
- 1 Light/Air Truck
- 19 Brush Trucks
- 4 ARFF Vehicles





COMMUNITY RISK REDUCTION DIVISION

The Community Risk Reduction Division consists of:

- Existing Inspections
- Plan Review and New Construction
- Investigations
- Community Education
- Drowning Prevention Coalition



398 Inspection Activities

210 Plans Review

395 Construction Inspection Activities

21 Community Activities with **1,332** Participants









Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: 4/15/2026

Originating Department: Finance

Agenda Title: Presentation - Fiscal Year (FY) 2026 Five Year Capital Improvement Plan (CIP) Update

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

Cost of Item: N/A **Funding Source:** General Fund, CRA, Sanitation & Stormwater

Account Number: **001-408-597** N/A **Finance Signature:** *Barbara A. Gould*

Advertised:

Date: _____ **Newspaper:** _____

Attachments: Town of Lake Park Fiscal Year 2025/2026 Capital Improvement Plan

Please initial one:

_____ Yes, I have notified everyone.

_____ Not applicable in this case

Summary Explanation/Background:

The Town Commission approved the Town's Capital Improvement Plan (CIP) as part of the Town's FY 2026 Budget (All Funds). This was formal CIP that was included within the budget process and includes projects, vehicles & equipment to be funded within the General Fund, including Streets & Roads, Stormwater, Sanitation and the CRA.

As of February 2026, 5-months through the current budget year, the Finance Director will provide the Town Commission with an update of the progress of the CIP. Further, this update will be provided to the Town Commission as a monthly update within the Weekly Update document that is provided to the Town Commission.

The FY 2026 Capital Improvement Plan (CIP) Update was prepared by the Finance Director with the support of the Town's Department Directors, as needed.

Recommendation:
N/A

FISCAL YEAR (FY) 2025/2026 CAPITAL IMPROVEMENT PLAN (CIP)
UPDATE - FEBRUARY 2026

CIP Fund: 001 - General Fund

Description	Department	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total	CIP Status as of February 2026
									$ -	
Trailer Replacement (2)	Public Works	General Fund Revenue		$ 17,000					$ 17,000	
Utility Vehicle	Public Works	General Fund Revenue		$ 19,250					$ 19,250	
Compact Lift (Streetlights)	Public Works	TBD		$ 40,000					$ 40,000	
Forklift (5,000 lb. Capacity)	Public Works	TBD		$ 65,000					$ 65,000	
PW Fuel Dispensing System Replacement	Public Works	TBD		$ 70,000					$ 70,000	
PW Diesel Fuel Tank Replacement	Public Works	TBD		$ 110,000					$ 110,000	
Computer/Laptop Replacements	Information Technology (IT)	General Fund Revenue		$ 87,400	$ 19,000	$ 19,000	$ 19,000		$ 144,400	
Pro Shop Pavilion Bathroom Renovation, Doors & Windows	Special Events & Public Works	Discretionary Surtax	$ 41,000	$ -					$ 41,000	Completion Expected in September 2026 (Doors & Windows have been completed)
Library South Doors - ADA Compliant	Library & Public Works	Discretionary Surtax	$ 28,750	$ -					$ 28,750	Project Completed - February 2026
Public Works Gate Control System Replacement Project	Public Works	TBD		$ 38,000					$ 38,000	
Clock Tower Public Sound System	CRA & Public Works	CRA & General Fund Revenue		$ 10,000					$ 10,000	
Town-wide Park Bench Replacement Project	Public Works	CRA & General Fund Revenue		$ 15,705					$ 15,705	
Town Hall Preservation Improvement Project - Commission Chambers	Public Works	Discretionary Surtax/Historic Preservation Grant	$ 200,000						$ 200,000	Design Completed and Installation Expected in December 2026
Records Retention Renovation/Construction Project	Town Clerk	General Fund Revenue		$ 8,000					$ 8,000	
Bert Bostrom Park Master Plan (i.e., Community Center, Playground, etc.)	CRA, Special Events & Communications & Grants	TBD		$ 15,000,000					$ 15,000,000	

Town Bus - Purchase	Special Events & Public Works	TBD		$ 100,000					$ 100,000	
Kelsey Park Master Plan Project(s) - Project(s) To Be Determined (Funding to be used as a match for grant award once project identified and approved)	Special Events & Commutations' & Grants	Public Improvement Fund/Grant	$ 693,952						$ 693,952	Project to be completed has not been identified and grant funding and application not identified/complete
Kelsey Park Master Plan - Fitness Stations	Special Events & Public Works	Public Improvement Fund/CDBG Grant	$ 92,155						$ 92,155	Project Design - Completion Estimated 25%
Kelsey Park Master Plan - Design - Splash Pad	Special Events & Public Works	Public Improvement Fund/CDBG Grant	$ 123,126						$ 123,126	Project Design - Completion Estimated 15%
Kelsey Park Master Plan - Construction - Splash Pad	Special Events & Public Works	CDBG Grant	$ 375,916						$ 375,916	Project Completion Expected March 2027
Evergreen House Restoration - Design & Construction	Special Events & Public Works	Public Improvement Fund/Historic Preservation Grant	$ 397,000						$ 397,000	Project Design - Completion Estimated May 2026 Project Construction - Completion Estimated - August/September 2026
Town Hall Commission Chambers Security Improvements	Public Works	General Fund Revenue		$ 100,000					$ 100,000	
Traffic Control Devices/Traffic Calming	Public Works	Town Mobility Fees		$ 200,000					$ 200,000	
Southern Outfall Stormwater Improvement Project - Final Phase	Public Works	CDBG/Florida Department of Economic Opportunity Grant	$ 2,500,000						$ 2,500,000	Project Design - Completion Estimated August 2026. Project Construction - Completion Estimated September 2027 Additional Grant Funding Received ($1,700,000)
Park Avenue Lane Reduction Project	Public Works & Communications & Grants	Grant Funding		$ 3,500,000					$ 3,500,000	Project Design Completed. Project Construction dependent on funding to be secured
Road Improvements - Various Locations	Public Works	General Fund Revenue		$ 500,000	$ 500,000	$ 500,000	$ 500,000		$ 2,000,000	
Sidewalks - Various Locations	Public Works	General Fund Revenue		$ 500,000	$ 500,000	$ 500,000	$ 500,000		$ 2,000,000	

Septic to Sewer Conversion Project (Generally West of Old Dixie Highway - South of Water Tower Road to Silver Beach Road)	CRA, Public Works & Communications & Grants	PBC Lake Worth Lagoon Initiative Grant Funding/Legislative Appropriation/Special Assessment		$ 5,810,000					$ 5,810,000	Project Design Completed. Project Construction dependent on funding to be secured
Total Expenditures			**$ 4,451,898**	**$ 26,190,355**	**$ 1,019,000**	**$ 1,019,000**	**$ 1,019,000**		**$ 33,699,253**	
Funding										
		General Fund Revenue	$ -	$ 1,144,250	$ 1,019,000	$ 1,019,000	$ 1,019,000		$ 4,201,250	
		Discretionary Surtax	$ 169,750	$ -	$ -	$ -	$ -		$ 169,750	
		Mobility Fees		$ 200,000	$ -	$ -	$ -		$ 200,000	
		Public Improvement Fund	$ 406,251	$ -	$ -	$ -	$ -		$ 406,251	
		Special Assessment	$ -	$ 1,110,000	$ -	$ -	$ -		$ 1,110,000	
		Grant Funding	$ 3,875,897	$ 8,200,000	$ -	$ -	$ -		$ 12,075,897	
		TBD	$ -	$ 15,536,105	$ -	$ -	$ -		$ 15,536,105	
Total Funding			**$ 4,451,898**	**$ 26,190,355**	**$ 1,019,000**	**$ 1,019,000**	**$ 1,019,000**		**$ 33,699,253**	

CIP Fund: 402 - Stormwater

Description	Department	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total	CIP Status as of February 2026
VAC Truck (Replace #52) - Purchase	Public Works	Stormwater Non-Ad-Valorem Assessments	$ 635,740						$ 635,740	Purchase Expected April 2026
Mason Dump Truck (Replacement)	Public Works	Stormwater Non-Ad-Valorem Assessments			$ 95,000				$ 95,000	
Dump Truck (Replace #59)	Public Works	Stormwater Non-Ad-Valorem Assessments		$ 175,000					$ 175,000	
Street Sweeper (Replace #16)	Public Works	Stormwater Non-Ad-Valorem Assessments			$ 278,000				$ 278,000	
Backhoe Loader (Replace #46)	Public Works	Stormwater Non-Ad-Valorem Assessments		$ 155,000					$ 155,000	
MADVAC All-Terrain Litter Vacuum Vehicle/Equipment	Public Works	Stormwater Non-Ad-Valorem Assessments	$ 120,000						$ 120,000	Purchase Expected Prior to End of Fiscal Year 2026
Quick View Camera	Public Works	Stormwater Non-Ad-Valorem Assessments	$ 30,000						$ 30,000	Purchase Completed
Trailer	Public Works	Stormwater Non-Ad-Valorem Assessments	$ 35,000						$ 35,000	Purchase Expected May 2026
Commercial Steel Building	Public Works	Stormwater Non-Ad-Valorem Assessments	$ 50,000						$ 50,000	In Planning Stage
Total			**$ 870,740**	**$ 330,000**	**$ 373,000**	**$ -**	**$ -**		**$ 1,573,740**	
Funding										
		Stormwater Assessments	$ 870,740	$ 330,000	$ 373,000	$ -	$ -		$ 1,573,740	
Total			**$ 870,740**	**$ 330,000**	**$ 373,000**	**$ -**	**$ -**		**$ 1,573,740**	

CIP Fund: 404 - Sanitation

Description	Department	Funding Sources	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2033	Total	CIP Status as of February 2026
										$ -	
Side Loader Truck (Replace #51)	Public Works	Loan - Financed	$ 393,889							$ 393,889	Purchase Expected May 2026
Front End Loader Truck (Replace #44)	Public Works	Loan - Financed	$ 376,065							$ 376,065	Purchase Completed - April 2026
Grapple Truck (Replace #66)	Public Works	Loan - Financed		$ 250,000						$ 250,000	
Rear Loader Truck (Replace #42)	Public Works	Loan - Financed		$ 308,700						$ 308,700	Request To Purchase in FY 2026 (From FY 2027)
Front End Loader Truck (Replace #56)	Public Works	Sanitation Assessments & Investment Income Proceeds	$ 127,338	$ 127,338	$ 127,339					$ 382,015	Pre-Funding of Vehicle Purchase - Request To Purchase in FY 2026 (From FY 2027)
Side Loader Truck (Replace #58)	Public Works	Loan - Financed			$ 413,908					$ 413,908	
Grapple Truck (Replace #67)	Public Works	Sanitation Assessments & Investment Income Proceeds	$ 83,333	$ 83,333	$ 83,334					$ 250,000	Pre-Funding of Vehicle Purchase - Request To Purchase in FY 2027 (FY 2028)
Truck (Replace #___ - Expected FY 2032 - Estimated $200,000)	Public Works	Sanitation Assessments & Investment Income Proceeds					$ 66,666	$ 66,666	$ 66,666	$ 199,998	
Side Loader Truck (Replace #___ - Expected FY 2032 - Estimated $401,116)	Public Works	Sanitation Assessments & Investment Income Proceeds					$ 137,705	$ 137,705	$ 137,705	$ 413,115	
Front End Loader (Replace #___ - Expected FY 2032 - Estimated $456,333)	Public Works	Sanitation Assessments & Investment Income Proceeds					$ 152,111	$ 152,111	$ 152,111	$ 456,333	
Total			**$ 980,625**	**$ 769,371**	**$ 624,581**	**$ -**	**$ 356,482**	**$ 356,482**	**$ 356,482**	**$ 3,444,023**	
Funding											
		Sanitation Assessments	$ -	$ -	$ 210,673	$ -	$ 356,482	$ 356,482	$ 356,482	$ 1,280,119	
		Loan - Financed	$ 769,954	$ 558,700	$ 413,908					$ 1,742,562	
		Investment Income Proceeds	$ 210,671	$ 210,671	$ -	$ -	$ -	$ -	$ -	$ 421,342	
Total			**$ 980,625**	**$ 769,371**	**$ 624,581**	**$ -**	**$ 356,482**	**$ 356,482**	**$ 356,482**	**$ 3,444,023**	

FISCAL YEAR (FY) 2025/2026 CAPITAL IMPROVEMENT PLAN (CIP)
UPDATE - FEBRUARY 2026

CIP Fund: 110 - CRA

Description	Department	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total	CIP Status as of February 2026
									$ -	
10th Street Oval-A-Bout	CRA, Public Works & Communications & Grants	Mobility Fees/Legislative Appropriation/PBC Impact Fees/CRA/PBC MPO Transportation Alternative (TA) Grant		$ 1,300,000	$ 700,000				$ 2,000,000	Project Design Completed - 2024. Project Construction dependent on funding to be secured
10th Street Streetscape (Silver Beach to Park Avenue)	CRA, Public Works & Communications & Grants	CRA/PBC MPO Transportation Alternative (TA) Grant and FAPA Grant		$ 1,000,000					$ 1,000,000	Project Design Completion - Estimated August 2026. Project Construction - Completion Estimated September 2027
Park Avenue Extension (Dixie Highway Street to Congress Avenue)	CRA, Public Works & Communications & Grants	Mobility Fees/PBC Impact Fees/CRA/PBC MPO Transportation Alternative (TA) Grant				$ 500,000			$ 500,000	PBC completing Design - Town has not reviewed and/or approved proposed concept/plans
Road Improvements - Various Location - CRA District	CRA & Public Works	CRA	$ 500,000						$ 500,000	Project Construction Completed - April 2026
Sidewalks - Various Locations - CRA District	CRA & Public Works	CRA	$ 200,000						$ 200,000	Project Construction- Estimated Completion September 2026
Total Expenditures			**$ 700,000**	**$ 2,300,000**	**$ 700,000**	**$ 500,000**	**$ -**		**$ 4,200,000**	
Funding										
		Mobility Fees	$ -	$ 200,000	$ -	$ -	$ -		$ 200,000	
		PBC Funding	$ -	$ 400,000	$ -	$ -	$ -		$ 400,000	
		CRA	$ 700,000	$ 1,700,000	$ 700,000	$ 500,000	$ -		$ 3,600,000	
Total Funding			**$ 700,000**	**$ 2,300,000**	**$ 700,000**	**$ 500,000**	**$ -**		**$ 4,200,000**	

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Town Manager and Town Attorney

Agenda Title: Presentation - Town of Lake Park Marina P3 Project Quarterly Update - Forest Development

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

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

Cost of Item: N/A **Funding Source:** N/A

Account Number: N/A **Finance Signature:** _____

Advertised:

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

Attachments: Forest Development P3 Quarterly Update Presentation

Please initial one:

_____ Yes I have notified everyone

RJR Not applicable in this case

Summary Explanation/Background:

The Town of Lake Park entered into a Marina P3 Comprehensive Agreement (Agreement) with Forest Development (Forest) on August 2, 2023. In accordance with the legislative intent of the P-3 statute, the Agreement is intended to upgrade/construct marina facilities that are to be used predominately for public purposes. This Agreement requires a quarterly update to the Town Commission on the status of the project by Forest Development.

As a result, Mr. Larry Zabik on behalf of Forest Development will be providing Forest Development's Marina P3 Quarterly Update to the Town Commission.

This constitutes an assessment of the update from staff regarding the Forest presentation:

In its presentation Forest states: "*Forest Development is concerned about the Town of Lake Park's continued lack of cooperation on moving this project to completion.*" Article 39 of the Agreement provides that the parties "shall cooperate with each other in good faith…." Cooperation is a "two-way street" and Forest's ongoing failure to meet the statuary intent of the P-3 statute by satisfying the Town staff's repeated comments through five (5) rounds of submittals regarding its proposed PUD Master Plan and Site Plans is not consistent with the statutory intent for P-3 projects, or Article 39 to propose a project that is "predominately for public purposes" and "in the public's interest." Forest's continuing failure to do so is of concern to the Town.

A modification of the deed restrictions **before** the Town Commission approves a PUD Master Plan and Site Plans for the project, and the establishment of the final approved uses is necessary for an appraisal, which establishes the compensation to be paid for the modification of the deed restrictions. Until the Town Commission grants these approvals, the State of Florida Board of Trustees of the Internal Improvement Trust Fund (TIITF) cannot be satisfied that there is a public need for the construction or upgrade of facilities that are used predominately for public purposes and that it is in the public's interest to provide for the construction or upgrade of such facilities.

Marina P3 Project Status (as of March 31, 2026):

The Agreement was approved and executed by both parties on August 2, 2023. Forest states that the Town's request to TIITF to modify the deed restrictions is "ON HOLD BY TOWN." The Town was justified in postponing its request to modify the deed restrictions because of Forest's continuing failure to timely process a PUD and Site Plans for the four (4) components proposed by the Agreement.

In order to modify the deed restrictions, the Florida Department of Environmental Protection (FDEP) and TIITF must have a clear understanding of the actual approved uses on the deed restricted parcels so that the State of Florida can determine the true costs associated with a modification of the parcels which are to be developed for something other than "***only public purposes***" as set forth in the deed restrictions. Additionally, Forest's continuing delays deprives the public from commenting on the proposed uses and the intensity of the project.

To date, Forest has made five (5) submittals of a Master PUD and proposed Site Plans (that have been reviewed by Town staff) for the project; however, each submittal of the PUD and Site Plans have failed to comply with various provisions of the Town Code and Land Development Regulations, most notably to address the essence of a **public**, private project, by ensuring that the project is "*predominately for public purposes*" and in the "*public interest*."

It is Forest's failure to adequately respond to the Town's comments regarding these submittals that has significantly delayed the advancement of the project and justifies the Town's decision to postpone the request to TIITF.

The most recent comments from Town staff were provided to the Developer's agent on August 9, 2025, and yet no response from Forest has been received. Please see the timeline of this process below:

Timeline Summary - Master PUD/Site Plan Timeline – Submittals By Forest Development:

Master PUD
Initial Submittal – December 18, 2023
Round 2 Resubmittal – April 17, 2024
Round 3 Resubmittal – June 12, 2024
Round 4 Resubmittal – September 27, 2024

Round 5 Resubmittal – June 17, 2025 (several open comments that still need to be addressed by the Developer – open comments issued 08/09/2025)

SITE PLAN APPLICATIONS – SUBMITTALS BY FOREST DEVELOPMENT:

PODS A&B Combined
Initial Submittal – June 10, 2024
Round 2 Resubmittal – June 26, 2024
Round 3 Resubmittal – September 27, 2024

PODs C&D Combined
Initial Submittal – June 10, 2024
Round 2 Resubmittal – June 26, 2024
Round 3 Resubmittal – September 27, 2024

PODs A, B, C and D individual site plan submittals
Resubmittal 4 – June 17, 2025 (several open comments still need to be addressed by the Developer– open comments dated 08/09/2025

Economic Impact of the Marina P3 Project:

Ultimately, the economic impact of the project will only be realized based on the modification of the deed restrictions based upon uses approved by the Town Commission. Therefore, the economic impact being represented by Forest in its presentation is based upon a PUD and Site Plans not yet approved by the Commission.

Based on the Walter Duke + Partners appraisal report commissioned by the Town, the economic impact of the project based on the not yet approved components referenced in the Agreement is as follows:

- Present value to the Town for the 99 year ground leases is only **$4,145,000**, consisting of $3,315,000 for the first 10 years of the leases, plus $1,900,000 capitalized value of the new wet slip revenue share, less $1,070,000 capitalized loss of the parking/boat ramp revenues

- Fair Market Value Benchmark (hypothetical market rent): Year 1 market rent across pods totals $1,290,550 to $1,641,640, comprising Pod A hotel ground rent of $154,200 to $308,400, Pod B dry storage percentage rent of about $530,000, Pod C new wet slip percentage rent of $114,125 and Pod D restaurant percentage rent of $492,225 to $689,115

- Material Structural Difference: Under the Comprehensive Agreement, $300,000 annual rent is limited to 10 years across the 99-year ground leases, with the Town receiving only a10% revenue share from new slips thereafter, while market terms reflect ongoing percentage/base rents for 50-99 years

- Upfront Payment Under Comprehensive Agreement: Forest pays a $1,200,000 in addition to the $300,000 annual rent, both contingent on the release of the deed restrictions

Thus, the Marina would be leased to Forest for 99 years, but the Town would receive only a fraction of the value of the improvements. The income to be received by the Town for 99 years is, at best, only a small multiple of a single year's fair market rent.

Recommended Motion:
N/A

P3 Lake Park Marina Quarterly Update April 2026



FOREST DEVELOPMENT

TOWN OF LAKE PARK, FLORIDA

Economic Impact of P3 Project

- 172 to 207 Permanent Jobs Once Fully Operational
- $9-11 Million in Annual Payroll Supporting Local Households
- $22.8 to $48.1 Million in Annual Economic Output
- 20-Year Town Revenue: $26.2 Million

Source: Business Flare Report Dated December 11, 2025

Project Status (as of March 31, 2026)

- Deed Restriction/Reverter Removal Application to Governor and Cabinet – ON HOLD BY TOWN.
- $1.2 Million payment is delayed due to Town of Lake Park not moving forward with removal of deed restrictions and reverter clause.
- Marina Reconfiguration Permit Application to FDEP – Town of Lake Park is withdrawing application.
- Master Plan/PUD Site Plan – Town Responded on October 9, 2025. Forest is preparing response. Site Plan cannot be finalized until Marina Reconfiguration Permit is accepted by FDEP.
- **Forest Development is concerned about the Town of Lake Park's continued lack of cooperation on moving this project to completion.**



WALTER DUKE
+PARTNERS
COMMERCIAL
REAL ESTATE VALUATION

THE LAKE PARK HARBOUR MARINA P3

LOCATED AT
103 Lake Shore Drive
Town of Lake Park, Palm Beach County, Florida 33403

FOR
Richard J. Reade
Town Manager
Town of Lake Park, Florida

PREPARED BY
Walter B. Duke, III, MAI, CCIM
2860 W State Road 84, Suite 109
Fort Lauderdale, FL 33312-4804

WALTER DUKE + PARTNERS
COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM
State Certified General Appraiser 375

April 8, 2026

Richard J. Reade
Town Manager
Town of Lake Park, Florida

Re: Lake Park Harbor Marina Public Private Partnership (3P)
Town of Lake Park, Palm Beach County, Florida 33141

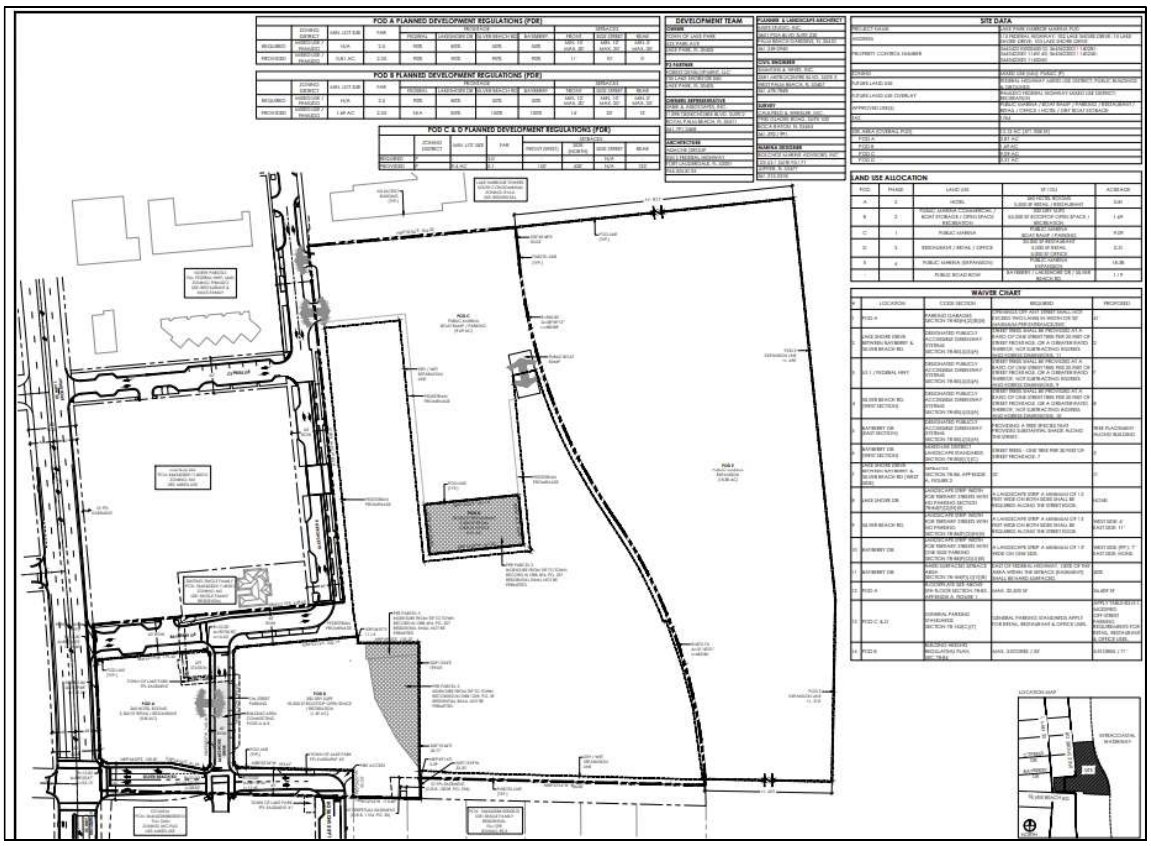
Dear Manager Reade:

On August 2, 2023, the Town of Lake Park (Town) entered into a private public partnership (P3) with Forest Development P3 LPM, LLC, to redevelop the above referenced property. It was approved by the Town Commission by Resolution 48-07-23. The redevelopment includes retail, offices, restaurants, and a hotel; the expansion and reconfiguration of the marina and its boat slips: the relocation of an existing boat ramp; a boat storage facility; and public amenities.

At your request, Walter Duke + Partners has reviewed the financial details of the current comprehensive agreement, Lake Park Harbor Marina Public Private Partnership (P3) Agreement, on behalf of the Town of Lake Park to provide an evaluation of the current financial structure. This Restricted Appraisal Report is intended to comply with the reporting standards set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice (USPAP).

The agreed upon scope of work to accomplish the objectives includes the following:

- Review the financial terms in the existing public-private development comprehensive agreement and related documents such as leases
- Undertake a comparative financial analysis with other municipal land leases for marina and waterfront properties.
- Provide our findings of market rent and terms in a written report. A definition of market rent is presented in the definitions in the addenda. By definition market rent represents a leased fee interest to the Town assuming a lease at market rent terms. A definition of leased fee interest is also presented in the definitions in the addenda.
- This report summarizes the analyses and conclusions developed in this assignment. Additional supporting documentation and detailed analyses are retained in the appraiser's work file in compliance with the USPAP Record Keeping Rule.



OVERALL SITE PLAN PROVIDED BY TOWN OF LAKE PARK



DEVELOPER RENDERING – TOWN COMMISSION PRESENTATION 11/16/22

Extraordinary Assumptions – None were employed.

Hypothetical Condition – The attached report contains a hypothetical condition for the purposes of this valuation analysis. A hypothetical condition is defined in the Dictionary of Real Estate 7th Edition (2022) as "a condition which is contrary to known facts but is supposed for the purpose of the analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends: or about the integrity of the data" that exist on the effective date of the assignment results."

The use of these hypothetical conditions is permitted by the USPAP because:

- it is required to properly develop credible opinions and conclusions;
- the appraiser has a reasonable basis for the hypothetical condition;
- use of the hypothetical condition results in a credible analysis; and
- the appraiser complies with the disclosure requirement set forth in USPAP for hypothetical conditions.

The P3 includes four 99-year ground leases tied to the Comprehensive Agreement (CA) that covers the Hotel component (Pod A) executed January 3, 2024; the Boat Storage component (Pod B) executed May 16, 2024. The Public Marina component (Pod C) executed May 17, 2024; and the Marina Restaurant comment (Pod D) executed May 17, 2024. The developer will make ten annual ground lease payments of $75,000 for each component or a total of $300,000 which were anticipated to begin in 2025, once all requirements have been met.

In addition to the stated lease revenue, the developer will pay an upfront payment to the Town in the amount of $1,200,000. This payment as well as the lease payments are triggered by successful release of existing deed restrictions and reverter clauses that encumber the marina. As of the effective date this

has not occurred so for purposes of this analysis it is premised upon the hypothetical condition that it has occurred as of January 1, 2026.

The use of the hypothetical condition may have affected the assignment.

Hypothetical Baseline Market Revenue Projections Based on Market Rent

POD A - HOTEL	$154,200 to $308,400 annually for lease term of 75+ years
	(257 keys x $20,000/door = $5,140,000 at 3% and 6%)
POD B – DRYBOAT STORAGE	$530,000 annually for lease term up to 99 years.
	(10% of EGI of 292 dry slips)
POD C – MARINA EXPANSION	47 New Wet Slips - $114,125 (10% of EGI)
POD D - RESTAURANT	$492,225 to $689,115 annually for lease term of 50 years
	(13,126 SF x $750/SF Sales = $9,844,500 at 5% and 7%)
HYPOTHETICAL BASELINE MARKET REVENUE AS OF 01/01/2026	$1,290,550 to $1,641,640 (Year 1 rent subject to rent escalations over lease term)

The bottom line hypothetical annual income (as well as annual incomes adding to that) are starting year rents (1st year of operation) expressed in today's dollars. And also, unlike the current 10 years of payments, these escalating payments would extend thru term of land lease and would be unsubordinated to financing.

In addition to initial rate, typical municipal ground leases incorporate:

- Agreed Upon Base Rent
- Periodic rent adjustments
- 10–20-year fair market value reset provisions
- Protections ensuring long-term land value appreciation participation

A properly structured lease can allow the City to:

- Secure durable annual income
- Participate in long-term appreciation
- Support a financeable, high-quality development
- Maximize long-term tax base and job creation

The proposed redevelopment is expected to result in increased ad valorem property tax revenue due to higher assessed values upon completion. However, such tax revenue is not considered a direct or unique financial benefit attributable to the specific terms of the Comprehensive Agreement. Property taxes are generated as a function of redevelopment and improved land use intensity and would reasonably occur under any comparable development scenario at the subject site, irrespective of the ownership structure, lease terms, or participation features negotiated in the agreement.

Accordingly, property tax revenue has been excluded from this analysis of economic consideration to the Town, as it does not represent contractual compensation to the Town under the ground lease or Comprehensive Agreement, but rather a general fiscal outcome of redevelopment that would occur under market conditions.

The attached Restricted Appraisal Report was prepared for the exclusive use of the client for internal decision making. It contains limited information and may not contain all supporting rationale for the appraiser's opinions and conclusions. Use of this report by others is not intended by Walter Duke + Partners. This report is intended only for use in providing data and benchmarks upon which the client may analyze the comprehensive agreement. No purchasers or sellers of the subject property or any others are intended users of this appraisal report, and no third parties should use or rely on the report for any purpose. All such parties are advised to consult with appraisers or other professionals of their own choosing.

Should you have any questions regarding this report, please do not hesitate to call.

Thank you for the opportunity to serve you.

Sincerely,

Walter Duke + Partners



Walter Bryan Duke, III, MAI, CCIM
State-Certified General Real Estate Appraiser No. RZ375

Report Summary

REPORT SUMMARY	
Walter Duke + Partners File Number	260205-I
Appraisal Format	Restricted Appraisal Report
Location of Property	
Address	800 NW 27th Avenue
City	Fort Lauderdale
State & ZIP	Florida 33311
Pod A - Hotel	
Description	257-key mid-to high-end hotel
Pod B - Dry Boat Storage	
Description	292 Slips
Pod C - Marina	
Description	Expansion of 47 Slips
Pod D - Retail, Restaurant, Office	
Description	Waterfront Restaurant of 13,126 SF Retail Spaces (1,444 SF) Office Space (1,088 SF)
Extraordinary Assumptions	None were employed.
Hypothetical Conditions	Reverter lifted and rent payments start 1/1/2026.
Ownership Interest Under Valuation	Fee Simple
Interested Appraised	Leased Fee
Type of Value	Market Rent
Effective Date	January 1, 2026
Report Date	February 27, 2026
Appraiser	Walter B. Duke, III, MAI, CCIM 2860 W State Road 84, Suite 109 Fort Lauderdale, Florida 33312-4804

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ASSUMPTIONS, CONTINGENT AND LIMITING CONDITIONS
DEFINITIONS
QUALIFICATIONS

Certification of Appraisal

I certify that, to the best of my knowledge and belief, . . .

- the statements of facts contained in this appraisal report, upon which the analyses, opinions, and conclusions were based, are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- our compensation is not contingent upon a minimum valuation or an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice (USPAP).
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- the use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission.
- as of the date of this report, Walter B. Duke, III, MAI, CCIM, has completed the continuing education program for Designated Member of the Appraisal Institute.
- Walter B. Duke, III, MAI, CCIM made a personal inspection of the property exterior that is the subject of this report on January 15, 2026.
- Barry Abramson of Abramson & Associates, Inc. provided professional assistance to the person signing this report. The analyses, conclusions, and opinions contained in the report are the principal effort of the undersigned. However, certain functions, such as data collecting and verification, may have been performed by other members of the staff.
- Walter B. Duke, III or any staff at Walter Duke + Partners have not performed services, as an appraiser, or in any other capacity regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Walter Duke + Partners,



Walter Bryan Duke, III, MAI, CCIM
State-Certified General Real Estate Appraiser RZ375

PRESENTATION OF DATA

Comprehensive Agreement

The P3 includes four 99-year ground leases tied to the Comprehensive Agreement (CA) that covers the Hotel component (Pod A) executed January 3, 2024; the Boat Storage component (Pod B) executed May 16, 2024. The Public Marina component (Pod C) executed May 17, 2024; and the Marina Restaurant comment (Pod D) executed May 17, 2024. The developer will make annual ground lease payments of $75,000 for each component or a total of $300,000 which are anticipated to begin in 2025, once all requirements have been met.

In addition to the stated lease revenue, the developer will pay an upfront payment to the Town in the amount of $1,200,000. This payment as well as the lease payments are triggered by successful release of existing deed restrictions and reverter clauses that encumber the marina.

The CA also calls for a revenue sharing plan for 10% of the rental amounts collected by the developer from the additional revenue earned from the construction of new wet slips beyond the existing 135 wet slips on the property.

Other than the above, there is no other revenue to the town within the framework of the 99-year ground leases and other than on-going revenue sharing from the new slips all rental income from the developer stops after ten years while the ground leases run for 99 years so financially, it seems more like a sale with payments deferred and spread out over ten years than it does a lease.

Pod A – Hotel

The developer plans a 257-key mid-to high-end hotel overlooking the marina.

Hotel land sales in South Florida range from $20,000 to $37,000 per key (room) based on market data retained in our work file. Unlike multifamily or office properties, hotels are operating businesses with variable revenue tied to tourism cycles, weather events, and economic conditions. A figure near the bottom of the range at $20,000 is considered appropriate for Pod A.

Based on current South Florida market conditions, ground leases for mid- to high-end hotel developments should typically range between 3% to 6% of fee simple land value annually.

This range reflects:

- Long-term passive land investment yields required by institutional capital
- Comparable mixed-use and hospitality ground leases in Miami-Dade, Broward, and Palm Beach counties

- The operational volatility and capital intensity inherent in hotel assets
- The fact that the property will be on a land lease, albeit a 99-year land lease which could add to financing costs.

Excessive initial ground rent can unintentionally:

- Reduce project leverage
- Increase required equity
- Limit the ability to attract strong hospitality brands
- Ultimately reduce long-term tax revenue and economic impact to the City

Assume:

- Fee simple land value: $5,140,000 as of 1/1/2026

Annual ground rent outcomes:

- 3% = $154,200
- 4% = $205,600
- 5% = $257,000
- 6% = $308,400

Hotel - Current Financial Terms vs. Market Baseline

COMPONENT	CURRENT FINANCIAL TERMS PER CA	MARKET BASELINE TERMS
Pod A 0.81 AC		
257 Keys inc. 5,488 SF Retail/Rest	Lease term – 99 years	Lease term – 75 – 99 years
	One Time Assessment Fee $300,000	Ground lease - 3% to 6% Fee Simple Land
	Rent $75,000/year 10 Years	99 years NNN

Note: A triple net lease (NNN) is a commercial real estate lease structure where the tenant pays a base rent plus all three primary property-level expenses: taxes, insurance, and maintenance (including CAM, or common area maintenance).

Pod B – Dry Boat Storage

For Pod B the CA calls for the development of a dry boat storage building comprising 292 slips. Walter Duke + Partners has analyzed long term ground leases for marinas in the Florida market. These leases are generally between local governments and developers and or operators that manage marina facilities.

The reader should note that competitive areas of the Florida's coastline was surveyed in our analysis. A total of thirteen marina rental rate comparables were analyzed. They included bottom land leased from the State of Florida or local authority. The lease rates ranged from a low of $0.14 per square foot to a high of $21 per square foot on an annual basis for submerged land. These leases rates in our experience are generally lower than upland rates and do not capture the potential revenue generating capabilities of the wet slips that are built upon said lands.

Overall, percentage rates for land leases benefit both the lessor and the lessee. Generally, a lease will be written with a small amount of base rent during the period of development. A percentage rent then "kicks in" after completion and during the time of lease-up. A gradual increase in rent to the lessor is seen during this period. It also allows the lessee to control expenses which will be increasing during the absorption period to occupancy stabilization.

The percentage rent also helps the lessor during a period of economic expansion. When the dock rents are increased and occupancy, rent to the lessor increases in direct correlation. In the inverse, during a recession, as was seen in 2008, when vacancy increased and there was downward pressure on dock rents, the lessee had a better ability to manage operating costs regarding the land rent and was less likely to default on the lease.

In the case of a fixed rent with annual increases, the lessee has less control over expenses during down periods. In addition, the ageing improvements will require more and more repairs as they get older and will be less competitive as time goes on, further reducing revenues. There may come a time when the lessee will not make capital repairs as they see revenues decrease and rent expense continually increasing. This is a common theme at Fixed Base Operators (FBO's) at airports that are nearing the end of their lease term and may not be able to extend the lease.

A percentage rent lease works for any size facility and considers income potential for any location, size, age, quality, and condition of any marina. The following is the list of percentage rents by the comparables as well as the average.

COMPARABLE MARINA LAND LEASE RATES

Number	Name	Rent %
1	Suntex Homestead	5.0%
2	Bayshore Landing	15.0%
3	Harbour Towne	8.0%
4	Palm Harbour	8.0%
5	Haulover Marina	18.0%
6	Bahia Mar	4.5%
7	Private	13.6%
8	Las Olas Marina	12.0%
9	Miami Beach Marina	10.0%
10	Rybovich Marina	6%
11	St Pete Municipal Marina	10.0%
12	Marina Jack	3.0%
13	Grove Harbour	15%
Average		**9.9%**

From the data presented we have concluded that the older leases for marina from government agencies were written at much lower percentage rates in the 3% to 5% range. Most recently there have been three leases that have just been negotiated with rates of 12% to 15.0%. As noted, the Haulover facility at 18% has no real estate taxes associated with the rent but there is a cap of $1,000,000 annual rent, making the effective rate significantly lower upon stabilization.

The most recent leases are at 12.0% and 15.0%, with the lessee making a significant capital investment which will take a considerable amount of time to complete. The average rate of 9.9%. Marina ground lease percentage rents should fall between 8% and 12%. A rate of 10% is considered to be appropriate for Pod B, dry storage component and for Pod C marina expansion.

Assumptions for 292 Dry Storage Slips Revenue:

- Total rentable dry storage space is estimated at 10,804 linear feet (292 Slips X 37 Feet, average boat length)
- Walter Duke + Partners has estimated the dry boat storage income to calculate the market percentage rent to the Town of Lake Park based on current market conditions from marina facilities in its competitive market area. Dry Boat Storage rent is estimated at $43.00 per linear foot per month based upon a survey of dry storage marinas in the Palm Beach market.
- Occupancy is estimated to stabilize at 95% for the marina components.
- Percentage rent is based upon a rate of 10% of the effective gross income, EGI as per the comprehensive agreement. This percentage is consistent with percentage rent charged at comparable marinas.

LAKE PARK HARBOUR MARINA 103 Lake Shore Drive Town of Lake Park, Florida			
292 New Dry Storage Slip Rent		$5,574,864	
LESS: Vacancy & Collections	5.0%	-$278,743	
Effective Income for Dry Storage Rent			$5,296,121
Percentage Rent	**10.0%**		**$529,612**

The terms of the thirteen municipally leased marinas ranged from a minimum of 25 years to 50 years. The CA calls for the developer to construct the building. As such, terms of the ground lease should be at a minimum of 50 years with renewal options for a maximum of 99 years.

Assumptions for Trailer Parking and Boat Launch Income Loss:

- According to the marina manager there will be a net loss of 52 spaces from the construction of the dry boat storage building.
- Revenue per space for the prior year was $1,234 per space.
- Year 1 lost revenue is $64,168.

Dry Boat Storage - Current Financial Terms vs. Market Baseline

COMPONENT	CURRENT FINANCIAL TERMS PER CA	MARKET BASELINE TERMS
Pod B 1.69 AC		
Dry Boat Storage - 292 Slips	Lease term - 99 years	Lease term – 50 to 99 years
	One Time Assessment Fee - $300,000	8% - 12% of EGI for 99 years – (Avg 10%)
	Rent $75,000/year – 10 Years	

EGI = Effective Gross Income = Collected Revenue

Pod C – Marina

The existing marina will be expanded by 47 slips. The CA also calls for a revenue sharing plan for 10% of the rental amounts collected by the developer from the additional revenue earned from the construction of the 47 new wet slips beyond the existing 135 wet slips on the property. The following are the terms of the proforma schedule:

Assumptions for 47 New West Slips:

- Total rentable wet slip dockage is estimated at 2,350 linear feet (47 Slips X 50 Feet, average boat length)
- Wet Slip rent is estimated at **$42.60** per linear foot per month based upon a survey of marinas in the Palm Beach area.
- Occupancy is estimated to stabilize at 95% for the marina components.
- Percentage rent is based upon a rate of 10% of the effective gross income, EGI as per the comprehensive agreement and consistent with market municipal percentage rents.

LAKE PARK HARBOUR MARINA 103 Lake Shore Drive Town of Lake Park, Florida			
47 New Wet Slip Rent		$1,201,320	
LESS: Vacancy & Collections	5.0%	-$60,066	
Effective Income for Wet Slip Rent			$1,141,254
Percentage Rent	**10.0%**		**$114,125**

Marina - Current Financial Terms vs. Market Baseline

COMPONENT	CURRENT FINANCIAL TERMS PER CA	MARKET BASELINE TERMS
Pod C 12.09 AC		
Marina Expansion 47 slips	Lease term – 99 years	Lease term – 50 to 99 years
	One Time Assessment Fee - $300,000	Base rent + 8% to 12% of EGI – 99 Yrs
	Rent $75,000/year - 10 Years	
	10% EGI above current 135 slips, 99 years	

Pod D – Retail, Restaurant, Office

Pod D calls for a waterfront restaurant of 13,126 square feet and two small spaces comprising 1,444 square feet of retail space and 1,088 square feet of retail space. The space will benefit from a waterfront location looking over the marina.

In order to estimate a proper and reasonable ground lease rate for the subject property Walter Duke + Partners examined the Florida coastal markets for waterfront restaurant leases of land or property that is municipally owned whereby the city or government agency leased property to a private third party to operate a waterfront restaurant.

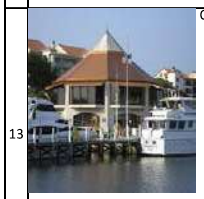
In all, 15 comparable properties were located. The information on each transaction we were able to obtain prior to delivering this appraisal is summarized in the following table followed by a location map.

COMPARABLE WATERFRONT RESTAURANTS ON MUNICIPAL LAND

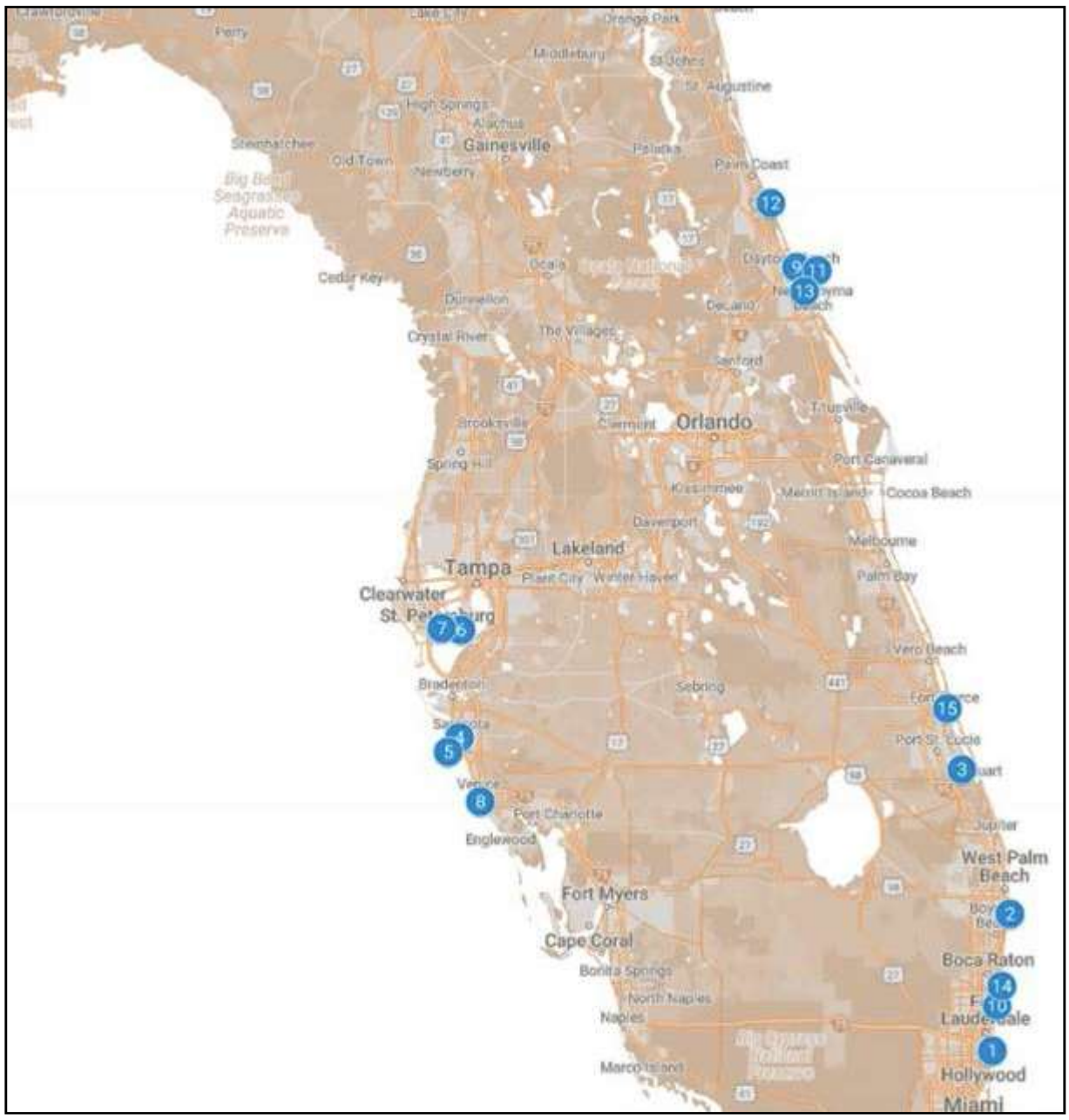
	Photo	Lessee	Lessor	Address City County Zip	SF	Year Built	Lease Begin	Lease End	Lease Term	Options	Rent	% Rent	Water-front Dining	Dockage	Other	Comments / Notes
1		Lucky Fish	City of Dania Beach	65 N Beach Road Dania Beach Broward County 33004	1-Acre Land	Anticipated 2024			Ground Lease 20 Years	Two 15-Year	Greater of $204,000 /Year OR 5% of gross sales (if gross sales > $4M) - Years 1-5 5.5% of gross sales for Years 6-10 6.0% of Gross Revenue Years 11-15 6.0% of Gross Revenue all years thereafter		Yes	No	Metered parking within the adjacent lot	Class A space / restaurant style and service required. Music/Live Band must follow City Noise Ordinance. Mandatory Marine Turtle lighting. Must follow City Code prohibiting use of Styrofoam, polystyrene and polypropylene food and beverage service articles and precludes plastic straws.
2		Benny's on the Beach	City of Lake Worth	10 South Ocean Boulevard Lake Worth Palm Beach County 33460	7,342	2012	5/10/2023	2033	10 Years	N/A	$42/SF - Year 1 $44/SF - Year 2; 3.5% annual increases thereafter First year rent is $308,364	None	Yes	No	Founded in 1986	Benny was renegotiating lease - one month left; city commission voted against. Restaurant base rent of $32.69 per sf - or $240,000 yr has remained the same since 2013. Despite its prime location, the restaurant pays a lower rate than restaurants & retail shops in the Casino & Beach Complex across the street. Other businesses are currently paying more: Mamma Mia's Pizzeria pays $47.70 /sq $63,531 per year; Kilwins $34.07/sf or $45,383 a year; Lake Worth Tee Shirt Co. pays $47.70/sf or $64,301 per year. Mama Mia, Kilwins and Lake Worth Tee also pay 3.5% annual rent increases. Proposed new lease renewal would increase base rent from $32.69 to $42/sf for the first year, to $44 in second year and remaining years would jump by 3.5% per year.
3		Hudson's on the River	City of Stuart	351 SW Flagler Avenue Stuart Martin County 34944	5,264 SF	2022	10/1/2022	9/30/2032	30 Years	N/A	$75,000	3% of gross sales (> $1.5M)	Yes	No	Opened 3/7/2022 Valet Parking - Complimentary	The rent will begin increasing in 2025, adjusted based on the Consumers' Price Index for South Florida, but it will not increase more than 3% a year. The maximum the monthly rent could reach is $13,610 in 2050. The city cut a deal with Matakaetis for the first two years of the lease because of the coronavirus. For the first 24 months, he will pay $1,965 a month, plus 3% of gross sales.
4		Marina Jacks	The City of Sarasota	2 Marina Plaza Sarasota Sarasota County 34236	22,034	1965	4/9/2019		10 Years	2-10 Year	$212,022.17 OR 3% of Gross Receipts per Year (Lease signed in 2009 for 3% of gross sales)		Yes	Yes	Multi-tenant building Located on 2nd Floor	Marina Jack includes three restaurants and 316 wet and dry slips, a fuel dock, a ship's store and a yacht services department which opened in 1968 in Sarasota. Lease secured in 1960s by Jack Graham, who built the marina and restaurant. Graham died in 2002. Jack Graham Inc and some of its subsidiaries were acquired by Dallas-based Suntex in 2016. New Lease also negotiated for the yacht basin marina and restaurants in Fort Myers with 5 different parcels. The Fort Myers lease secured 2023 is for 30-year initial term with two 25-year options. Minimum annual base rent of $400,000 for first five years, increasing by $100,000 for next two five-year periods, and base rent will increase by 10% each five years after.
5		Lido Beach Pavilion	The City of Sarasota	400 Ben Franklin Drive Sarasota Sarasota County 34236			5/1/2018		10 Years	2-10 Year	$80,000 Yr 1 $90,000 Year 2 $100,000 or 3.5% of Gross Sales Year 3+		No	No	Concession stand with covered seating, a 25-meter lap swimming pool and restrooms open daily 11p.	Ten year lease (with two 10-year extensions), begin May 1, 2019; $3-$4 million in renovating the pool, adding splash pad, expanding the pavilion, opening a tiki bar and ice cream parlor, launching 200-seat restaurant called "Castaways of Lido Key". Rent would begin at $80,000 for first year, increase to $90,000 year two and to up to $100,000 or 3.5% of gross sales, whichever is greater. (Owners have estimated eventual $4 million in gross sales, which would equate to about $140,000 in lease payments). Lease also has provisions regarding restrooms open 8-10:30p 7 days a week, 365 days, maintain public access through the area to the beach.

7a-

6		Teak Pier Teaki Driftwood Café	City of St. Petersburg	800 2nd Ave NE St. Petersburg Pinellas County 33701	10,000	2020	10/1/2019	9/30/2029	10 Years	2-10 Year	$162,000/yr	5% of gross sales	Yes	No		City offered first-year discount of $70,000 on rent and contribution of $500,000 for interior improvements. Th 6,920 SF restaurant is Teak; rooftop bar is Pier Teaki (5,388 SF), and ground floor Driftwood Café (792 SF, plus 2,853 SF outdoor seating).
7		Doc Ford's Rum Bar & Grille	City of St. Petersburg	610 2nd Ave NE St. Petersburg Pinellas County 33701	9,000 plus 1,500 - 2,000 SF outdoor dining space	1962 / 2020	10/1/2019	N/A	N/A	N/A	N/A	N/A	Yes	Adjacent to 25 public boat slips		Opened July 2020 Located at south end of the Pier Approach. Will have 8,000 - 9,000 indoor dining space and 1,500 to 2,000 square feet of outdoor dining space.
8		Sharky's on the Pier and Fins at Sharky's	City of Venice	1600 S Harbor Drive Venice Sarasota County 34285	N/A	1966 / 2013	N/A	N/A	30 Years	N/A	$108,000/ Yr (2022 - $134,796)	5% of gross recei above $2.2M	Yes	No		Lease negotiated in 2008 - 30 year lease, annual rent of $108,000 plus 5 percent of gross receipts above $2.2M. Over past three years (2016-2018), checks between $700,000 and $750,000 to the city. For 2022, base rent of $134,796 plus percentage rent of $1,084,898 equal total rent of $1,219,694 (Despite Hurricane Ian)
9		Senor Frogs	City of	41 S Ocean Avenue Daytona Beach Volusia County 32118	0.75-site	To Be Built - Anticipated 2026-2027	N/A	N/A	50 Years	N/A	$120,000/Yr - Years 1- $240,000/Yr - Year 6 with annual increases of 3% Year 7+	3% of gross sales over $5M	Yes	No	South of Joe's Crab Shack on the pier.	Senor Frogs is building the 2-story building (on vacant oceanfront property south of the Main Street Pier) and will have title to the building and all improvements on the land while the lease remains in full force. When the agreement ends, title to everything on the land will transfer to the city. City is providing $500,000 to construction costs and paying broker commission of $61,625.
10		Pompano Fishing Village	City of Pompano Beach	200 North Ocean Boulevard Pompano Beach Broward County 33062	Site Size: 268,175 6.125-acres Ground Lease (8 Parcels)	Parcel C1 C2 E R1 R2 R3 R4 R5	Start Jul-18 Dec-19 Oct-20 Oct-20 May-21 Jun-22 Oct-22 21-Mar	Restaurant/Bar Restaurant/Bar Restaurant/Bar Surf Shop Retail Restaurant Parking Garage Hilton Hotel	50 Year Ground Lease (8 Parcels)	N/A	Ground Lease Annual Rent / % Rent $300,000/yr $350,000/yr $100,000/yr $300,000/yr $282,750/yr $300,000/yr $120,000/yr $300,000/yr	5% $6 mm 5% $7mm 6% $1.667 mm 5% $6mm 1.25% $4.8mm * 5% $6mm 1.25% $4.8mm * 1.25% $4.8mm		No	Anchored by the Pompano Beach Pier.	Walkable, six-acre beachfront destination with casual and upscale dining, a tiki bar and shops. The developer / lessee has retained control of Parcel R2 (retail) and R4 (parking garage retail). The parking garage is controlled by the City of Pompano Beach. The annual and percentage rent represents the sublease from the developer to the tenant. Ground Leases range from $38,000 to $120,000 per year with percentage rents of 1.25% over $1.44 to $6mm. * As noted, the parking garage (R4) is not subleased and rent provided is the ground lease rent. * Parcel R2 (developer controlled) does not have sublease percentage rent; percentage rent reflects ground lease percentage rent.
11		Joe's Crab Shack	City of	1200 Main Street Bridge Daytona Beach Volusia County 32118	19,000 plus 6,725 SF of deck space	1920/2005	May 2012	N/A	30 Years	N/A	$275,000/Yr with annual increases of 1% per Yr	8% of all gross sa over $5.25M ($5.25M threshold increases 1% each yr)	Yes	No	Employee Parking of 75 space Approx. 300 total employees Invested $4-$5M, city contributed $500,000.	Daytona pier - Joe's Crab Shack - 30 year lease, base rent of $275,000 a year, and 8% of all gross sales above $5.25 M in the first year. (Daytona has far larger number of visitors than does Flagler Beach). Restaurant will have 25,000 SF, including 6,725 SF of deck space, employee parking of 75 spaces, approximately 300 employees. Joe's Crab Shack , which also benefits from its national chain's advertising, expects to have more than $50M in gross revenue in its first five years. Base rent to grow 1% per year. Investment of up to $5M.

12		Funky Pelican (Formerly The Pier)	City of Flagler	215 S Ocean Shore Boulevard Flagler Beach Flagler County 32136	3,320 SF dining area plus outdoor deck	1965/2000	2012	N/A	10 Years	Three 5-Year	$36,000/Yr - Year 1 over $1M beginning in Year 3	2% of all gross sa	Yes	No	A-Frame covers 1,200 SF, the bait and tackle shop is another 1,200 SF. (Bait shop n by the city). Seats 158 people, plus 42 on c Approx. 40 total employees City investment of $300.000.	Flagler pier - Ray Barshhay restaurant - 10 year lease, $3,000 a month in first year, and 2% of all gross sales above $1M beginning in the third year. Lease has three 5-year renewals, potential of 25 years total. (Flagler Beach has less visitors than Daytona Beach; the restaurant has 3,320 square feet of dining area. The A-frame covers 1,200 sf, the Bait and Tackle shop another 1,200 - Bait and tackle now run by the city). Restaurant can seat 158 people; number will expand to 200 once a deck is built, enabling outdoor dining.) (Approximately 40 full and part time employees). Estimate of gross sales for first five years of $6.7M. (In comparing Flagler and Daytona restaurants - Joe's Crab is projecting 7.5 times more revenue in first 5-years than Pier at Flagler and rent correspondingly is 7.5x larger). Investment of $300,000.
13		Chart House	City of	1100 Marina Point Drive Daytona Beach Volusia County 32114	6,400 SF Interior 6,600 SF Exterior and 8,330 SF Dock Space	1982 / 1984	2020	2025	5 Years	Three 5-Year	$57,000 Year 1, annua increases with base rer at $72,000 Year 5	5% of all gross sa over $2.25M in Yr 3+ ($5.25M threshold increases 1% each yr)	Yes	Yes		New restaurant operator will rent 6,400 SF of interior commercial space in Suites 103 and 120 of the plaza and 6,600 SF of adjacent exterior space, and 8,330 SF of nearby dock space. Same space used over past 20 years by other restaurants and bars. Agreement goes into effect March 18 and offers three 5-year renewal options. Lease entitles city to receive base rent and percentage rent. Annual rent will start at $57,000 and climb to $72,000 by the fifth year. Percentage rent wont be charged for the first three years. If gross revenues exceed $2.25M in 4th year, city will be entitled to 5% of all gross revenue generated above that threshold. After that, there is a 1% increase in the break point during each lease year.
14		Oceans 234 (The Palm House) (soon to be the former Deerfield Beach Café)	City of	202 NE 21st Avenue Deerfield Beach Broward County 33441	4,557 SF	2012	11/1/2023	10/31/2043	20 Years	N/A	$210,000/Yr	5% of all gross sa over breaking point	Yes	No	Owner investing $2.4M	Deerfield Beach Café LLC won a 20-year lease to operate the pier restaurant. Newly formed company is owned by adjacent restaurant, Oceans 234. Her concept is for upgrading the current restaurant, The Deerfield Beach Café. Will be renamed The Palm House. Owner to invest $2.4M in developing the concept including the observation deck and permanent awning for the ground level outdoor seating. Rent is $210,000 annually, plus a 5% spiff if revenue exceed a "break point". New lease effective 11/1/2023.
15		Crabby's Dockside	City of Fort Pierce	2 Marina Way Fort Pierce Saint Lucie County 34950	7,000 SF	6/2020	2020	2040	20 Years	Two 5-Yr Options	$159,558/Yr increases annually at 2.0%	7% of alcoholic s over $600,000; 2% of food sales over $2.5M; 5% of ice cream sales over $100,000	Yes	No	Construction $1.4M	Previously leased to Original Tiki Bar for 20 years, building was demolished and new building was constructed. The 7,000 SF restaurant has 280 seats. First floor has an ice cream shop; the second floor offers both an enclosed section and covered, open-air dining. Construction began December 2019 and was completed in June 2020. Beachside Hospitality has other restaurant properties in Clearwater Beach, St. Cloud, Fort Myers and St. Petersburg, with an additional oceandside restaurant planned for Daytona Beach.

Comparable Waterfront Restaurants on Municipal Land Map



Discussion of Comparable Waterfront Restaurant Leases

Our due diligence revealed fifteen different municipal leases for waterfront restaurants in the coastal areas of Florida. They are reflective of both building and land leases. Mostly all possess outdoor seating areas that feature a view of the water. In most cases the view is of the ocean. The vast majority have a percentage rent clause and lease terms ranging from 10 to 50 years. In some cases, the city provided a tenant improvement allowance, in other cases the restaurant operator provided significant capital expenditures and even obtained financing. A discussion of the various elements of the comparable leases is undertaken as follows:

Annual Minimum (Base) Rent –
The annual minimum rent (also commonly referred to as base rent) represents the guaranteed payment to the municipality regardless of the tenant's operating performance. Based on the leases analyzed, minimum/base rents range from $36,000 annually in smaller markets such as Flagler Beach to $350,000 in larger municipalities such as Pompano Beach.

The lower end of the range is generally between $36,000 and $108,000, while mid-range examples include Dania Beach at $204,000 and Lake Worth at $308,364. In certain cases, such as Dania Beach, the lease structure provides for the greater of a minimum rent or a percentage of gross revenue (5% in Year 1), ensuring a guaranteed income floor while allowing participation in upside performance.

In contrast, Lake Worth reflects a fixed annual rent structure with no participation in gross revenue. The Pompano Fishing Village example reflects a unique structure where the developer secured relatively low underlying ground lease rents from the municipality and subsequently subleased the space at higher market rates; however, the sublease rates still reflect what the market is willing to bear.

Percentage Rent –
In addition to minimum (base) rent, the majority of municipal waterfront restaurant leases include a percentage rent component based on a share of the tenant's gross revenue. This structure allows the municipality to participate in the financial performance of the operation.

Percentage rent is typically structured in one of two ways:

As the greater of minimum rent or a percentage of gross revenue, or As percentage rent payable above a defined breakpoint, in addition to base rent

The breakpoint (often referred to as a natural breakpoint) is calculated by dividing the minimum/base rent by the percentage rent rate. For example, a $100,000 base rent with a 5% percentage rent implies a breakpoint of $2,000,000 in gross revenue.

The percentage rent rates observed range from 1.25% (paired with a high base rent) to approximately 8%, with most leases falling between 5% and 6% of gross revenue. In some cases, percentage rent applies only after the breakpoint is achieved, while in others it applies to total gross revenue regardless of threshold.

Market Interviews

- Elliot Wolff is the president and CEO of the Be Nice restaurant group. They own and operate local restaurants Top Hat, Coconuts, Lunchroom, Foxy Brown, and G&B Oyster Bar. The latter is waterfront.

  Mr. Wolff reported that occupancy costs can range from 6% to 10%. It varies from restaurant to restaurant and as market conditions change. He also said it can also depend on what operating expenses the tenant must pay.

- Tim Petrillo is the Co-Founder and CEO of the Restaurant People. Founded in 1997, The Restaurant People (TRP) has developed, managed, and operated more than 70 restaurants since its inception including YOLO and O Lounge, S3, Boatyard, Rooftop @1WLO and TRP Taste.

  Mr. Petrillo indicated the typical target range is from 7% to 10%.

- Paul Flanigan is the CEO of the Old School Hospitality Group. Paul has opened and operated 8 Quarterdeck Seafood Bar & Neighborhood Grill locations in South Florida as well as the Dive Bar Restaurant in Jupiter, Beach Bar @ Newport Pier in 2014, and Good Spirits in 2017. Dive Bar is at the Jupiter Marina.

  Mr. Flanigan said he targets a rent that falls between 6% and 8% of gross revenues. He has done leases with slightly higher ratios when he thinks there is upside at the location.

Lease Term – Base terms from 5 to 50 years. Some cities used a base term of 10 or 20 years and added several 10-year or 15-year options for a total of 50 years. If the tenant

needs to construct a building on the property, they may require at least a 50-year term to both recoup their investment and to possibly obtain financing.

Tenant Allowance/Construction Costs – Each lease transaction is different. In some cases, the city contributed nothing, and the operator absorbed all the costs. This is especially true for ground leases like Lucky Fish in Dania Beach. For building leases, the city contribution ranges from a $70,000 discount in rent to $500,000 in tenant allowance.

Gross Sales – Gross sales for these water fronting comparables range from $1.7 to $8 million with most in the $4 to $6 million range. Lucky Fish believes it will gross $8 million dollars once established. Brett's Waterway Café, an aging facility at the end of its economic life, reported gross sales ending May 2022 of nearly $2.7 million. A new venue such as the one preliminarily designed for the subject property would likely produce significantly more revenue due to its new design and layout as well as the fish market. It would be expected to be in the $4 to $5 million range once established.

Walter Duke + Partners has also analyzed the gross sales revenue for comparable properties which are displayed below:

Restaurant	Gross Sales	Size (SF)	Gross Sales/SF
Houston's	$10,202,400	8,502	$1,200
Shooters	$25,000,000	15,354	$1,628
Boatyard	$17,000,000	13,000	$1,308
15th Street Fisheries	$14,000,000	13,452	$1,041
S3	$13,000,000	3,520	$3,693
Louie Bossi's	$20,000,000	7,300	$2,740
Quarterdeck - 17th Street	$5,900,000	7,500	$787
Drunken Taco	$5,000,000	3,630	$1,377
Café Ibiza	$8,000,000	10,257	$780
Beach Spot (Rock Bar)	$11,000,000	21,534	$511
Yolo	$14,000,000	3,824	$3,661
Java & Jam	$4,000,000	2,383	$1,679
El Camino	$12,000,000	5,041	$2,380
Del Frisco's	$6,000,000	8,083	$742
Timpano	$8,000,000	5,630	$1,421
Earls Kitchen + Bar	$14,000,000	9,500	$1,474
Big City Tavern	$18,000,000	8,714	$2,066
Eddie V's	$14,000,000	8,500	$1,647

Waterfront
Non-Waterfront

Therefore, based on the preceding analysis, the estimated percentage rent for the subject is determined to be between 5% and 7% of total revenue would be applicable to the subject. Utilizing an average gross revenue figure of $750 per square foot an estimated gross sales of $9,844,500, the total percentage rent for the subject is calculated to range from $492,225 (5% x $9.8445 million) to $689,115 (7% x $9.8445 million).

The small office and retail are not expected to produce much revenue other than the rent the landlord charges. The sole source of municipal revenue is considered to come from the waterfront restaurant.

Retail, Restaurant, Office - Current Financial Terms vs. Market Baseline

COMPONENT		CURRENT FINANCIAL TERMS PER CA	MARKET BASELINE TERMS
Pod D .31 AC			
Retail SF	1,444	Lease term – 99 years	Min 50 years if tenant builds building
Restaurant SF	13,126	Rent $75,000/year – 10 year	Base rent + 5% to 7% EGI – 50 Yrs
Office SF	1,088	One Time Assessment Fee $300,000	

Present Value to Town from Existing CA Financial Terms

Our understanding of the agreement is that these are to be totally unsubordinated to financing and accordingly should be very low risk.

As such, the net present value of these payments to the Town is estimated using a 4.25% discount rate. Many communities we are aware of are assuming a 4.0% interest rate for long term -30-year bonds. The current yield on one-year T-bills is reported to be in the range of 3.45% - 3.48% and Ten-year treasury notes are yielding approximately 4.81%. For simplicity a single rate of 4.25% is applied to both income streams. This accounts for the slight possibility that collection could be delayed (though, ultimately, even if the developer were to run into trouble, lenders would cure to avoid a default and forfeit of the improvements. Lack of, or at least problematic, market liquidity could also be considered in the discount rate but, as this estimate is focused on value to the Town, it is a lesser consideration.

The resultant Present Value to Town – 10-Year Revenue per Comprehensive Agreement (Assumes Effective January 1, 2026) *(Present Value of Installments: $3,315,000)*

			Year ending 12/31:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
			assumes Effective Date of Agreement is 1/12026	1	2	3	4	5	6	7	8	9	10	11	12
	Commencement	disc rate	NPV												
Project Asst Fee	1 yr after Effective Date of Agrt	4.25%	1,104,000	-	1,200,000										
Component Ast Fee	1 yr after CO of 1st component	4.25%	2,211,000	-	-	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Total			3,315,000	-	1,200,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000

This present value does not include the projected revenue from the additional marina slips, only the lease payments to the town per the CA. Nonetheless, in essence, the town has leased the overall property for 99 years for what amounts to a present value approximating $3,315,000. The marina new slip revenue share of $114,125 is capitalized at a rate of 6% the present capitalized value of that future income stream is $1,902,083 rounded to $1,900,000. Deducted from this amount is the capitalized parking and boat ramp revenue loss of $1,070,000. (Revenue/space of $1,234/space x 52 lost spaces. The total present value to the Town is $4,145,000 presented below:

PRESENT VALUE SUMMARY

Present Value Installment	$3,315,000
Present Value 47 Additional Wet Slips	$1,900,000
Projected Wet Slip EGI x 10% capped at 6%	
Present Value 52 Less Parking / Boat Ramp Spaces	($1,070,000)
Revenue /space of $1,234 x 52 lost spaces capped at 6%	
PRESENT VALUE TO TOWN OF LAKE PARK	$4,145,000
PROPERTY TAXES AND ECONOMIC IMPACTS NOT INCLUDED	

While the proposed redevelopment is expected to generate increased ad valorem property tax revenue due to higher assessed values, such revenue is not considered a direct economic benefit of the Comprehensive Agreement, as it would reasonably occur under any comparable redevelopment of the subject property regardless of the specific lease structure or negotiated terms; accordingly, property tax revenue has been excluded from this analysis as it reflects a general byproduct of development rather than contractual consideration payable to the Town.

Hypothetical Baseline Market Revenue Projections Based on Market Rent

POD A - HOTEL	$154,200 to $308,400 annually for lease term of 75+ years
	(257 keys x $20,000/door = $5,140,000 at 3% and 6%)
POD B – DRYBOAT STORAGE	$530,000 annually for lease term up to 99 years.
	(10% of EGI of 292 dry slips)
POD C – MARINA EXPANSION	47 New Wet Slips - $114,125 (10% of EGI)
POD D - RESTAURANT	$492,225 to $689,115 annually for lease term of 50 years
	(13,126 SF x $750/SF Sales = $9,844,500 at 5% and 7%)
HYPOTHETICAL BASELINE MARKET REVENUE AS OF 01/01/2026	$1,290,550 to $1,641,640 (Year 1 rent subject to rent escalations over lease term)

The bottom line hypothetical annual income (as well as annual incomes adding to that) are starting year rents (1st year of operation) expressed in today's dollars. And also, unlike the current 10 years of payments, these escalating payments would extend thru term of land lease and would be unsubordinated to financing.

In addition to initial rate, typical municipal ground leases incorporate:

- Agreed Upon Base Rent
- Periodic rent adjustments
- 10–20-year fair market value reset provisions
- Protections ensuring long-term land value appreciation participation

A properly structured lease can allow the City to:

- Secure durable annual income
- Participate in long-term appreciation
- Support a financeable, high-quality development
- Maximize long-term tax base and job creation

ADDENDA

ASSUMPTIONS, CONTINGENT AND LIMITING CONDITIONS

Basic Assumptions, Contingent and Limiting Conditions

This appraisal report is made expressly subject to the following assumptions and limiting conditions and any special limiting conditions contained in the report, which are incorporated herein by reference.

This appraisal represents the best opinion of the appraiser(s) as to Market Value of the property as of the appraisal date. The term “Market Value” is defined in the appraisal report.

The legal description furnished is assumed to be correct. The appraiser(s) assumes no responsibility for matters legal in character, nor does he/she render any opinion as to the title, which is assumed to be good. All existing liens and encumbrances, if any, have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.

Any sketch in this report is included to assist the reader in visualizing the property. The appraiser(s) has made no survey of the property and assumes no responsibility in connection with such matters.

The appraiser(s) believes to be reliable the information which was furnished by others, but he/she assumes no responsibility for its accuracy.

Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the client, without the previous written consent of the appraiser(s) or the client, and then, only with proper qualification.

The appraiser(s) is not required to give testimony in deposition or in court, or give testimony at a governmental hearing by reason of this appraisal with reference to the property in question, unless arrangements have been previously made with the approval of the appraiser(s). Said arrangements must be prior to 30 days of the anticipated date. Further, the appraiser(s) reserves the right to consider and evaluate additional data that becomes available between the date of this report and the date of trial, if applicable, and to make any adjustments to the value opinions that may be required.

No testimony will be rendered unless the entire appraisal fee has been paid. Further, all testimony will be subject to expert witness fees previously approved by the appraiser(s).

The distribution of the total value of this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.

The land, and particularly the soil, of the area under appraisement appear firm and solid. Subsidence in the area is unknown or uncommon, but this appraiser(s) does not warrant against this condition or occurrence. Subsurface rights (mineral and oils) were not considered in making this appraisal.

The appraiser(s) inspected (See definition) the buildings involved in this appraisal report and obvious damage, if any, by termites, dry rot, wet rot, or other infestations, was

reported as a matter of information by the appraiser(s), but he/she does not guarantee the amount or degree of damage, if any.

All furnishings and equipment, except those specifically indicated and typically considered as a part of real estate, have been disregarded by the appraiser(s). Only the real estate has been considered.

The comparable sales data relied upon in this appraisal is believed to be from reliable sources; however, it was not possible to inspect the interiors of all of the comparable, and it was necessary to rely on information furnished by others as to physical and economic data.

The appraiser(s) has inspected, as far as possible, the land and the improvements thereon; however, it was not possible to personally observe conditions beneath the soil or hidden structural components within the improvements; therefore, no representations are made herein as to these matters and, unless specifically considered in the report, the value estimate is subject to any such conditions that could cause loss in value. Conditions of heating, cooling, ventilating, electrical, and plumbing equipment is considered to be commensurate with the conditions of the balance of the improvements, unless otherwise stated.

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.

The subject property has been utilized as a yacht service and repair yard. Activities on the site include storage, transfer, and distribution of motor fuel and petroleum products or derivatives containing hydrocarbons. Spillage, leakage or discharge of petroleum products can cause contamination of the soil and groundwater. An Environmental Study, which would disclose any latent contamination on the site, is recommended. The Market Value estimate contained in this report assumes no adverse environmental conditions exist.

Unless otherwise stated in the report, the existence of hazardous substances including, without limitation, asbestos, radon gas, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of the appraiser(s), nor did the appraiser(s) become aware of such during the appraiser's inspection. The appraiser(s) has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser(s), however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

The appraisal is as of the date specified and covers the legally described property only. The current purchasing power of the U.S. Dollar is the basis for the value reported. The appraiser(s) assumes no responsibility for economic or physical factors occurring at some later date, which may affect the opinions herein stated.

This appraisal is presented as a complete, bound report, and may be considered valid only so long as it is presented in its entirety. Further, all pages listed in the Table of Contents must be present and the appraiser's signature accompanied by the raised seal.

Neither all, nor any part of the content of the report, or copy thereof, [including conclusions as to the property value, the identity of the appraiser(s), or the firm with which the appraiser(s) is connected], shall be used for any purposes by anyone but the client specified in the report, the mortgagee or its successors and assigns, mortgage insurer, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency or instrumentality of the United States or any State, or the District of Columbia, without the previous written consent of the appraiser(s); nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the appraiser(s).

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraiser(s) has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser(s) has no direct evidence relating to this issue, the appraiser(s) did not consider possible non-compliance with the requirements of ADA in estimating the value of the property. The appraiser(s) recommends that the entities affected by the Act conduct an "ADA Audit" of the facilities. The ADA Audit should be performed by competent legal professionals who are familiar with the detail and specificity of the Act, in conjunction with architects and engineers versed in its technical requirements. The cost to cure any non-compliant item(s) may serve to reduce the value estimate contained in this report and the appraiser(s) assumes no responsibility for any such condition, nor for any expertise or engineering knowledge required to discover them.

Should the appraiser(s) be required to enforce the above assumptions, contingent and limiting conditions against any entity, person or persons claiming damages because of reliance upon or use of this appraisal report, that entity, person or persons shall be liable to the appraiser(s) for all reasonable attorney's fees, costs, and expenses incurred by the appraiser(s) in enforcing this contract or defending the contingent conditions set forth in the appraisal report, including that incurred without suit, with suit, including all trials and appeals thereof.

Acceptance of delivery or the payment for this report constitutes acceptance of this condition and all other contingent conditions set forth herein.

DEFINITIONS

APPRAISAL DEFINITIONS

Absolute net (bond) lease. A lease in which the tenant is responsible for payment of all expenses including but not limited to real estate taxes, insurance, maintenance, utilities, janitorial and structural repairs. The intent of this lease type is that the landlord absorbs no expenses relating to the operation or repair of the leased space.

Aggregate of retail values (ARV). The sum of the appraised values of the individual units in a subdivision, as if all of the units were completed and available for retail sale, as of the date of the appraisal. The sum of the retail sales includes an allowance for lot premiums, if applicable, but excludes all allowances for carrying costs.

Appraisal. (Noun) The act or process of developing an opinion of value. (Adjective) Of or pertaining to appraising and related functions such as appraisal practice or appraisal services.

Client. The party or parties who engages an appraiser (by employment or contract) in a specific assignment.

Discounted cash flow (DCF) analysis. The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams as well as the quantity and timing of the reversion and discounts each to its present value at a specified yield rate. DCF analysis can be applied with any yield capitalization technique and may be performed on either a lease-by-lease or aggregate basis.

Effective rent. The rental rate net of financial concessions such as periods of no rent during the lease term; may be calculated on a discounted basis, reflecting the time value of money, or on a simple, straight-line basis.

Extraordinary assumption. An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

Fee simple estate. Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Floor area ratio (FAR). The relationship between the above-ground floor area of a building, as described by the building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. See also land-to-building ratio.

Full service lease. A lease in which the landlord is responsible for payment of all expenses pertaining to real estate taxes, insurance, maintenance, all utilities and janitorial.

Going-concern value.

1. The market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; also called value of the going concern.
2. Tangible and intangible elements of value in a business enterprise resulting from factors such as having a trained work force, an operational plant, and the necessary licenses, systems, and procedures in place.
3. The value of an operating business enterprise. Goodwill may be separately measured but is an integral component of going-concern value.

Gross lease. A lease in which the landlord is responsible for payment of all expenses pertaining to real estate taxes, insurance, and maintenance, but not tenant utilities and janitorial.

Highest and best use. The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Hypothetical condition. That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- Use of the hypothetical condition results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

Industrial gross lease. A lease in which the landlord is responsible for all payment of all expenses pertaining to base year real estate taxes, base year insurance, and maintenance, but not tenant utilities and janitorial. Tenant is responsible for any increases over base year (first lease year) real estate taxes and insurance.

Inspection, property inspection. In accordance with generally accepted appraisal standards an inspection is the act of touring or viewing a property. It is a cursory or superficial visual observation of the property, which is not intended to be confused with an assessment of a building, structure or mechanical systems performed by a professional engineer or general contractor.

Intended use. The use or uses of an appraiser's reported appraisal, consulting, or review assignment opinions and conclusions, as identified by the appraiser based on communication with the client at the time of the assignment.

Intended user. The client and any other party as identified, by name or type, as users of the appraisal, consulting, or review report, by the appraiser based on communication with the client at the time of the assignment.

Investment value. The value of a property interest to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market.

Leased fee estate. An ownership interest held by a landlord with the rights of use and occupancy conveyed by lease to others. The rights of the lessor (the leased fee owner) and the leased fee are specified by contract terms contained within the lease.

Market value. As defined in the Agencies' appraisal regulations, the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. Dollars, or in terms of financial arrangements comparable thereto; and
5. the price represents a normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

SOURCE: Interagency Appraisal and Evaluation Guidelines; December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472.

Neighborhood shopping center. The smallest type of shopping center, generally with a gross leasable area of less than 100,000 square feet. Typical anchors include supermarkets and pharmacies. Neighborhood shopping centers offer convenience goods and personal services, and usually depend on the market support of more than 1,000 households.

Net lease. A lease in which the tenant is responsible for expenses payment of all expenses pertaining to real estate taxes, insurance, maintenance, utilities and janitorial. The landlord is responsible only for expenses relating to structural repairs.

Overall capitalization rate (R_O). An income rate for a total real property interest that reflects the relationship between a single year's net operating income expectancy and the total property price or value; used to convert net operating income into an indication of overall property value ($R_O = I_O/V_O$).

Personal property. Identifiable portable and tangible objects which are considered by the general public as being "person", e.g. furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment; all property that is not classified as real estate.

Prospective value estimate. A forecast of the value expected at a specified future date. A prospective value estimate is most frequently sought in connection with real estate projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy at the time the appraisal report is written.

Retrospective value opinion. An opinion of value that is likely to have applied as of a specified historic date. A retrospective value opinion is most frequently sought in connection with appraisals for estate tax, condemnation, inheritance tax, and similar purposes.

Scope of work. The type and extent of research and analyses in an assignment.

Shell space. Space in which no interior finishing has been installed, including even basic improvements such as ceilings, interior walls and floor coverings.

Use value.

1. In economics, the attribution of value to goods and services based upon their usefulness to those who consume them.
2. In real estate appraisal, the value a specific property has for a specific use; may be the highest and best use of the property or some other use specified as a condition of the appraisal; may be used where legislation has been enacted to preserve farmland, timberland, or other open space land on urban fringes.

Vacancy and collection loss. An allowance for reductions in potential income attributable to vacancies, tenant turnover, and nonpayment of rent; also called *vacancy and credit loss* or *vacancy and contingency loss*.

Variable expenses. Operating expenses that generally vary with the level of occupancy or the extent of services provided.

Yield capitalization. The capitalization method used to convert future benefits into present value by discounting each future benefit at an appropriate yield rate or by developing an overall rate that explicitly reflects the investment's income pattern, value change, and yield rate.

Yield rate (Y). A rate of return on capital, usually expressed as a compound annual percentage rate. A yield rate considers all expected property benefits, including the proceeds from sale at the termination of the investment. Yield rates include the interest rate, discount rate, internal rate of return (*IRR*), overall yield rate (Y_O) and equity yield rate (Y_E).

QUALIFICATIONS

WALTER DUKE + PARTNERS
COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM
State Certified General Appraiser 375

QUALIFICATIONS OF
WALTER B. DUKE, III, MAI, CCIM



EDUCATION

University of Florida, Gainesville, Florida
Major in Real Estate
B.S. Degree in Business Administration

Appraisal Institute, American Institute of Real Estate Appraisers and Society of Real Estate Appraisers core course, electives, seminars and comprehensive examination.

APPRAISAL / REAL ESTATE EXPERIENCE

1992 – Present	President & CEO, Walter Duke + Partners, Inc.
1988 – 1992	Senior Appraiser, Clobus Valuation Co., Inc.
1985 – 1987	Staff Appraiser, Clobus Valuation Co., Inc.
1983 – 1984	Broker-Salesperson, Carmel Bay Realty

Appraisal assignments include the valuation and/or evaluation of a wide variety of commercial, residential and industrial properties in Florida prepared for banks, savings and loans, savings bank, insurance companies, estates, governmental agencies, REIT's, mortgage bankers, attorneys and individual investors. Property types include, but are not limited to, proposed and existing office buildings, commercial condominiums, warehouse and industrial properties, shopping centers and retail development, market and tax credit apartments, acreage tracts, commercial/industrial land and special purpose properties including marinas, boatyards, religious and/or educational facilities, fixed base operations (FBO).

Qualified Real Estate Valuation Expert Witness:
U.S. Bankruptcy Court, Southern District of Florida
17th Judicial Circuit Court, Broward County

PROFESSIONAL LICENSES TEMPORARY PRACTIVE PERMITS

State of California
State of Georgia
State of Louisiana
State of Mississippi
State of North Carolina
State of South Carolina
State of South Dakota
State of Tennessee

PROFESSIONAL AND BUSINESS AFFILIATIONS

MAI, Member, Appraisal Institute, No. 8584
CCIM, Certified Commercial Investment Member No. 7130
Registered Real Estate Broker-Salesperson – State of Florida, No. 0398146
Certified General Appraiser – State of Florida, No. RZ375
Former Member, Review and Counseling Division – Region X South

Florida-Caribbean Chapter of Appraisal Institute:
President 2000, 2nd Vice President 1999, Secretary 1998, Treasurer 1997
Regional Representative: Region X Leadership Fort Lauderdale – Class IV, 1998
Appraisal Institute, Leadership Advisory Council, 1997
Member, Realtor's Commercial Alliance
Former Member, Appraisal Journal Editorial Review Board
Member, Commercial Realtors of Greater Fort Lauderdale
Member, Executives' Association of Fort Lauderdale
Member, Marine Industries Association of South Florida (MIASF)
Director, Marine Industries Association of South Florida (2014-2020)
Director, CCIM Fort Lauderdale/Broward District (2018 – Current)
Director, Broward Workshop
Chairman, Affordable Housing Sub-Committee, Broward Workshop
Co-Chair, Affordable Housing Pillar, Prosperity Partnership/GFLA

CIVIC AND CHARITABLE ACTIVITIES

Mayor, City of Dania Beach, 2012 - 2014
City Commissioner, City of Dania Beach, 2009 – 2011, 2015-2016
Chairman, Dania Beach Community Redevelopment Agency 2012 - 2014
Member, Broward Metropolitan Planning Organization 2012 - 2016
Leadership Fort Lauderdale – Class IV, 1998

AWARDS AND RECOGNITION

Appraisal Institute – Recipient of the Volunteer of Distinction Award
Jubilee Center of South Broward – Recipient of the Compassion Award
Golden Anchor Award Recipient - Highest honor bestowed by the Marine Industries of South Florida, (MIASF)
Dania Beach Lions Club - Recipient of the Nicholas James Costello Award for service to the community
Gold Coast Magazine Fort Lauderdale - named as a 2016 Power Couple along with wife Lisa
Symphony of the Americas, honored along with wife Lisa as a couple of "Style and Substance"
South Florida Business Journal – One of five notable figures who are "Making Waves in the Marine Industry"

RECENT SPEAKING ENGAGEMENTS

Keynote - Commercial Real Estate Trends" - Berger Commercial Realty Lunch N Learn Series
Keynote - Florida Commercial Real Estate Market" - South Florida Loan Committee
Keynote - Market Update – South Florida Commercial Real Estate" American Society of Appraisers (ASA)
Keynote - Commercial Real Estate Overview - Broward Council of the Miami Association of Realtors
Panelist - Market Perspectives on Valuation, National Association of Office and Industrial Properties (NAIOP)
Speaker - South Florida Commercial Real Estate Financing and Valuation" South Florida CCIM Chapter
Panelist - MIASF Better Business Series" – Marine Industries of South Florida (MIASF)
Speaker - 2040 Regional Transportation Plan Rollout - Southeast Florida Transportation Council
Keynote - Global Real Estate Trends Applicable to Fort Lauderdale – Fort Lauderdale Historical Society
Speaker – Broward County Economy - Executives Association of Fort Lauderdale 59th Annual Economic Outlook
Speaker – Broward County Economy - Executives Association of Fort Lauderdale 60th Annual Economic Outlook
Keynote – Covid Impacts on CRE: American Society of Appraisers
Speaker – Broward County 2021 Economic Forecast: Broward-Fort Lauderdale CCIM Chapter
Moderator – South Florida Property Appraiser Panel American Institute of Real Estate Appraisers
Moderator - Developer Panel – Realtors Commercial Alliance
Panelist – Covid Impacts on Commercial Real Estate – Miami Association of Realtors
Moderator – South Florida Capital Markets – Broward Fort Lauderdale CCIM Chapter
Panelist – Safety, Opportunity & Sustainability Marine Industry – Downtown Council FTL Chamber of Commerce
Presenter – Marina Industries Association of South Florida Leadership – Anchor Members
Moderator – Gold Coast Commercial Real Estate Outlook – Realtors Commercial Alliance
Moderator – 2022 Commercial Real Estate Outlook Conference – Developer Panel – CCIM Broward/Fort Lauderdale
Speaker - Dollars and Sense of Affordable Housing – Broward Housing Council
Moderator – Housing Council – Housing Affordability Summit
Speaker – Broward Workshop State of the County
Speaker – Broward County Economy - Executives Association of Fort Lauderdale 60th Annual Economic Outlook
Moderator – 2024 Gold Coast Commercial Real Estate Outlook – Realtors Commercial Alliance

Moderator – Capital Markets – Broward Workshop
Moderator - 2024 Commercial Real Estate Outlook Conference – Developer Panel – CCIM Broward/Fort Lauderdale
Panelist – Developer/Real Estate Panel – Leadership Broward 2025
Speaker – Broward County Economy - Executives Association of Fort Lauderdale 60th Annual Economic Outlook

RECENT PUBLISHED ARTICLES AND INDUSTRY CONTENT

Author - Top 5 Misconceptions About Commercial Real Estate Appraisals
Author – Dredging of the Dania Cut Off Canal Spurs Economic Growth
Author – What Type of Commercial Lease is Best for You?
Author – How Walkable Communities Increase Property Values
Author – Selling Your Marina? 5 Key Factors to Consider
Author – Millennials Finally Leaving the Nest – Fort Lauderdale Rental Market Booming
Author – The Importance of LIHTC Market Feasibility Studies
Author – When is the right time to sell a marina?" – Boating Industry Magazine – August 13, 2015
Author – Business is Booming at Walter Duke + Partners
Author – Top 10 Takeaways from this year's ICSC Conference
Co-Author – Big Profits/Low Risk: 7 Bank Lease Deal Trends
Author – Top 5 Misperceptions About Commercial Real Estate Appraisals
Author – All you need to know about Florida Charter Schools
Author – Top 4 Reasons Why Baby Boomers Still Own the Share of US Small Businesses
Author – Three Reasons to be Happy in Your Upside Down Condo!
Author – Three Troubling Trends in the South Florida Condo Market" Author – Free Beer Included in Your Office Space?
Guest Columnist/South Florida Business Journal – Ask these questions before running for office, 2015
Author – Low Income Housing Tax Credit: A Government Program That Works
Contributor - Time to Sell Your Marina? – Trade Only Today Magazine – December, 2015 Issue
Author – Boom Interrupted: Six Signs Commercial Real Estate Could Be Peaking
Author – Thinking Outside the Box to Create Value in Church Property
Author – From the Desk of Duke: SHIP and SAIL Big Winners!
Columnist /MIASF Fort Lauderdale must be vigilant to maintain its title as Yachting Capital of the World
Author - Is the Condo Market Keeping You Up at Night?
Author - Top 3 Reasons For An Improved Housing Market Sea Level Rise: Does the Business Community Care?
Author – The American Dream Interrupted: 3 Ways Government Can Help
Author – Nine Noteworthy Trends You Should Know
Author – Its Gut Check Time in the Miami Condo Market
Author – Six Headwinds That Could Derail Florida Commercial Real Estate and the Trump Economy
Author – Opportunity is Knocking! Are you Ready?
Author – Florida has Hurricane Amnesia
Author – Is FTL Still the "Yachting Capital of the World'?
Author – COVID-19; Florida CRE Winners and Losers
Author – Office: You Can't Live with It, You Can't Live Without It
Author – CRE Valuation Professionals Shouldn't Overreact to COVID-19
Author – Florida Charter School Market Poised for Growth
Author – Top Takeaways from the CCIM Outlook Conference
Author – Economic Impact Studies: Shining a Light on the Positive Economic Benefits of Real Estate Development

RECERTIFICATION AND CONTINUING EDUCATION

The Appraisal Institute conducts a voluntary program of continuing education for its designated members. MAIs and SRAs who meet the minimum standards of this program are awarded periodic education certification. I am currently certified under this program.

WALTER DUKE + PARTNERS
COMMERCIAL REAL ESTATE VALUATION

Walter B. Duke, III, MAI, CCIM
State Certified General Appraiser 375

QUALIFICATIONS OF ALBERT D. OWLER

EDUCATION

University of South Florida, Tampa, Florida
Major in Finance
B.A. Degree in Business Administration

REAL ESTATE EDUCATION

Has successfully completed or has credit for the following courses/exams under the auspices of the Appraisal Institute:

Course 101	• Real Property Appraisal
Course 1B-A	• Capitalization Theory and Techniques A
Course 1B-B	• Capitalization Theory and Techniques B
Course 2-3	• Standards of Professional Practice, Part A
	• Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets

APPRAISAL/REAL ESTATE EXPERIENCE

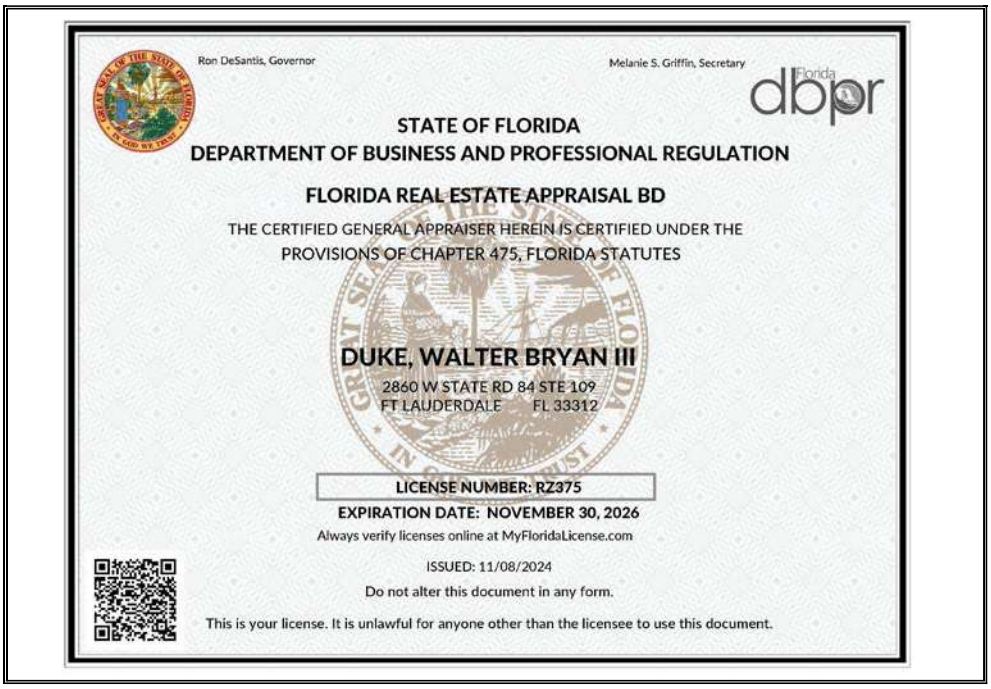
1992 – Present	Senior Appraiser, Walter Duke + Partners, Inc., f/k/a, Clobus, McLemore & Duke, Inc.
1985 – 1992	Senior Appraiser and Review Appraiser, Hewitt, Olson & Associates, Inc.

Appraisal assignments include the valuation and/or evaluation of a wide variety of commercial, residential and industrial properties in Colorado, Florida, Oklahoma, South Carolina and Texas, prepared for banks, savings and loans, savings bank, governmental agencies, and individuals. Property types include, but are not limited to, office buildings, educational, religious, warehouse and industrial properties, marinas, boatyards, shipyards, shopping centers, proposed and existing apartments, planned unit developments, residential subdivisions, acreage tracts, commercial/industrial land and special purpose properties.

PROFESSIONAL AND CIVIC AFFILIATIONS

Certified General Real Estate Appraiser – State of Florida No. RZ2114
Florida Real Estate Broker No. BK452723
Board Member, Marine Advisory Board, City of Dania Beach

LICENSES



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

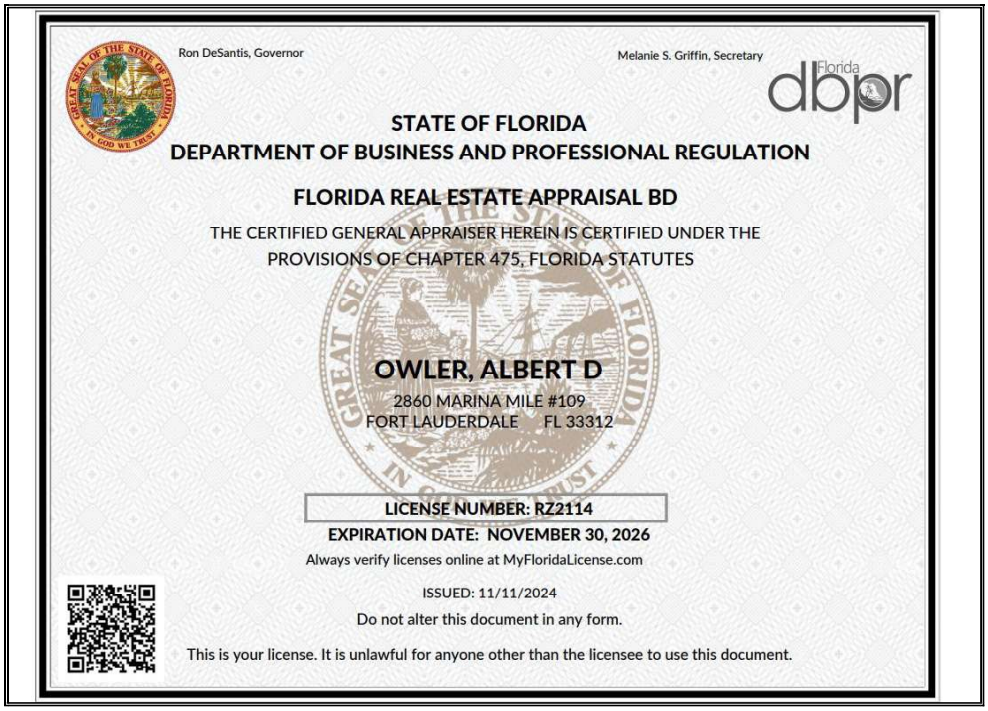
DUKE, WALTER BRYAN III
2860 W STATE RD 84 STE 109
FT LAUDERDALE FL 33312

LICENSE NUMBER: RZ375
EXPIRATION DATE: NOVEMBER 30, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/08/2024

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



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

OWLER, ALBERT D
2860 MARINA MILE #109
FORT LAUDERDALE FL 33312

LICENSE NUMBER: RZ2114
EXPIRATION DATE: NOVEMBER 30, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/11/2024

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.

BANKS / LENDERS
Amerinational
American National Bank
Amarillo National Bank
Bank Leumi
Bank of America, N.A.
Bank of Florida
Bank OZK
Bank United, F.S.B.
Banesco USA
BBVA / Compass Bank
Capital Bank
Capital One Bank
Catholic Order of Foresters
Centerstate Bank
CIBC World Markets
CIT Bank
Citibank, F.S.B.
Citizens Bank
City National Bank
CLI Capital
CNL Bank
Coconut Grove Bank
Comerica
Commerce Bank, N.A.
Credit Suisse
ECCU
Fidelity Bank of Florida
Fifth Third Bank
First American Bank
First Citizens Bank
First Horizon Bank
First Housing
First Republic Bank
Florida Shores Bank
First United Bank
Flagler Bank
Fuse Group
GE Capital
Gibraltar Private Bank & Trust
Grand Bank and Trust of Florida
Grandbridge Real Estate Capital
Grove Bank & Trust
Heartland Bank
Housing Trust Group
HSBC Bank USA
Hudson Valley Bank
Iberia Bank
Israel Discount Bank
International Finance Bank
Ironstone Bank
Key Bank, N.A.
Landmark Bank
Legacy Bank of Florida
Locality Bank
Mack RE Strategies
Mercantile Bank
New Wave Loans
NorthMarq
Northern Trust Bank of Florida
Ocean Bank
OptimumBank
Pacific National Bank
Pacific Western Bank
PNC Bank
Popular Community Bank
Professional Bank
RBC Bank
Regions Bank
Sabadell United Bank
Safra National Bank of New York
Seacoast Bank
Seltzer Management Group
Stonegate Bank
Sun State Bank
Surety Bank
Synovus
Textron Financial
TD Bank
TIAA Bank
Total Bank
Truist
U.S. Bank
U.S. Century Bank
United National Bank
Valley National Bank
We Florida Financial
Wells Fargo Bank
Zeigler Capital Markets

DEVELOPERS / INVESTORS
13th Floor Investments
Aetna Realty
Allen Morris Commercial Real Estate
Alliance Companies
Alta Development
Altman Companies
American Land Company
Atlantic Pacific Companies
Bachow Ventures
Bergeron Development
Blue Water Developers
Brandon Companies
Bridge Development
Centerline Homes
Charter Schools USA
Codina Partners
Colliers International S Florida
Cornerstone Group
Crocker Partners
Cymbal Development
Dezer Properties
Drury Development Corporation
Easton & Associates
Eden Multifamily
EJS Capital Partners
El Ad National Properties
Flagler / Codina Development
Florida Crystals
Florida East Coast Industries
Florida East Coast Realty
Fort Partners
Foundry Commercial
Fuse Group
Gatlin Development Company
Genting Group
Graham Companies
Halmos Holdings
Hudson Capital Group
Informa
Ireland Companies
J. Milton Family Partners
Hix Snedeker
Hooper Construction
Jeff Greene Partners
Lincoln Property Company
Mast Acquisitions
McCourt Development
Merrimac Ventures
Metropica
Mill Creek Residential Trust
M.R. McTigue & Co
MRK Partners
Nautical Ventures
Netz Real Estate Fund
New Urban Development
Olen Properties
Pebb Capital
Pillar Multifamily
Plaza Equity Partners
Premier Developers
RAM Real Estate Development
Raza Development
Red Apple Development
Related Group
Richman Capital I
Rilea Group
Ross Realty Investments
Segbro Companies
Servitas
Stiles Corporation
Taplin Companies
Terra
Trinsic Residential Group
Woolbright Development
ZOM Companies

CORPORATE / COMPANIES
Aelion Enterprises
American Maritime Officers
Avison Young
BBX Capital
Bradford Marine
Brightline
Budget Rent-A-Car Corporation
Coastal Waste & Recycling
Colliers
Cushman Wakefield
Derecktor Shipyards
Florida Crystals
Foundry Commercial
Fox Rock
Gulfstream Park Racing Assoc.
Holman Automotive
Huizenga Holdings
IRG Sports & Entertainment
Keith
Lago Mar Beach Resort & Club
Las Olas Companies
Lowes Home Centers
Miami Dolphins
Moss Construction
Palm Peterbilt Truck Centers
Pantropic Power

Pinecrest School
Roscioli Yachting Center
Seminole Indian Tribe of Florida
Sheltair
Tampa Electric (TECO)
Uniform Advantage
Westrec Marinas
WS Development
Yacht Management Group

GOVERNMENT / MUNICIPAL

Broward County Housing Authority
BCPA
Broward County, Florida
Broward Health
Broward Regional Health Planning Council
City of Boca Raton
City of Coconut Creek
City of Coral Springs
City of Coral Gables
City of Fernandina Beach
City of Fort Lauderdale
City of Hallandale Beach
City of Hialeah
City of Hollywood
City of Homestead
City of Miami Beach
City of Miramar
City of Sunny Isles Beach
City of Sunrise
City of West Palm Beach
City of Wilton Manors
Fort Lauderdale DDA
Fort Lauderdale Executive Airport
First Housing Development Corp.
First Housing Finance Corp.
Hialeah Housing Authority
Holy Cross Hospital
Housing Authority of Broward County
Housing Authority City of Ft. Laud.
Lee County
Miami Parking Authority
Miami-Dade Housing Authority
McDowell Housing Partners
Monroe County
Palm Beach Housing Authority
Pasco Housing Authority
Port of Palm Beach
Sarasota Manatee Airport Authority
School Board of Broward County
South Florida Community Land Trust
Town of Miami Lakes
Town of Southwest Ranches
United States Department of Justice
United States Postal Service
Vitas Healthcare

INSTITUTIONAL/NON-PROFIT

Aids Healthcare Foundation
American Maritime Officers (AMO)
Archdioceses of Miami
Bonnet House Museum & Gardens
Boys & Girls Club of Broward County
Broward Health
CSC of Broward County
Dan Marino Foundation
First Housing Corporation
Florida Inland Navigation District
Habitat for Humanity
Henderson Behavioral Health
Holy Cross /Trinity Health
Housing Trust Group
Las Olas Chabad Jewish Center
Memorial Healthcare Systems
Nova Southeastern University
Salvation Army
South Broward Hospital District
Urban League
Volunteers of America
Watchtower Bible and Tract Society

LIFE COMPANIES

AEGON USA Realty Advisors
Aetna Life Insurance
Allstate Life Insurance Company
Berkshire Life Insurance Co.
First Colony Life Insurance Co.
Genworth Financial
Great American Life Insurance Co.
Guardian Life Insurance
IDS Life Insurance Co,
ING Life Insurance
Jefferson Pilot Life Insurance Co.
John Hancock Mutual Life
Lafayette Life Insurance Co.
Life of Georgia Insurance Co.
Lincoln National Life Ins. Co.
Met Life Mortgage
Minnesota Life Insurance Co.
Mutual Life Insurance Co.
Nationwide Life Insurance
New York Life
New England Mutual Life
Northwestern Mutual Life
Pacific Life Insurance Co.
Principal Real Estate Investors
Provident Mutual
Prudential Insurance Corporation
Southern Farm Bureau Life Insurance
State Farm Life Insurance
Thrivent Financial for Lutherans
TransAmerica Life

LAW FIRMS

Akerman LLP
Arnstein & Lehr LLP
Berger Singerman LLP
Brinkley Morgan Solomon
Buchanan Ingersoll & Rooney PC
Chorowski Clary Saoji Epstein, P.A.
Cooney Trybus Kwavnick Peets
Dunay, Miskel & Backman
Frank Weinberg & Black, PL
Greenberg Traurig
Gunster
Lochrie & Chakas, PA
Loving Scully Law Group
Mastriana & Christiansen, PA
Mombach, Boyle, Hardin & Simmons, P.A.
Moskowitz, Mandell, Salim & Simowitz
Nexterra Law
Olive Judd
Rafool Law Firm
Rice Pugatch Robinson Storfer & Cohen
Saavedra Goodwin
Shubin Law
Shutts, LLP
Tripp Scott
White & Case, LLP

MORTGAGE / WALL STREET

Ackman Ziff
AGM Financial
Aztec Group
Berkadia
Berkshire Mortgage Finance
Chrysler Credit Corporation
Dockerty Romer & Company
Florida Bond & Mortgage

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026 Regular Commission Meeting
Originating Department: Clerk
Agenda Title: Special Called Commission Meeting Minutes - March 25, 2026

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

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

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

Attachments: _____

Please initial one:

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

Recommended Motion:
I move to approve the minutes of the March 25, 2026 Special Called Commission Meeting.

Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
Wednesday March 25, 2026 6:30pm

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

6:34 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 O'Rourke requested that items 7 & 8 be placed on New Business and to pull items 11 & 12 from the Consent Agenda.

Commissioner Thomas requested that items 13, 14, 17 and 19 be pulled from the Consent Agenda.

Motion to approve the agenda to include items 4, 5, 6, 9, 10, 15, 16, 18 and 20 and pulling items 7, 8, 11, 12, 13, 14, 17 and 19 from the Consent Agenda made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

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

RESOLUTION:

1. Resolution 17-03-26 - Accept Certified Election Results - March 10, 2026 Mayoral General Municipal Election.

   Motion to approve Resolution 17-03-26 made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

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

SWEARING IN:

2. Swearing In Ceremony for Mayor – Town of Lake Park.

   Town Clerk Mendez swore in Mayor Roger Michaud.

   Mayor Michaud stated that he belongs in the Mayor's seat and thanked everyone. He stated that he is proud to be the Mayor.

SELECTION OF A VICE MAYOR:

3. Selection of Vice Mayor - Town of Lake Park.

   Motion to select Michael Hensley as Vice Mayor made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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.

-Kelly Steele spoke about scheduling another community clean-up.
-Dennis Clark spoke about issues with calling the PBC Sheriff's Department.
-Dorothy Taylor spoke about the Mayor's re-election.

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 items 4, 5, 6, 9, 10, 15, 16, 18 and 20 made by Vice Mayor Hensley, Seconded by Commissioner Thomas.
Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

4. Proclamation - Honoring Harry S. Kelsey - Founder of Kelsey City (Town of Lake Park, Florida) - March 26, 2026.
5. Proclamation - Ethics Awareness Month - March 2026.
6. Regular Commission Meeting Minutes - March 4, 2026.

9. Resolution 18-03-26 - Agreement - Kelsey Park Fitness Trail Equipment Replacement (ITB #101-2026) - Bliss Products & Services - $92,155.
10. Resolution 19-03-26 - Transfer Obsolete Automatic License Plate Reader Equipment - Palm Beach County Sheriff's Office.
15. Resolution 24-03-26 – Agreement (Piggyback) - Stormwater Infrastructure Maintenance and Repair Services - Hinterland Group, LLC.
16. Resolution 25-03-26 - Interlocal Agreement (1st Amendment) - Collection of Transportation Capacity Impact Fees - Palm Beach County (Additional 12 Months)18. Presentation – Town of Lake Park FY 2027 Budget Calendar.
20. FY 2025 Lake Park CRA Annual Report – Accept & Submit to Appropriate and Required Taxing Authorities.

THE FOLLOWING ITEMS WERE PULLED FROM CONSENT FOR DISCUSSION:

11. Resolution 20-03-26 Community Beautification Improvement Fund (CBIF) Grant - $15,000 - Mr. Earl K. Williams - 705 West Jasmine Drive

Commissioner O'Rourke asked if there was written criteria for approval of these grants. Community Development Director Nadia DiTommaso stated that the basic criteria has remained the same since the program was created in 1999. One of the criteria is that there would need to be some sort of code violation that has been identified. Another criteria is that they would have to meet the income requirements as set forth by Palm Beach County guidelines. They would also have to submit three written quotes that would identify the costs. She went on to say that, the applicant has qualified for 100% reimbursement due to their low-income bracket. Vice Mayor Hensley expressed concern with awarding beautification grants based on a code violation. He stated that these grants should be awarded based on beautification of the Town through upgrades to properties not necessarily based on code violations. Commissioner Linden stated that the applicant was in need of roof work that had nothing to do with code violations.

Motion to approve made by Commissioner O'Rourke, seconded by Vice Mayor Hensley.

Voting Aye: All.

Mr. Earl Williams introduced himself to the Commission and expressed his gratitude.

12. Resolution 21-03-26 - Cancel Regular Commission Meeting - April 1, 2026.

Town Manager Reade explained that the reason for the request was because the April 1st meeting would have conflicted with the first night of Passover. Commissioner O'Rourke stated he is not in favor of only having one meeting a month.

Motion to approve Resolution 21-03-26 made by Vice Mayor Hensley. Seconded by Commissioner O'Rourke.

Commissioner O'Rourke suggested moving the meeting to the following week. The Commission discussed that and decided against it.

Voting Aye: All.

13. Resolution 22-03-26 - Slant Front Load Dumpsters and Accessories (RFQ #107-2026) - Iron Container, LLC - $15,675.

Commissioner Thomas stated for the record that she wants to make the public aware of where the Town is with sanitation vehicles and the cost of renting equipment and vehicles as opposed to purchasing. She also asked for clarification about the selection process for this equipment and why one vendor was chosen over another. Public Works Director Jaime Morales stated that this dumpster was already scheduled to be replaced and they had worked with this vendor previously.

Motion to approve Resolution 22-03-26 made by Commissioner Thomas. Seconded by Vice Mayor Hensley.

Voting Aye, Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner O'Rourke.

Voting Nay; Commissioner Linden.

14. Resolution 23-03-26 - Agreement - 96-Gallon Carts (RFQ #106-2026) - Toter, LLC - $15,524.77.

Commissioner Linden spoke about repairing carts as opposed to replacing and the cost of shipping. Public Works Director Morales stated he could provide that information at a later point. Town Manager Reade stated the purchase was for 200 units.

Motion to approve Resolution 23-03-26 made by Commissioner Thomas. Seconded by Vice Mayor Hensley.

Voting Aye, Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner O'Rourke.

Voting Nay; Commissioner Linden.

17. Resolution 26-03-26 – Lease-Purchase Finance Agreement - 2026 Mack TE64R Sanitation Truck with Heil Front End Loader - TD Bank - $376,065.

Town Manager Reade explained that this item is a housekeeping item. He stated that the Commission had already voted to approve this, but the Resolution at that time reflected the wrong bank.

Motion to approve Resolution 26-03-26 made by Commissioner O'Rourke. Seconded by Vice Mayor Hensley.

Voting Aye; All.

19. Emergency Equipment Rental – Front-End Loader Sanitation Collection Vehicle – Big Truck Rentals - $11,500 ($9,100 per month).

Commissioner Thomas asked what the purpose for renting this vehicle is. Public Works Director Morales stated that while a few sanitation vehicles are currently down or out for repair, this vehicle rental is to temporarily support the sanitation fleet during that time and that the rental vehicle is the only one that is operational at this time. Commissioner Thomas conveyed that the cost of the rental is high when compared to the purchase of a vehicle. Public Works Director explained that it is a part of a strategic vehicle-purchasing plan that also needs to be sustainable. Commissioner O'Rourke stated that it would take 42 months of rental payments to equal a purchase of a new vehicle and that it doesn't make sense to rent. Town Manager Reade assured the Commission that there is a plan being implemented to bolster the sanitation fleet. Commissioner Linden spoke about possible other solutions such as third party companies to provide the services.

Motion to approve Item 19 made by Commissioner Thomas. Seconded by Vice Mayor Hensley.

Voting Aye; Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner O'Rourke.
Voting Nay; Commissioner Linden.

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

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

NEW BUSINESS:

7. Re-appointment - Library Board - Mr. Shelby Lowe.

Commissioner O'Rourke stated he pulled this item because a board appointment requires a second, which is not possible on consent. Town Attorney Baird confirmed this to be correct. Commissioner Linden made the initial nomination. Seconded by Vice Mayor Hensley.
Voting Aye; All.

8. Re-appointment - P&Z Board - Mr. Jon Buechele.

Vice Mayor Hensley made the initial nomination. Seconded by Commissioner O'Rourke.
Voting Aye; All.

21. Designate Voting Delegate & Alternate(s) - Palm Beach County League of Cities.

Motion to select Mayor Michaud as the voting delegate and Vice Mayor Hensley as the alternate voting delegate made by Commissioner Thomas, Seconded by Commissioner O'Rourke. Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird stated that they had filed the required answers to the lawsuits for the sunshine law and for Forest Development. He stated that mediation did not result in an agreement.

They had also filed a motion to transfer the sunshine law case to the same judge as the Forest Development case.

-Town Manager Reade congratulated the Mayor and Vice Mayor. He also gave the Commission an update on legislative items at the State level. Town Manager Reade stated that a capital improvements project update will be presented at the next meeting or the following meeting with policy updates coming soon. He advised the Commission that they would like to hold budget workshops earlier this year. Town Manager Reade spoke about several initiatives currently under way that will come before the Commission such as domesticated animals on leashed in the parks as well as processes for noticing the public about upcoming or potential development. He also made the following announcements; Sunset Celebration March 27th from 6-9pm and in April the Sunset Celebration will be held in the downtown area. He announced the Splash pad Workshop on March 28th from 10am to 1pm, Easter Eggstravaganza on April 4th from 10am to 1pm. The Commission provided consensus for a proclamation for National Arbor Day. Town Manager Reade announced that Town Hall and offices will be closed on Good Friday April 3rd.

-Commissioner O'Rourke spoke about procedural challenges in regards to issues and matters that arise in regards to law suits. He spoke specifically about a vote that was taken at the last meeting that was not noticed and resulted in moving forward with arbitration. He asked that the Commissioner's names were removed from the lawsuit but what would stop another plaintiff from doing the same thing. Town Attorney Baird advised that anyone else could file suit. Commissioner O'Rourke spoke about Bert Bostrom Park and other community projects. He stated that the Town should decide the details of these projects first and then invite the public to attend workshops to provide feedback. Commissioner O'Rourke stated that he was proud of the Mayor and spoke about working together. He stated that the Commission should have attended the Nautilus ribbon-cutting despite the current disagreements with Forest Development.

-Commissioner Thomas had no comments.

-Commissioner Linden congratulated the Mayor and Vice Mayor. He also spoke about a training video on Robert's Rules of Order and suggests the Commission and Board Members watch the video.

-Vice Mayor Hensley congratulated the Mayor and wished everyone a Happy Easter and Passover.

-Mayor Michaud thanked staff for providing the video on Robert's Rules of Order. He also thanked all of the voters for coming out to vote, regardless of who won. He stated that he does not want the Town to be divided. He wants everyone to work together and make sure they as a Commission are listening to residents.

REQUEST FOR FUTURE AGENDA ITEMS:

-Vice Mayor Hensley would like a future agenda item to review the Town's purchasing thresholds.

-Mayor Michaud requested a future agenda item on Accessory Dwelling Units (ADU's). Commissioner Thomas stated that she would like to address rental rooms as they relate to parking and to make sure that when they discuss ADU's to look at the overall impact of parking.

ADJOURNMENT:

Motion to adjourn made by Commissioner Linden. Seconded by Vice Mayor Hensley.
Voting Aye; All.
Meeting adjourned 8:30 p.m.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on April 15, 2026.

_____
Mayor Roger D. Michaud Town Seal

_____
Town Clerk, Vivian Mendez, MMC

_____
Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2026

Meeting Date March 25, 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, Lake Park FL 33403

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)*:**

Lake Park Community Clean up - Spring 2026

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.*

Meeting Date 3/25/2026

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: Dennis Clark
Address: 254 Greenbriar Lake Park

If you are interested in receiving Town information through Email, please provide your E-mail address: Tyler0038@gmail.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)*:**

Absent the Palm Beach County Sheriff's Office

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.*

Meeting Date 3/25/24

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: Dorothy Taylor
Address: 236 Cypress Dr L.T

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:***
Congratulate Mayor on this Reelection.

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: April 15, 2026

Originating Department: Special Events

Agenda Title: Proclamation - 2026 National Arbor Day - April 24, 2026

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

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

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

Advertised:

Date: _____ **Newspaper:** _____

Attachments: National Arbor Day Proclamation

Please initial one:

_____ Yes I have notified everyone

X Not applicable in this case

Summary Explanation/Background:

Each year, the Town of Lake Park celebrates National Arbor Day and its Tree City USA designation by hosting a ceremony to plant a new Florida native species tree and recognize the importance of trees to our environment.

This year's event will be held on Friday, April 24, 2026, at 10:00 AM, in Bert Bostrom Park and the ceremony will feature a special presentation from Lake Park Elementary.

Note: In addition to our residential and business community, members of the Tree Board and staff are invited to attend this community event.

The proposed proclamation, if approved, would reaffirm the Town's strong commitment to a healthier, happier and more livable community.

Recommended Motion:

I move to proclaim April 24, 2026 as National Arbor Day within the Town of Lake Park.

PROCLAMATION IN HONOR OF NATIONAL ARBOR DAY

WHEREAS; in 1871 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees and this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world. Trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource which provides the materials necessary to produce paper, construct our homes, fuel our fires and manufacture countless other wood products, and

WHEREAS, trees increase property values, enhance the economic vitality of business areas and improve the overall aesthetic appeal of our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal, and

WHEREAS, efforts to protect our trees and woodlands by planting trees to promote the well-being of this and future generations should be supported by all persons,

NOW, THEREFORE, I, Mayor Roger Michaud do hereby recognize Friday, April 24, 2026 as

NATIONAL ARBOR DAY IN 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 15th day of April, 2026.

BY: ATTEST:

_____ _____

Mayor Roger Michaud *Vivian Mendez, Town Clerk*

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Special Events

Agenda Title: Resolution 29-04-26 – Renewal Agreement (1st Amendment) - Sunset Celebration Beverage Services (Various Locations) - Bonner Mobile Bar

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

Cost of Item: $0 **Funding Source:** _____

Account Number: _____ **Signature:** _____

Advertised:

Date: _____ **Newspaper:** _____

Attachments: Resolution,1st Amendment Renewal Agreement, 1st Renewal Agreement

Please initial one:

X Yes, I have notified everyone.

_____ Not applicable in this case

Summary Explanation/Background:

The Town's Special Events Department has identified a need to request to revise the current Agreement with Bonner Mobile Bar to provide beverage service for the Town's monthly Sunset Celebration events, which may now be located at sites other than Kelsy Park.

Note: The Town Commission approved a one-year extension of this Agreement with Bonner Mobile Bar on January 7, 2026, which is expected to expire on January 14, 2027.

If approved, the proposed amendment will provide Bonner Mobile Bar the opportunity to provide beverage services during Sunset Celebrations within other locations throughout the Town.

Note: Various documents related to the original competitive process RFP 120-2024 are available for review from the Town Clerk's Office, including but not limited to the original agreement, solicitation notice, scoring matrix, proposal documents and advertisement as required.

The proposed 1st Amendment to the Renewal Agreement has been prepared by the Special Events Director and reviewed by the vendor, Bonner Mobile Bar, the Finance Director, the CRA Administrator and the Town Attorney.

The Town has previously worked with Bonner Mobile Bar and they have provided quality service since 2016.

Recommendation:

I move to approve Resolution 29-04-26 and the 1st Amendment to the Renewal Agreement with Bonner Mobile Bar to provide Beverage Services during Sunset Celebrations (various locations); and authorize the Mayor to execute the proposed 1st Amendment.

RESOLUTION NO. 29-04-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE FIRST AMENDMENT TO THE RENEWAL AGREEMENT WITH BONNER MOBILE BAR FOR THE PROVISION OF SUNSET CELEBRATION BEVERAGE SERVICE 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 maintain and improve public facilities, infrastructure, and operations; and

WHEREAS, the Town entered into an agreement with Bonner Mobile Bar ("Contractor") on January 15, 2025 to provide beverage service for the Town's monthly Sunset Celebration; and

WHEREAS, the Town entered into a one-year renewal agreement with Bonner Mobile Bar on January 7, 2026; and

WHEREAS, the original agreement states that Sunset Celebration (or any events held in its place) will be held at Kelsey Park (601 US Highway 1, Lake Park, Florida 33403); and

WHEREAS, the Town desires to host Sunset Celebration (or any events held in its place) in other locations around town; and

WHEREAS, the Contractor has agreed to continue providing the services as specified under the renewal agreement in other locations around town; and

WHEREAS, the Town desires to formally approve the first amendment to the renewal agreement to ensure continuity of services, preserve contractual authority, and maintain compliance with procurement standards;

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 Amendment to the Renewal Agreement with Bonner Mobile Bar, attached hereto as Exhibit A.

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

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

_____
Town Clerk

TOWN OF LAKE PARK, FLORIDA
BY: _____
Roger Michaud, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Town Attorney

FIRST AMENDMENT TO THE RENEWAL AGREEMENT FOR THE PROVISION OF SUNSET CELEBRATION BEVERAGE SERVICE

THIS FIRST AMENDMENT TO THE RENEWAL AGREEMENT FOR BEVERAGE SERVICE (the "Agreement") is made 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 Bonner Mobile Bar, 4400 Fairwinds Drive, Fort Pierce, FL 34946 ("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 January 15, 2025, the Town entered into an agreement with Contractor to provide beverage service for the Town's monthly Sunset Celebration ("Original Agreement"); and

WHEREAS, on January 7, 2026, the Town entered into a renewal agreement with Contractor to provide beverage service for the Town's monthly Sunset Celebration ("Renewal Agreement"); and

WHEREAS, Section 3 of the Original and Renewal Agreements state that Sunset Celebration (or any events held in its place) will be held at Kelsey Park (601 US Highway 1, Lake Park, Florida 33403); and

WHEREAS, the Town desires to host Sunset Celebration (or any events held in its place) in other locations around town; and

WHEREAS, the Contractor has agreed to continue providing the services as specified under the renewal agreement in other locations around town; and

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

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

Public Records Compliance – Contractor shall comply with Florida's Public Records Law, Chapter 119, Florida Statutes, including all requirements applicable to contractors providing goods or services to a public agency.

No Further Modifications – All other terms and conditions of the Renewal 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	Bonner Mobile Bar
By: _____	By: Suzanne Gardner
Name: _____	Name: Suzanne Gardner
Title: _____	Title: COO Of Bonner Mobile Bar
Date: _____	Date: 3/19/2026

RESOLUTION NO. 01-01-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE FIRST RENEWAL TO THE AGREEMENT WITH BONNER MOBILE BAR FOR THE PROVISION OF SUNSET CELEBRATION BEVERAGE SERVICE 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 maintain and improve public facilities, infrastructure, and operations; and

WHEREAS, the Town of Lake Park, Florida ("Town") entered into a one-year agreement with Bonner Mobile Bar on January 15, 2025 to provide beverage service for the Town's monthly Sunset Celebration events throughout 2026; and

WHEREAS, the original agreement includes one optional one-year renewal term; 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 for services paid to the Town shall be a $600.00 annual license fee and 10% reimbursement fee of the gross sales from each Sunset Celebration; and

WHEREAS, the Contractor has agreed to continue providing the services as specified under the original agreement for an additional year commencing January 15, 2026; and

WHEREAS, the Town desires to formally approve the [first renewal] to the Agreement to ensure continuity of services, preserve contractual authority, and maintain compliance with procurement standards;

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 1st Renewal to the Agreement with Bonner Mobile Bar, attached hereto as Exhibit A.

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

PASSED AND ADOPTED this ___ day of _____, 2025.

ATTEST:

_____
Town Clerk

TOWN OF LAKE PARK, FLORIDA

BY: _____
Roger Michaud, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Town Attorney

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

	AYE	NAY
MAYOR ROGER D. MICHAUD	✓	
VICE MAYOR MICHAEL J. HENSLEY	✓	
COMMISSIONER JOHN LINDEN	✓	
COMMISSIONER MICHAEL O'ROURKE	✓	
COMMISSIONER JUDITH E. THOMAS	✓	

The Town Commission thereupon declared the foregoing Resolution 01-01-26 duly passed and adopted this 7 day of January, 2026.

TOWN OF LAKE PARK, FLORIDA

BY: _____
ROGER D. MICHAUD
MAYOR

ATTEST:

_____
VIVIAN MENDEZ
TOWN CLERK

TOWN OF LAKE PARK (TOWN SEAL) SEAL FLORIDA

Approved as to form and legal sufficiency:

BY: _____
THOMAS J. BAIRD
TOWN ATTORNEY

FIRST RENEWAL AGREEMENT FOR THE PROVISION OF SUNSET CELEBRATION BEVERAGE SERVICE

THIS FIRST RENEWAL TO THE AGREEMENT (the "Agreement") is made and entered into this 7th day of January, 2026, 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 Bonner Mobile Bar, 4400 Fairwinds Drive, Fort Pierce, FL 34946 ("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 January 15, 2025, the Town entered into an agreement with Contractor to provide beverage service for the Town's monthly Sunset Celebration ("Original Agreement"); and

WHEREAS, Section 4 of the Original Agreement provides the Town with the option to renew the Agreement for one additional year term; and

WHEREAS, the Original Agreement expires on January 14, 2026; 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.

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

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

Term Extension – The term of the Agreement is extended for one-year, effective from January 15, 2026 through January 14, 2027.

Compensation – The annual cost for services paid to the Town during this renewal term shall remain a $600.00 annual license fee and 10% reimbursement fee of the gross sales from each Sunset Celebration, consistent with the terms of the Original Agreement.

Public Records Compliance – Contractor shall comply with Florida's Public Records Law, Chapter 119, Florida Statutes, including all requirements applicable to contractors providing goods or services to a public agency.

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

By: _____

Name: Roger Michaud

Title: Mayor

Date: January 7, 2026

Bonner Mobile Bar

By: Suzanne Gardner

Name: Suzanne Gardner

Title: Manager

Date: 12/19/2025

#7483878 v1 26508-00001

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Special Events

Agenda Title: Resolution 30-04-26 – Renewal Agreement (1st Amendment) - Sunset Celebration Portable Restroom Services (Various Locations) - Porta Potty To Go

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

Cost of Item: $0 **Funding Source:** _____

Account Number: _____ **Signature:** _____

Advertised:

Date: _____ **Newspaper:** _____

Attachments: Resolution,1st Amendment Renewal Agreement, 1st Renewal Agreement

Please initial one:

X Yes, I have notified everyone.

_____ Not applicable in this case

Summary Explanation/Background:

The Town's Special Events Department has identified a need to request to revise the current Agreement with Porta Potty To Go to provide portable restroom services for the Town's monthly Sunset Celebration events, which may now be located at sites other than Kelsy Park.

Note: The Town Commission approved an extension of this Agreement with Porta Potty To Go on January 7, 2026, which is expected to expire on December 31, 2026.

If approved, the proposed amendment will provide Porta Potty To Go the opportunity to provide portable restroom services during Sunset Celebrations within other locations throughout the Town.

Note: Various documents related to the original competitive process RFP 122-2024 are available for review from the Town Clerk's Office, including but not limited to the original agreement, solicitation notice, scoring matrix, proposal documents and advertisement as required.

The proposed 1st Amendment to the Renewal Agreement has been prepared by the Special Events Director and reviewed by the vendor, Porta Potty To Go, the Finance Director, the CRA Administrator and the Town Attorney.

Recommendation:

I move to approve Resolution 30-04-26 and the 1st Amendment to the Renewal Agreement with Porta Potty To Go to provide Portable Restroom Services during Sunset Celebrations (various locations); and authorize the Mayor to execute the proposed 1st Amendment.

RESOLUTION NO. 30-04-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE FIRST AMENDMENT TO THE RENEWAL AGREEMENT WITH PORTA POTTY TO GO THE PROVISION OF SUNSET CELEBRATION PORTABLE RESTROOM SERVICE 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 maintain and improve public facilities, infrastructure, and operations; and

WHEREAS, the Town entered into an agreement with Porta Potty To Go ("Contractor") on February 5, 2025 to provide portable restroom service for the Town's monthly Sunset Celebration; and

WHEREAS, the Town entered into a one-year renewal agreement with Porta Potty To Go on January 7, 2026; and

WHEREAS, the original agreement states that Sunset Celebration (or any events held in its place) will be held at Kelsey Park (601 US Highway 1, Lake Park, Florida 33403); and

WHEREAS, the Town desires to host Sunset Celebration (or any events held in its place) in other locations around town; and

WHEREAS, the Contractor has agreed to continue providing the services as specified under the renewal agreement in other locations around town; and

WHEREAS, the Town desires to formally approve the first amendment to the renewal agreement to ensure continuity of services, preserve contractual authority, and maintain compliance with procurement standards;

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 Amendment to the Renewal Agreement with Porta Potty To Go, attached hereto as Exhibit A.

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

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

_____
Town Clerk

TOWN OF LAKE PARK, FLORIDA
BY: _____
Roger Michaud, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Town Attorney

FIRST AMENDMENT TO THE RENEWAL AGREEMENT FOR THE PROVISION OF SUNSET CELEBRATION PORTABLE RESTROOMS

THIS FIRST AMENDMENT TO THE RENEWAL AGREEMENT FOR PORTABLE RESTROOMS (the "Agreement") is made 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 Porta Potty To Go, 1029 25th Court, West Palm Beach, FL 33407 ("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 February 5, 2025, the Town entered into an agreement with Contractor to provide portable restroom service for the Town's monthly Sunset Celebration ("Original Agreement"); and

WHEREAS, on January 7, 2026, the Town entered into a renewal agreement with Contractor to provide portable restroom service for the Town's monthly Sunset Celebration ("Renewal Agreement"); and

WHEREAS, Section 3 of the Original and Renewal Agreements state that Sunset Celebration (or any events held in its place) will be held at Kelsey Park (601 US Highway 1, Lake Park, Florida 33403); and

WHEREAS, the Town desires to host Sunset Celebration (or any events held in its place) in other locations around town; and

WHEREAS, the Contractor has agreed to continue providing the services as specified under the Renewal Agreement in other locations around town; and

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

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

Public Records Compliance – Contractor shall comply with Florida's Public Records Law, Chapter 119, Florida Statutes, including all requirements applicable to contractors providing goods or services to a public agency.

No Further Modifications – All other terms and conditions of the Renewal 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	Porta Potty To Go
By: _____	By: Barbara Chin
Name: _____	Name: BARBARA CHIN
Title: _____	Title: CFO
Date: _____	Date: 3/25/2026

RESOLUTION NO. 02-01-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A 1st RENEWAL TO THE AGREEMENT WITH PORTA POTTY TO GO FOR THE PROVISION OF SUNSET CELEBRATION PORTABLE RESTROOM SERVICE; 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 maintain and improve public facilities, infrastructure, and operations; and

WHEREAS, the Town of Lake Park, Florida ("Town") entered into a [one-year] agreement with Porta Potty To Go on February 5, 2025 to provide portable restroom service for the Town's monthly Sunset Celebration events throughout 2026; and

WHEREAS, the original agreement includes 1 optional one-year renewal terms; and

WHEREAS, the Town finds it in its best interest to exercise the 1st one-year renewal option under the same terms and conditions with a monthly cost of $4,848.00; and

WHEREAS, the Contractor has agreed to continue providing the services as specified under the original agreement for an additional year commencing February 5, 2026; and

WHEREAS, the Town desires to formally approve the 1st renewal to the Agreement to ensure continuity of services, preserve contractual authority, and maintain compliance with procurement standards;

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 1st Renewal to the Agreement with Porta Potty To Go, attached hereto as Exhibit A.

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

PASSED AND ADOPTED this ___ day of _____, 2025.

ATTEST:

_____
Town Clerk

TOWN OF LAKE PARK, FLORIDA
BY: _____
Roger Michaud, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____

Town Attorney

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

	AYE	NAY
MAYOR ROGER D. MICHAUD	✓	
VICE MAYOR MICHAEL J. HENSLEY	✓	
COMMISSIONER JOHN LINDEN	✓	
COMMISSIONER MICHAEL O'ROURKE	✓	
COMMISSIONER JUDITH E. THOMAS	✓	

The Town Commission thereupon declared the foregoing Resolution 02-01-26 duly passed and adopted this 7 day of January, 2026.

TOWN OF LAKE PARK, FLORIDA

BY: _____
ROGER D. MICHAUD
MAYOR

ATTEST:

_____
VIVIAN MENDEZ
TOWN CLERK

TOWN OF LAKE PARK (TOWN SEAL) SEAL FLORIDA

Approved as to form and legal sufficiency:

BY: _____
THOMAS J. BAIRD
TOWN ATTORNEY

RENEWAL TO THE AGREEMENT FOR PORTABLE RESTROOMS

THIS FIRST RENEWAL TO THE AGREEMENT FOR PORTABLE RESTROOMS (the "Agreement") is made and entered into this 7th day of January, 2026, 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 Porta Potty To Go, 1029 25th Court, West Palm Beach, FL 33407 ("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 February 5, 2025, the Town entered into an agreement with Contractor to provide portable restroom service for a Town monthly event known as the Sunset Celebration ("Original Agreement"); and

WHEREAS, Section 4 of the Original Agreement provides the Town with the option to renew the Agreement for 1 additional one-year term; and

WHEREAS, the Original Agreement expires on February 4, 2026, and the renewal is continuous 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.

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.

Term Extension – The Agreement is hereby renewed for a one year term, effective, February 5, 2026. The Term is hereby extended through February 4, 2027.

Compensation – The monthly cost for services during this term shall be $4,848.00.

Public Records Compliance – Vendor shall comply with Florida's Public Records Law, Chapter 119, Florida Statutes, including all requirements applicable to contractors providing goods or services to a public agency.

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

By: _____

Name: Roger Michaud

Title: Mayor

Date: January 7, 2026

Porta Potty To Go

By: Barbara Chin

Name: Barbara Chin

Title: CFO

Date: 12-16-25

#7483949 v1 26508-00001

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date:	April 15, 2026
Originating Department:	Special Events
Agenda Title:	Resolution 31-04-26 – Agreement (RFQ #102–2026) - 2026 Red, White & Blue Sunset Celebration Fireworks Display - Explosive Touch Enterprises, LLC – $33,000

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

Cost of Item:	$33,000	**Funding Source:**	General Fund
Account Number: **001-408-597**	600-48045	**Finance Signature:**	Barbara A. Gould
Advertised: **Date:**		**Newspaper:**	

Attachments:
- Resolution No.31-04-26
- Agreement for a Fireworks Display – Explosive Enterprises, LLC
- RFQ #102-2026; Notice of Intent to Award; Explosive Touch Enterprises Quote

Please initial one:

RCF Yes, I have notified everyone.

_____ Not applicable in this case

Summary Explanation/Background:

The Special Events Department has identified a need to select a vendor to provide a fireworks display during the upcoming 2026 Red, White & Blue Sunset Celebration.

As a result, the Town issued a Request for Quotation (RFQ #102-2026 – January 15, 2026) in accordance with the Town's Procurement Policy. The intent of this RFQ is to hire a contractor to provide a fireworks display at the 2026 Red, White & Blue Sunset Celebration, scheduled to be held on Friday, June 26, 2026. The Town received the following quotes in response to RFQ #102-2026:

- Explosive Touch Enterprises, LLC $33,000
- My Three Sons Fireworks Company $34,000

To ensure the lowest possible price, staff is recommending that the Town enter into an agreement with Explosive Touch Enterprises, LLC in the amount of $33,000. If approved, the Town Commission would accept Explosive Touch Enterprises 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.

The proposed purchase follows the Town of Lake Park's Purchasing Code, 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, the solicitation notice, final scoring matrix, RFQ 102-2026, and published addenda, and the RFQ advertisement, as required.

Funding to support this project is available within the FY 2026 Budget – General Fund.

If approved, the vendor will provide the fireworks display on Friday, June 26, 2026, at 9:00 PM, along the Intracoastal Waterway.

The proposed Agreement was prepared by the Town's Special Events Director and reviewed by the proposed vendor, Explosive Touch Enterprises, LLC, 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 authorize Resolution 31-04-26 and enter into an Agreement with Explosive Touch Enterprises, LLC to provide the fireworks display for the Town's 2026 Red, White & Blue Sunset Celebration, in the amount of $33,000; and authorize the Mayor to execute the proposed Agreement with Explosive Touch Enterprises, LLC.

RESOLUTION NO. 31-04-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT WITH EXPLOSIVE TOUCH ENTERPRISES, LLC FOR A FIREWORKS DISPLAY AT THE 2026 RED, WHITE & BLUE SUNSET CELEBRATION PURSUANT TO RFQ #102-2026; 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 maintain and improve public facilities, infrastructure, and operations; and

WHEREAS, the Town Commission has directed the Town Manager to provide for a fireworks display at the 2026 Red, White & Blue Sunset Celebration; and

WHEREAS, the Town issued RFQ #102-2026 seeking competitive quotes for a fireworks display at the 2026 Red, White & Blue Sunset Celebration (the Celebration); and

WHEREAS, in response to RFQ #102-2026, Explosive Touch Enterprises, LLC submitted the lowest responsive and responsible quote in the amount of $33,000.00, inclusive of all required labor, materials, delivery, permits, and applicable taxes; and

WHEREAS, the Town Commission has agreed to proceed with a contract to provide for the Celebration.

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 agreement with Explosive Touch Enterprises, LLC, a copy of which is attached hereto as Exhibit "A," for a fireworks display at the 2026 Red, White & Blue Sunset Celebration in the amount of $33,000.00.

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

PASSED AND ADOPTED this ___ day of _____, 2026.

TOWN OF LAKE PARK, FLORIDA

ATTEST:

BY: _____
Roger Michaud, Mayor

_____
Town Clerk

APPROVED AS TO
FORM AND LEGAL SUFFICIENCY:

_____
Town Attorney

#7665498 v1 26508-00001

AGREEMENT FOR THE PROVISION OF A FIREWORKS DISPLAY AT THE 2026 RED, WHITE & BLUE SUNSET CELEBRATION

THIS **AGREEMENT FOR THE PROVISION OF A FIREWORKS DISPLAY** (the "Agreement") is made and entered into this 1ST day of April 2026 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 Explosive Touch Enterprises, LLC, 4260 Amelia Plantation Court, Vero Beach, FL 32967 ("Contractor").

WITNESSETH THAT

WHEREAS, the Town of Lake Park, Florida ("Town") issued Request for Quotation (RFQ #102-2026) on January 15, 2026 seeking vendors to provide a fireworks display at the Town's 2026 Red, White & Blue Sunset Celebration; and

WHEREAS, in response to RFQ #102-2026, Explosive Touch Enterprises, LLC submitted the lowest responsive and responsible quote in the amount of $33,000.00; and

WHEREAS, the Town Commission hereby enters into an agreement with Explosive Touch Enterprises, LLC for a fireworks display at the 2026 Red, White & Blue Sunset Celebration.

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

Scope of Services/Supply – Contractor shall provide a fireworks display for a minimum duration of 20 minutes to include shells, cakes, slices and comets that range from one inch (1") to ten inches (10") in size. The display shall be launched from the Intracoastal Waterway using one barge vessel to hold the display shells and the 2nd vessel to hold the cakes, slices and comets in accordance with the specifications outlined in RFQ #102-2026 and the Contractor's proposal dated January 20, 2026, both of which are incorporated herein by reference.

Date of Services – The fireworks display shall take place on Friday, June 26, 2026 at 9:00 PM.

Compensation – The Town shall pay the Contractor a lump sum for the Scope of Services for amount being inclusive of all labor, materials, delivery, permits, taxes, and associated costs.

Warranty – Contractor shall provide a warranty acceptable to the Town of the services to provided pertaining to its fireworks display, commencing upon Friday, June 26, 2026.

Licenses and Insurance – Contractor shall maintain all required licenses and insurance, including general and auto liability, during the term of this Agreement.

Compliance with Laws – Contractor shall perform all obligations in accordance with applicable federal, state, and Town laws and regulations.

Termination – The Town may terminate this Agreement for convenience upon 10 days advance written notice.

Public Records – Contractor shall comply with Chapter 119, Florida Statutes, relating to public records.

Indemnification – Contractor shall indemnify and hold harmless the Town from any and all causes of action, claims, or damages which may arise as a result of its performance of the services provided for herein.

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

TOWN OF LAKE PARK	Explosive Touch Enterprises, LLC
By: _____	By: _____
Print Name: _____	Print Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

#7665509 v1 26508-00001

NOTICE OF INTENT TO AWARD

Notice is hereby given by the Town of Lake Park of the intent to award a License Agreement for the provision of a fireworks display at the 2026 Red, White & Blue Sunset Celebration pursuant to RFQ No. 102-2026 to the following Offeror:

EXPLOSIVE TOUCH ENTERPRISES

The award shall be effective upon approval by the Town Commission at its regular meeting on March 4, 2026, which will be held in the Commission Chamber, Lake Park Town Hall, 535 Park Avenue, Lake Park, Florida 33403. Commencing at 6:30 PM.

This notice of Intent to Award shall be posted by the Town Clerk on the Town of Lake Park's official website five (5) business days prior to the March 4, 2026 Commission meeting.

All bidders have the right to protest this intent to award pursuant to Section 2-251 of the Town's purchasing Ordinance.

Issued by: Town of Lake Park

Special Events Department

February 6, 2026

Riunite Franks

Digitally signed by Riunite Franks
DN: cn=Riunite Franks, o=Town of Lake Park, ou=Special Events Department, email=rfranks@lakeparkflorida.gov, c=US
Date: 2026.02.06 10:26:02 -05'00'

Riunite C. Franks
Special Events Director

EXPLOSIVE TOUCH ENTERPRISES

Town of Lake Park

Sunset Celebration

Fireworks Display

June 26th, 2026

WE CREATE BLASTING IMPRESSIONS!

About Explosive Touch Enterprises:

Explosive Touch Enterprises was established in 2018. It evolved from the experience of a decade old fireworks company that originated in the Theme Park Entertainment Capital of the World, Orlando, FL.

Explosive Touch Enterprises will be your direct source of fireworks and special effect entertainment.

We have experience with all types of events which range from small backyard type displays to Major Professional Aerial Productions. To achieve success with all of our events, we use state of the art digital electronic firing systems and design software that gives us the availability to produce world class displays using the most brilliant and unique effects the industry has to offer. From large sky filling displays, to concise choreographed pyro-musicals… we can do it all!

In closing, Explosive Touch Enterprises offers our (AIS) All-Inclusive solution in producing the fireworks and special effects elements of your show or event. All of our events include site inspections, display permits, Coast Guard permits (if necessary), FAA clearance (if necessary) $1,000,000.00 General and $5,000,000.00 Auto Liability Insurance, Fire Marshal Fire Watch fees, Fire Truck Standby Fee (If Required), all travel costs, professional and trained pyrotechnics crew, and of course cleanup.



Six Flags Over Georgia - Austell, GA



Vero Beach Airshow – Vero Beach, FL

Our Displays

EXPLOSIVE TOUCH ENTERPRISES

Our pyrotechnic displays include over 100 different types of pyrotechnic effects and patterns. We have the highest selection of premium products from all over the world including, but not limited to Europe, Asia, and the United States. We combine the pyrotechnic effects from these countries to provide you with the best possible design or synchronization to reflect the musical score of your show.

We have the newest and most technologically advanced computerized digital firing systems to ensure the effects are perfectly and safely fired or choreographed to any genre of live or pre-recorded music.



Featured Manufacturers:

1.3G Display Fireworks:

Lidu®

MAGIC IN THE AIR WIZARD FIREWORKS®

VULCAN® – PREMIUM QUALITY FIREWORKS –

DANCING FIREWORKS

1.4G UN0431 Articles Pyrotechnics:

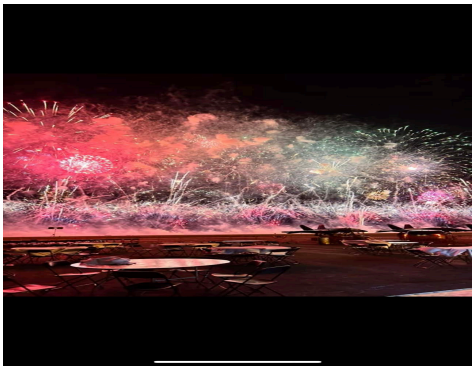
Le Maitre PYROTECHNICS & SPECIAL EFFECTS

ultratec special effects™

NEXT FX



The Westin Resort Cape Coral, FL
Annual NYE Fireworks Display



Vero Beach Air Show



Ritz-Carlton Sarasota Resort

Wedding Fireworks

Our Team and Crews

The leadership at Explosive Touch Enterprises has over 50 combined years of experience working with fireworks and special effects for some of the largest entertainment companies and venues in the world. We ensure that our technicians are educated annually on all applicable safety standards including new ATF regulations, NFPA Codes, DOT standards and more, ensuring that your show will meet and exceed all safety standards.

EJ Weppel – CEO and President

EJ is the founder. He began his career working for a major theme park in Orlando, FL. When he left there, he continued his path to pyrotechnic greatness working with a large competing company. From there, he decided to branch out on his own and Explosive Touch Enterprises was born.

Pyrotechnic Crew

Explosive Touch Enterprises has a vast pool of pyrotechnicians that work with us on a regular basis. Senior Shooters have been with the company since the beginning and have been trained and certified each year. Most of them have other full-time jobs for some of the biggest names in the Entertainment Industry and shoot their shows regularly.
All our show site assistants are 100% trained in the company policies of safe handling of materials and under the direction of the onsite shooter. Assistants have a wide range of skill sets and most are working toward being full fledged pyrotechnic shooters within the company.

EXPLOSIVE TOUCH ENTERPRISES

Technical Fireworks Display Proposal

Opener: 564 **Total Display Shells**

500 : 1” - 2.5” Premium single shot and multi shot cake effects
30 : 3” Premium Fireworks variety of effects
18 : 4” Premium Fireworks variety of effects
10 : 5” Premium Fireworks variety of effects
6 : 6” Premium Fireworks variety of effects
_____ : 7” Premium Fireworks variety of effects
_____ : 8” Premium Fireworks variety of effects
_____ : 10” Premium Fireworks variety of effects

Main Body: 1,916 **Total Display Shells**

1,500 : 1” - 2.5” Premium single shot and multi shot cake effects
120 : 3” Premium Fireworks variety of effects
180 : 4” Premium Fireworks variety of effects
80 : 5” Premium Fireworks variety of effects
30 : 6” Premium Fireworks variety of effects
2 : 7” Premium Fireworks variety of effects
3 : 8” Premium Fireworks variety of effects
1 : 10” Premium Fireworks variety of effects

Grand Finale: 1,427 **Total Display Shells**

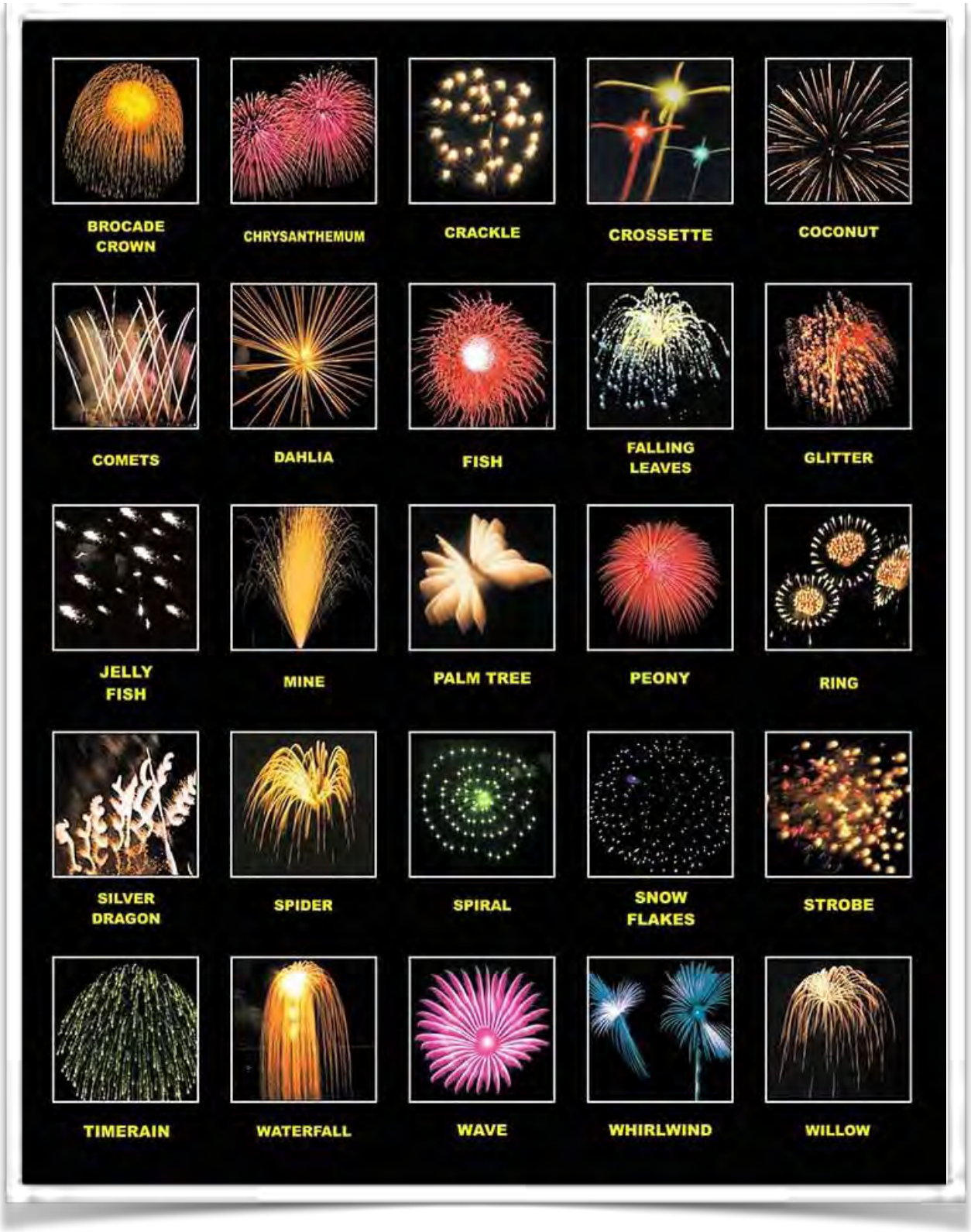
1,000 : 1” - 2.5” Premium single shot and multi shot cake effects
300 : 3” Premium Fireworks variety of effects
72 : 4” Premium Fireworks variety of effects
30 : 5” Premium Fireworks variety of effects
18 : 6” Premium Fireworks variety of effects
2 : 7” Premium Fireworks variety of effects
3 : 8” Premium Fireworks variety of effects
2 : 10” Premium Fireworks variety of effects

3,907 **TOTAL SHELL COUNT**
20-25 Minutes **Duration of Fireworks Display**

*** All Fireworks/Effects will be fired 100% electronically. We do not hand fire any of your display which provides you with non-stop action***

EXPLOSIVE TOUCH ENTERPRISES

Our most commonly used effects inventory used to create a unique display keeping your audience excited and craving more!



EXPLOSIVE TOUCH ENTERPRISES

Pyrotechnic Effect Definitions



Brocade – A spider like effect in the sky, much like fine lace. The brocade effect is generally a golden tail effect, and is brighter than the willow or tiger tail effect. Most brocade effects use glitter to produce the long brocade tails.

Chrysanthemum – A flower-like aerial pattern, usually resulting from a cake or mortar.

Comet – A type of star that leaves a long trail of sparks as it flies through the air.

Crossette – A type of comet that breaks into multiple comets, usually forming a cross shape.

Pearls – Bright balls of color that fly through the sky and burn themselves out after reaching maximum height.

Dragon Eggs – A delayed crackle effect displayed in egg-shaped patterns with loud crackle near the end.

Waterfall – Glowing embers that fall slowly in the air, creating a willow or waterfall effect.

Flying Fish – An aerial effect that looks like a swarm of objects squirming though the air. This effect usually lasts only a few seconds. Fish are a type of fuse that propels itself through the air, creating a swimming effect.

Palm Tree – An aerial effect that produces a gold or silver stem as the shell rises into the sky (known as a rising tail), followed by a brocade or willow effect that creates palm fronds. It resembles a gold or silver palm tree in the sky.

Peony – An aerial effect that looks like a spherical ball of colored lights in the sky. A very common aerial effect on most fireworks displays.

Ghost - An aerial effect that creates a disappearing and re-appearing color trail new to the fireworks industry.

Rising Tail – A rising tail is a gold or silver tail effect that is created when a shell is shot into the sky, similar to the trunk of a tree. Commonly used with palm tree shells.

Strobe – A strobe is a blinking effect. When used in a shell with hundreds of strobe stars, the strobe effect looks like shimmering water in the sky. Strobes can be a variety of colors, including white, green, blue, and orange.

Tourbillion – Another name for a serpent. A tourbillion is a type of star that spins in the sky and gives off large quantities of gold, silver, or white light.

Willow – An aerial effect that looks like a giant gold willow tree in the sky. A true willow effect has delicate golden trails that hang in the sky ten seconds or more.

Pattern - An aerial effect Including but not limited to Smiles, Hearts, Squares, Diamonds, Stars, 3D Cubes always a crowd pleaser

EXPLOSIVE TOUCH ENTERPRISES

EXPLOSIVE TOUCH ENTERPRISES

What is included in your All-Inclusive Package

SITE INSPECTION

FIREWORKS DISPLAY PERMIT

COAST GUARD PERMIT (IF REQUIRED)

FAA CLEARANCE (IF REQUIRED)

MINIMUM $1,000,000.00 GENERAL LIABILITY INSURANCE

$5,000,000.00 AUTO LIABILITY INSURANCE AS REQUIRED BY THE US DOT

FIRE MARSHAL FIRE WATCH FEES

FIRE TRUCK STANDBY FEE (IF REQUIRED)

ALL TRAVEL/LOGISTICS COSTS

BARGE/BARGES

PROFESSIONAL PYROTECHNICS CREW

100% ELECTRONICALLY FIRED DISPLAY

STRIKE/CLEAN UP

Explosive Touch Enterprises,
ATF 1-FL-061-23-8L-01157
4260 Amelia Plantation Court Vero
Beach, FL 32967

Prepared For
Town Clerk's Office
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

Estimate Date
01/20/2026

Estimate Number
20260120

Reference
6-26-2026,Sunset Celebration
Fireworks Display

Description	Rate	Qty	Line Total
Professional Fireworks Display & PYRO Services Professional Fireworks Display for 6-26-2026 Sunset Celebration	$33,000.00	1	$33,000.00

Subtotal	33,000.00
Tax	0.00
Estimate Total (USD)	$33,000.00

Notes
This estimate/quote is for the 20-25 minute fireworks production for the Town of Lake Park Sunset Celebration Fireworks Display. This is All-Inclusive to be TURN-KEY with barge/barges included.

Terms
50 % Deposit / 50% Balance

TOWN OF LAKE PARK
SPECIAL EVENTS DEPARTMENT
REQUEST FOR QUOTES 102-2026
RED, WHITE & BLUE SUNSET CELEBRATION
FIREWORKS DISPLAY

The Town of Lake Park is seeking a qualified and experienced vendor to produce a fireworks display for our Red, White and Blue Sunset Celebration on Friday, June 26, 2026 in Kelsey Park.

SCOPE OF WORK

The Town is celebrating the nation's 250th Anniversary of Independence Day and is looking for a company to produce a fireworks display for a minimum duration of twenty (20) minutes with shells, cakes, slices and comets that range from one inch (1") to ten inches (10") in size. All replies shall include pricing for the fireworks display to be launched from the Intracoastal Waterway located on the east side of the park. There shall be no period of time from opening to the finale where there is not a display in the air. Vendor shall use one barge vessel to hold the display shells and the 2nd vessel to hold the cakes, slices and comets.

The total budget for this project is not to exceed $34,000.00. The displays shall be turnkey operations and meet all manufacturer warranty requirements.

The selected vendor shall provide all labor, materials, and other items necessary for the pyrotechnic displays and the full cleanup of the entire area after the event. The selected vendor shall also provide certified pyro technicians and supervisors who are thoroughly familiar with the type of displays involved and the materials and technics specified.

Upon arrival at the designated location for the fireworks display, all materials shall be checked to ensure that no damage occurred during shipping and handling. Materials shall be stored in such a manner to ensure proper safety, ventilation and drainage; to prevent an unsightly appearance; and to protect against damage, weather, vandalism and theft.

INSURANCE

The selected vendor must provide proof of insurance, including general liability and worker's compensation, one month prior to the event. Insurance should name the Town of Lake Park as the certificate holder and additional insured.

AWARD

Award of contract will be based on the lowest responsive reply.

SUBMITTAL

Quotes must be clearly marked "Red, White & Blue Sunset Celebration Fireworks Display" with the Offeror's name, and address listed, and be delivered to the Town Clerk's Office at 535 Park Avenue, Lake Park, Florida 33403 or emailed to townclerk@lakeparkflorida.gov. The deadline for submission of quotes is Tuesday January 27, 2026 at 2:00 PM. Late quotes or quotes delivered to any other office other than the Town Clerk's Office will not be accepted and will be returned to sender.

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 quotes, in whole or 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 interest of the Town. All proposed quotes shall be guaranteed firm for 90 calendar days from Tuesday, January 27, 2026.

All Offerors are advised that the Town has not authorized the use of the Town seal by individuals or entities responding to Town requests for quotes and that any such use by unauthorized persons or entities constitutes a second-degree misdemeanor pursuant to Section 165.043, Florida Statutes.

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: 2026.01.15 10:44:24 -05'00'

Laura Weidgans
Deputy Town Clerk
TOWN OF LAKE PARK, FLORIDA
Posted on: January 15, 2026

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Public Works

Agenda Title: Resolution 32-04-26 - Agreement (Renewal) - Statewide Mutual Aid Agreement - Florida Division of Emergency Management (FDEM)

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

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

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

Advertised:

Date: _____ **Newspaper:** _____

Attachments: Resolution
Statewide Mutual Aid Agreement, Florida Division of Emergency Management

Please initial one:

_____ Yes, I have notified everyone.

JM Not applicable in this case

Summary Explanation/Background:

On June 06, 2018, the Town entered into a Statewide Mutual Aid Agreement with the State of Florida to support intergovernmental assistance during emergencies and disasters. The Agreement facilitates the sharing of personnel, equipment, services, and other resources among participating entities and establishes a framework for documenting and reimbursing eligible costs.

The Florida Division of Emergency Management (FDEM) has issued the 2023 Statewide Mutual Aid Agreement, which replaces prior versions upon execution and serves as the current statewide framework for mutual aid coordination among participating local governments and other eligible public entities throughout Florida.

The Emergency Management Act, Chapter 252, Florida Statutes, authorizes local governments to develop and enter into mutual aid agreements within the state for reciprocal emergency assistance in the event of

emergencies or disasters that exceed local capabilities. Execution of the updated Agreement will allow the Town to continue participating in this statewide mutual aid system and to request or provide assistance, as appropriate, during emergency events.

The Agreement is for one (1) year and will be automatically renewed each year unless the Town provides written notice of termination.

Under the Agreement, a participating entity may request assistance or assist in major disasters, catastrophic disasters, minor disasters, and other lawful emergencies. The Agreement also outlines responsibilities for requesting and assisting parties, operational control during deployment, documentation requirements, and reimbursement procedures.

Financial Impact:
There is no direct cost associated with executing the Agreement.

If the Town requests or provides mutual aid during a disaster or emergency, any related expenses would be recorded to the appropriate emergency or disaster account established for the event. Reimbursement eligibility will depend on the nature of the event, the terms of the Agreement, the documentation provided, and the requirements of the applicable funding source or requesting entity.

If the event is associated with a declared disaster, the Town may seek reimbursement for eligible costs through applicable state or federal programs. If the event is not declared or if costs are deemed ineligible, the Town may remain responsible for unreimbursed expenses.

Recommendation:
I move to adopt the Resolution approving the renewal of the 2023 Statewide Mutual Aid Agreement with the Florida Division of Emergency Management (FDEM); and authorize the Mayor to execute the Agreement.

RESOLUTION 32-04-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH THE STATE OF FLORIDA EMERGENCY MANAGEMENT FOR STATEWIDE MUTUAL AID AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Emergency Management Act, Chapter 252 (the Act), authorizes the state and its political subdivisions and municipal corporations to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the Act also authorizes the Florida Division of Emergency Management to coordinate the provision of any equipment, services, or facilities owned or organized by the state or its political subdivisions and municipal corporations to use equipment, services or facilities in the affected area upon the request of the governing board of the area; and

WHEREAS, this resolution authorizes the request, provision, and receipt of inter-jurisdictional mutual assistance pursuant to the Act, among political subdivisions and municipal corporations within Florida.

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

Section 1. The Town Commission of the Town of Lake Park, Florida, agrees to the terms and conditions contained in the agreement proposed by the Florida Division of Emergency Management, a copy of which is attached hereto, and incorporated herein by reference. Further, the Town Commission hereby authorizes and directs that the mayor and Town Clerk execute and deliver said Agreement to the Florida Division of Emergency Management, along with a certified copy of this Resolution.

Section 2. This resolution shall take effect immediately upon its execution.

#5776715 v1 26508-00001

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management ("the Division") and the local government ("Participating Party") signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.

B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.

C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.

D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.

E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.

F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

A. The "Agreement" is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement ("SMAA").

B. The "Division" is the Florida Division of Emergency Management.

C. A "Requesting Party" to this Agreement is a Participating Party who requests assistance under this agreement.

D. An "Assisting Party" to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.

E. The "Period of Assistance" is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.

F. A "Mission" is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.

G. A "local government" is any educational district, special district, or any entity that is a "local governmental entity" within the meaning of section 11.45(1)(g), *Florida Statutes.*

H. An "educational district" is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.

I. A "special district" is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.

J. A "tribal council" is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.

K. An "interlocal agreement" is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.

L. A "Resource Support Agreement" as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.

M. "Proof of work" as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals' emergency response activity at a tactical level.

N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.

O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.

P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.

B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the

Resource Support Agreement (RSA) Form, available via the Division approved documents SharePoint site[1].

A. A description of the Mission to be performed by the Assisting Party;

B. A description of the resources and capabilities needed to complete the Mission successfully;

C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;

D. A description of the health, safety, and working conditions expected for deploying personnel;

E. Lodging and meal availability;

F. Any logistical requirements;

G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;

H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and

I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the Division approved documents SharePoint site.

[1] FDEM approved documents such as activity logs and mutual aid forms can be found at: https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D

A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;

B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;

C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;

D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;

E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and

F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.

B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.

C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the Division approved documents SharePoint site as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;

B. Copy of a current and valid Internal Revenue Service W-9 Form;

C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;

D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);

E. Official payroll and travel reimbursement records for all claimed personnel expenses;

F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;

G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;

H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance

I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);

J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;

K. Justification for equipment repair expenses; and

L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.

B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA' s Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.

C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.

B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .

C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.

D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.

E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.

F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.

B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.

C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.

D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.

B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,

regardless of whether such costs are billed or unbilled.

C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.

D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.

E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.

F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.

B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.

C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.

D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.

E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required FDEM forms for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

By: _____

Clerk or Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

County Attorney

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

By: _____

Title: _____

CITY OF _____
STATE OF FLORIDA

By: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____

_____
COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____

_____
COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF_____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF_____
UNIVERISTY,
STATE OF FLORIDA

By: _____

Clerk

By:
_____
Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF_____
AUTHORITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor* **Kevin Guthrie,** *Executive Director*

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

By: _____

Council Clerk

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____

_____
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or it political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on_____.

BY: _____

TITLE: _____

DATE: _____

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT
Encompassed Entities

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management ("the Division") which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
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_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Community Development

Agenda Title: Resolution 33-04-26- Special Exception – The Culinarchy Project (Restaurant Use) - 748 A Park Avenue - Mr. Jamie Steinbrecher (Owner)

Category: New Business

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

Legal Ad $233.44/Certified Mail

Cost of Item: Legal Review **Funding Source:** Applicant Escrow Acct.

Account Number: #03-00171-00 **Finance Signature:** *Barbara Gould*

Advertised: Yes

Date: Feb. 20, 2026 **Newspaper:** Palm Beach Post, also certified letter – 300 ft.

Attachments: Staff Report, Resolution, Legal Notice, Certified letter, Applicant Submittal

Please initial one:

KJG Yes, I have notified everyone.

_____ Not applicable in this case

Summary Explanation/Background:

Mr. Jamie Steinbrecher, owner, is requesting a special exception to be approved for a new restaurant use, The Culinarchy Project, to be located at 748 A Park Avenue. The proposed full service, general restaurant with outdoor seating (ground-level patio) is proposed for the space that was previously occupied by the Locale Gastropub in the Downtown Area of Lake Park. The proposed special exception use, if approved, would offer an upscale, contemporary American-type fare, local art, and a cocktail and wine program seven (7) days a week, from 4:00 pm to 10:00 pm.

Note: The Town's Land Development Regulations (LDR's) currently requires that a restaurant use within the Downtown Area obtain special exception approval by the Town Commission. This type

of approval would require additional, specific review and approval by the Town to ensure compatibility due to the Downtown's unique characteristics and potential impacts to the surrounding neighborhood (even if the proposed use fits within the Zone's general purpose). This 'special exception' requirement is planned to be proposed for amendment by Staff at a later date pursuant to direction provided by the Town Commission. The proposed amendment intends to permit restaurant uses within the Park Avenue Downtown District (PADD) to encourage increased investment and public use and engagement within this area of our community.

A special exception use approval by the Town Commission is required for the proposed new restaurant use due to the fact that the previous restaurant that was approved for this space has been vacant for over 90 consecutive days and has lost its legal, nonconforming status as provided within the Town's LDR's.

Additionally, to permit this type of special exception, the LDR's requires that the proposed use meet six (6) general criteria, which the Community Development Department has determined to be met. Further, there are no negative impacts anticipated and the proposed restaurant is expected to contribute to the vitality and growth of the Downtown.

The Planning and Zoning Board held a public hearing and considered the proposed restaurant use during their March 2, 2026 Regular Meeting and recommends approval with conditions to the Town Commission.

As a result, the proposed special exception (restaurant) use is being presented to the Town Commission for consideration. If approved, the special exception use will be effective immediately and the proposed restaurant will be able to proceed forward with operations. This project is being reviewed for permit approval concurrent with the special exception request.

Note: The proposed special exception request has been properly advertised and noticed in accordance with Town Code and State law (copy of legal ad and certified letter is enclosed).

Recommended Motion:

I move to approve Resolution 33-04-26 authorizing a Special Exception for The Culinarchy Project (Restaurant Use), located at 748 A Park Avenue.

TOWN COMMISSION
Meeting Date: April 15, 2026

STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION NO. XX- 4 – 26: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE OF A GENERAL RESTAURANT FOR THE PROPERTY LOCATED AT 748 PARK AVE. SUITE A; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

Special Exception Request: Request to allow a general restaurant with outdoor seating in accordance with the Park Avenue Downtown District (PADD), section 78-70, table 78-70-1 of the Town Code.

Location: 748 Park Ave. Suite A, Lake Park

Applicant: The Culinarchy Project

The applicant proposes to utilize an existing restaurant space and dining deck space for a new restaurant “The Culinarchy Project”. The space was previously occupied by the Locale Gastropub. The space consists of 1,942 square feet indoors and a 380 square foot deck.

A special exception use approval for the use of a “restaurant” is required since the Town Code currently classifies this use as a special exception use, and since the unit has been vacant for over 90 consecutive days and has lost its legal, nonconforming status. As restaurants are envisioned in the downtown and are in line with the Town’s Community Redevelopment Area Plan for the downtown as well, Staff has proposed to revamp the table of uses so as to make restaurants a permitted use, however, this will be forthcoming at a later date. For now, this restaurant use at this location requires special exception review and approval.

For now, this restaurant use at this location requires special exception review and approval.

The applicant is proposing a full service restaurant, described as “an upscale contemporary American restaurant focusing on top tier hospitality” and appealing to “a wide demographic of guests”. They will offer “Smaller portions, sharable dishes, more composed plates, along with aggressively promoted happy hour all at a softer price point attractive to people dining during the week as well as weekends, holidays and special occasions.” The restaurant would be open from 4 pm to 10 pm.

LOCATION MAP - 748 PARK AVE.



Proposed Location: former Locale Gastropub



BACKGROUND

Owner: ARAM LLC

Applicant: The Culinarchy Hospitality Group LLC, DBA The Culinarchy Project

PCN: 36-43-42-20-01-010-0180

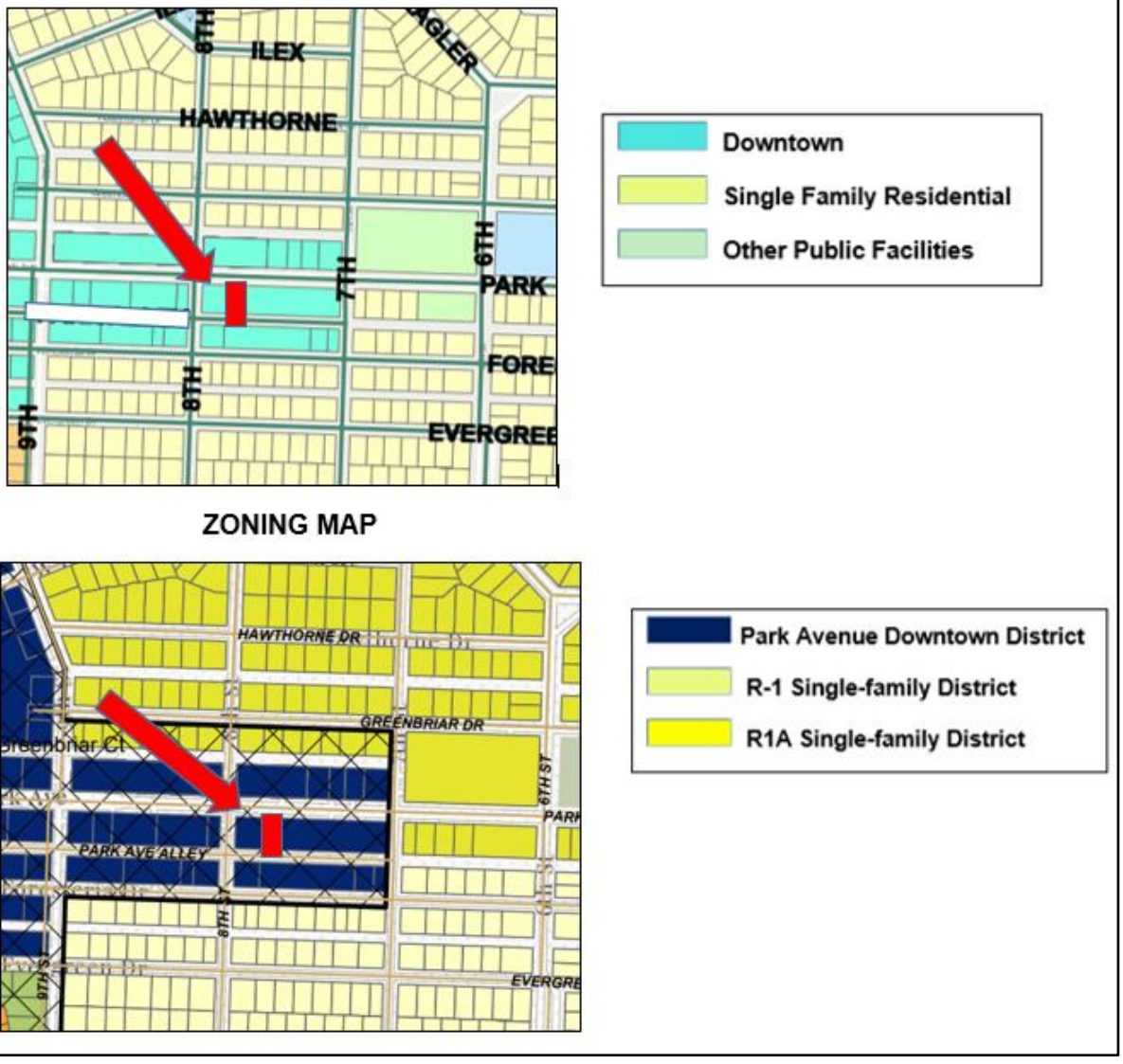
Property Size: .17 acre

Building Unit Size: 1,942 square feet indoors and a 380 square foot deck.

Existing Future Land Use: Downtown

Existing Zoning: Park Avenue Downtown District (PADD)
Outer Sub-district

FUTURE LAND USE MAP



ZONING MAP

The location has been the site of restaurants for many years, including the Locale Gastropub and Brick and Barrel. Prior amendments (circa 2018-2022) made certain uses as special exceptions uses regardless of the size of their operation. Prior to the code amendments there were no sub-districts and, restaurants were categorized by size. Larger restaurants were special exceptions and smaller restaurants such as this unit size were allowed by right. However, in the current code, there is no size distinction and while restaurants are a use by right in the core, they are a special exception in the outer sub-district. As the outer sub-district is closer to single family uses, the intent was to allow for closer scrutiny to insure that there were no negative impacts on the nearby residents.

Therefore, The Culinarchy Project is required to go through the special exception process, even though it is the same use that has been there without complaints in the past.

PADD SUB-DISTRICT REGULATING PLAN



Consistency with the Special Exception Criteria

The Code requires that a request for special exception must meet 6 general criteria. These are addressed in the application. Staff analysis of whether the criteria have been met is set out below.

1. The proposed special exception use is consistent with the goals, objectives, and policies of the town's comprehensive plan.

   The use is consistent with Objective 12 of the Comprehensive Plan related to redevelopment of the historical downtown area. The Downtown future land use designation encourages “a dense, vibrant, walkable mixed-use downtown that combines residences, businesses, and civic spaces, and that is well-integrated into the surrounding neighborhoods.”

   CRITERIA MET.

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

   The site is located in the PADD, which lists as a district purposes: “(3) The re-establishment and redevelopment of an urban center offering a mixture of retail, personal service, commercial, office, and residential uses; (5) The concentration of a variety of uses, including live performance theaters, **restaurants,** brewpubs and breweries, offices, arts and crafts, and other retail uses to attract both residents and visitors to the Town's traditional downtown for specialty shopping and entertainment.”
   CRITERIA MET.

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.

   The surrounding properties are varied retail and restaurant uses; the proposed restaurant will add to the synergy necessary for a successful downtown, with appeal to a broad demographic. The proposed hours of 4 pm to 10 pm will be compatible with existing commercial uses and nearby residences.

   CRITERIA MET.

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**.**

Unlike many uses, a proliferation of restaurants typically assists in the vitality of a downtown. Currently the Park Avenue downtown can benefit from the increased activity that accompanies restaurants.

That said, there are no other restaurants on Park Avenue that serve the proposed creative, American cuisine.

CRITERIA MET.

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.

The proposed restaurant will be very similar in impact to its predecessors, having the same general number of seats. The Town did not experience complaints or any detrimental impacts from the previous tenants and anticipate this would continue.

Parking for the restaurant will be primarily on-street and in the CRA parking lot which is just around the corner on 8th St. and Foresteria. As many uses within the property to the east close at 5 – 6 pm, this parking lot will also be available.

CRITERIA MET.

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.

As the restaurant is locating in an existing building there will be no impact to light and air of adjacent properties. Its location will not adversely impact property values or redevelopment, in fact the opposite can occur. A successful, vibrant downtown will have a positive impact on property values and redevelopment. The pedestrian sidewalk separating the building from the deck will be kept open and will ultimately connect to the building next door.

CRITERIA MET

Legal Notice: The request for special exception was advertised in the February 23, 2026 edition of the Palm Beach Post and certified letters were mailed to all property owners of record within 300 feet of the site.

PLANNING AND ZONING BOARD RECOMMENDATION –FINDINGS OF FACT

The Planning and Zoning Board held a hearing on March 2, 2026. No public comment was received.

The Board found that all six criteria for granting a Special Exception have been met, and unanimously recommended approval to the Town Commission of the request for a general restaurant at 748 Park Ave. suite A with the following conditions:

1. The Applicant is authorized to occupy the Site consistent with the Applicant's Special Exception use application, its justification statement, and floor plans submitted to the Department.

2. Prior to the opening of the restaurant, the property owner shall open the driveway access to the Site, which has been closed due to construction at the adjacent 754 Park Ave. (*note: ARAM LLC is the owner of both properties)*

3. The Owner shall install a sign directing individuals who come to the Site's parking lot that there is additional parking available at the Community Redevelopment Agency's parking lot, located 1/2 block south at the 800 block of Foresteria Drive.

4. 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 shall be paid by the Applicant to the Town within 10 days of the mailing of an invoice from the Town. The failure 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 pursuant to the building permit, and may result in the revocation of this approval.

RECOMMENDED MOTION: MOTION TO APPROVE RESOLUTION # _____

RESOLUTION NO. 33-04-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE OF A GENERAL RESTAURANT FOR THE PROPERTY LOCATED AT 748 PARK AVE. SUITE A; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, ARAM LLC is the owner (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 748 Park Avenue, Lake Park (the Site); and

WHEREAS, the Culinarchy Hospitality Group (the Applicant), as the Owner's authorized agent has submitted an application seeking approval for the special exception for a general restaurant use on the site ("the Project"); and

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

WHEREAS, the Site is located within the outer core sub-district of the Park Avenue Downtown District (PADD) which allows general restaurants as a special exception use; and

WHEREAS, at a public hearing on March 2, 2026, the Town's Planning and Zoning Board reviewed the plans for the proposed Project and has recommended its approval to the Town Commission; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on April 1, 2026 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), the Applicant/, and other interested parties and members of the public, regarding whether the Project meets the criteria for approval of the special exception; 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 a general restaurant, including an outdoor dining deck at 748 Park Avenue, Suite A, subject to the following conditions:

1. The Applicant is hereby authorized to occupy the Site consistent with the Applicant's Special Exception use application, its justification statement, and floor plans submitted to the Department.

2. The Owner shall open the driveway access to the Site, which has been closed due to construction at the adjacent 754 Park Ave, within 30 days of the issuance of a business tax receipt for the Project.

3. The Owner shall install a sign directing individuals who come to the Site's parking lot that there is additional parking available at the Community Redevelopment Agency's parking lot, located 1/2 block south at the 800 block of Foresteria Drive.

4. 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 shall be paid by the Applicant to the Town within 10 days of the mailing of an invoice from the Town. The failure 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 pursuant to the building permit, and may result in the revocation of this approval.

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

Section 4. This resolution shall become effective upon execution.

Exhibit A - Legal Description

LOTS 18, 19 AND EAST 10 FT OF LOT 20, BLOCK 10 IN PLAT OF KELSEY CITY PB 8, PGS 15-18, 23, 27, AND 34 TO 37 INCL.

PARCEL CONTROL NUMBER: 36-43-42-20-01-010-0180

#7644862 v1 26508-00002

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Karen Golonka
Lake Park, Town Of
535 Park AVE

Lake Park FL 33403-2603

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 02/20/2026
WPB palmbeachpost.com 02/20/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/20/2026

Legal Clerk

Notary, State of WI, County of Brown

9-3-29

My commission expires

Publication Cost:	$224.48	
Tax Amount:	$0.00	
Payment Cost:	$224.48	
Order No:	12098937	# of Copies:
Customer No:	730028	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

TOWN OF LAKE PARK
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of Lake Park will be considering the following REQUEST FOR SPECIAL EXCEPTION:
Application for a Special Exception for property located at 748 Park Ave. Ste A submitted by The Culinarchy Project, agent and applicant.
Special Exception Request:
Request for special exception to permit a general restaurant in the outer sub-district of the Park Avenue Downtown District as set forth in the Town Code, Section 78-70, Table 78-70-1 "Permitted and Special Exception Uses Park Avenue Downtown District"
Applicant proposes to utilize 1,942 square feet of an existing 6,360 square foot building, and a 380 square foot existing outdoor dining deck, both previously used as a restaurant.
Property Control number: 36-43-42-20-01-010-0180
Property Size: .17 acres
Property Owner: ARAM LLC
PUBLIC HEARINGS:
Public Hearings to consider the request for Special Exception will be held as follows:
The Planning and Zoning Board will hold a Public Hearing on Monday, March 2, 2026 at 6:30 pm, or as soon thereafter as can be heard.
The Town Commission will hold a Quasi-Judicial Public Hearing on Wednesday April 1, 2026 at 6:30 p.m. or as soon after as the matter can be heard. Please monitor https://lakepark-fl.municodemeetings.com for any change in date.
All meetings will be held in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, 33403
Records related to these items may be inspected by contacting the Community Development Department at 561-881-3300, ext. 325, or emailing kgolonka@laekparkflorida.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.
Feb 20, 2026 12098937

Notification of Public Hearing

2/19/26

Dear Property Owner:

You are receiving this Notice of Public Hearings 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 hearings listed herein are being held to hear the application described below.

APPLICATION FOR A SPECIAL EXCEPTION for property located at 748 Park Ave. ste A, submitted by The Culinarchy Project, agent and applicant.

Special Exception Request: Request for special exception to permit a general restaurant in the outer sub-district of the Park Avenue Downtown District as set forth in the Town Code, Section 78-70, Table 78-70-1 "Permitted and Special Exception Uses Park Avenue Downtown District"

Applicant proposes to utilize 1,942 square feet of an existing 6360 square foot building, and an existing 380 square feet outdoor dining deck, both previously used as a restaurant.

Property Control number: 36-43-42-20-01-010-0180
Property Size: .17 acres
Property Owner: ARAM LLC

PUBLIC HEARINGS:

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

The Planning and Zoning Board will hold a Public Hearing on Monday, March 2, 2026 at 6:30 pm, or as soon thereafter as can be heard.

The Town Commission will hold a Quasi-Judicial Public Hearing on Wednesday, April 1, 2026 at 6:30 p.m. or as soon after as the matter can be heard. . Please monitor https://lakepark-fl.municodemeetings.com for any change in date.

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

LOCATION MAP - 748 PARK AVE.



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 above. If you do not wish to attend the meetings and do not have any comments, you may disregard this notice.

Should you wish to review any of the documents associated with the application, or if you have further questions about the application please contact the Community Development Department planners at 561-881-3300, ext. 325.

TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: JAMIE STEINBRECHER
Address: 748 PARK AVE STE A LAKE PARK FL 33403
Telephone: 561 452 0781 Fax: _____
E-mail : INFO@CULINARCHYPROJECT.COM

☐ Owner
☒ Agent (Attach Agent Authorization Form)

Owner's Name (if not Applicant): ARAM LLC
Address: 901 N. OLIVE AVE WEST PALM BCH FL 33401
Telephone: 786 389 7209 Fax: _____
E-Mail : [redacted]
IVANCAPITE@MICHAELARAM.COM

Property Location: 748 PARK AVE STE A LAKE PARK FL 33403.
See correction below.
Legal Description: LOTS 18, 23, 27 + 34 to 37 inc., Kelsey City
Property Control Number: 36-43-42-20-01-010-0180

Legal Description: Lots 18, 19, and east 10 ft. of block 10, Kelsey City PB 8, pgs 15-18,23,27 and 34-37 incl.

Future Land Use: DOWNTOWN Zoning: PADD
Acreage: .17 Square Footage of Use: 1942 + 380 (inside + patio)
Proposed Use: FULL SERVICE RESTAURANT

Zoning/Existing Use of Adjacent Properties:

North: RESIDENTIAL ART. LU = Downtown / Z = PADD
South: PUBLIC PARKING LU = Downtown / Z = PADD
East: RETAIL
West: UNDER CONSTRUCTION ← LU = Downtown (COMMERCIAL) Z = PADD →

APPLICATION REQUIREMENTS:

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

THE CULINARCHY PROJECT IS A CREATIVE CONCEPT, INDEPENDANT, AND CONTEMPORARY- FITTING IN WITH OTHER LOCAL BUSINESS CONCEPTS. MARKETING GOALS OF CULINARCHY ARE TO BRING A WIDE DEMOGRAPHIC OF GUESTS FROM OUTSIDE THE IMMEDIATE AREA TO THE PADD.

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.

THE CULINARCHY PROJECT BRINGS A CONCEPT TO LAKE PARK MEETING THE GOALS OF THE CITY. A NEW RESTAURANT FEATURING + SUPPORTING LOCAL ART, ELEVATED CREATIVE CUISINE, FULL COCKTAIL + WINE PROGRAM. OFFERING WELCOMING HOSPITALITY, ATTRACTING LOCALS AS WELL AS GUESTS FROM OUT OF THE AREA. BEING OPEN FROM 4pm - 10pm WILL NOT IMPACT TRAFFIC OR PARKING IN THE SURROUNDING AREA.

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 DESIGN OF THE CULINARCHY PROJECT FITS PERFECTLY WITH THE EXISTING SPACE + SURROUNDING AREA COMBINING HISTORIC - INDUSTRIAL BONES WITH ELEGANT FINISHINGS. HOURS OF OPERATION ARE 4pm - 10pm WHICH WILL CREATE EFFICIENT USE OF PARKING NOT BEING UTILIZED IN THE EVENING CURRENTLY.

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.

THE CULINARCHY PROJECT WILL OFFER A MORE ELEVATED EXPERIENCE OF DINING WITHOUT BEING PRETENTIOUS. A TYPE OF CONCEPT RARE TO LAKE PARK ESPECIALLY IN THE PADD. IT WILL ALSO OFFER ONE OF THE ONLY FULL SERVICE COCKTAIL + WINE PROGRAMS IN THE PADD.

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.

THE CULINARCHY PROJECT IS NOT A CONCEPT THAT WILL CREATE ANY TYPE OF OUTSIDE NUISANCE. NO EXTREME ODOR OR NOISE. ANY VISUAL CHANGE WOULD ONLY BE FOR THE PURPOSE OF IMPROVING THE AESTHETICS OF THE PROPERTY. THE AMOUNT OF PERSONS ON THE PROPERTY WILL NOT IMPACT SURROUNDING AREAS AS THE SIZE AND CAPACITY OF THE SPACE WILL REMAIN UNCHANGED AS WELL AS THE USE OF SPACE.

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.

THE CULINARCHY PROJECT (A) IS WITNIN AN EXISTING SPACE, LIGHT + AIR WILL NOT BE AFFECTED. (B) THE GOAL OF THE CULINARCHY PROJECT IS TO ADD VALUE TO ANY SURROUNDING PROPERTIES OR BUSSINESS. (C) IS ALREADY ADJACENT TO A LARGE SCALE RENOVATION PROJECT AND WILL HAVE NO IMPACT ON THIS OR ANY OTHER PROJECT. (D) WILL OPERATE AS RESPONSIBLE AND SUSTAINABLE AS POSSIBLE (E) WILL PROVIDE A CLEAN, WELL KEPT OUTDOOR AREA WITH AMPLE SEATING + SERVICE IN AN INVITING ATMOSPHERE

The Culinarchy Project Bar and Chophouse

Interest in property 748 Park Ave ste. A

The property at 748 park ave ste. A is 1950 sq ft of indoor space and 380 sq ft of outdoor patio space. The goal of the culinarchy project is to create an upscale contemporary American full service restaurant focusing on top quality ingredients and top tier hospitality in an artistic, elegant design inside a historic industrial space. The culinarchy project target audience is wide, from evening business meetings, to girls night, date night, after work happy hour, family dinner or special occasions and beyond.... for young professionals to seasonal retirees and everyone in between.

We, as the operators, bring a combined 46 years of operating one of the most established restaurants in palm beach county, also the oldest steakhouse in the state of Florida. We intend to bring that experience to this property and update this concept to suit the modern diners habits. Smaller portions, sharable dishes, more composed plates, along with an aggressively promoted happy hour all at a softer price point attractive to people dining during the week as well as weekends, holidays and special occasions.

We believe this is a perfect fit for the park ave district of independent shops, breweries, arts and entertainment that we align our brand with, and are passionate about.

Thank you for your consideration on this matter and we look forward to being an asset to the Lake Park community.

Jamie Steinbreher

Christina Wishart

Oscar Jimenez

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, Aret Tikiryan, have read and understand the regulations above regarding cost recovery.

Property Owner Signature

02/03/2026
Date

TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

AGENT AUTHORIZATION FORM

Owner(s) of Record:
AVAM LLC

BEFORE ME, the undersigned authority, personally appeared:

Avet Tikiryan
Property Owner Name

Who first being duly sworn upon Oath and personal knowledge state they are the Owner(s) of Record of the following described real property:

748 Park Ave S

the street address of which is 748 Park Ave Ste A

AND DO HEREBY DESIGNATE:

Name: Jamie Steinsvegher
Address: [redacted] 513 36th St West Palm Beach, FL 33407
Telephone: 561-452-0781
E-mail Address: jstein1978@hotmail.com

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

Owner of Record Signature

Owner of Record Signature

STATE OF FLORIDA
COUNTY OF PALM BEACH

Jack Shankman
NOTARY PUBLIC

JACK SHANKMAN
Notary Public - State of Florida
Commission # HH 693707
My Comm. Expires Jul 1, 2029

NOTARY STAMP

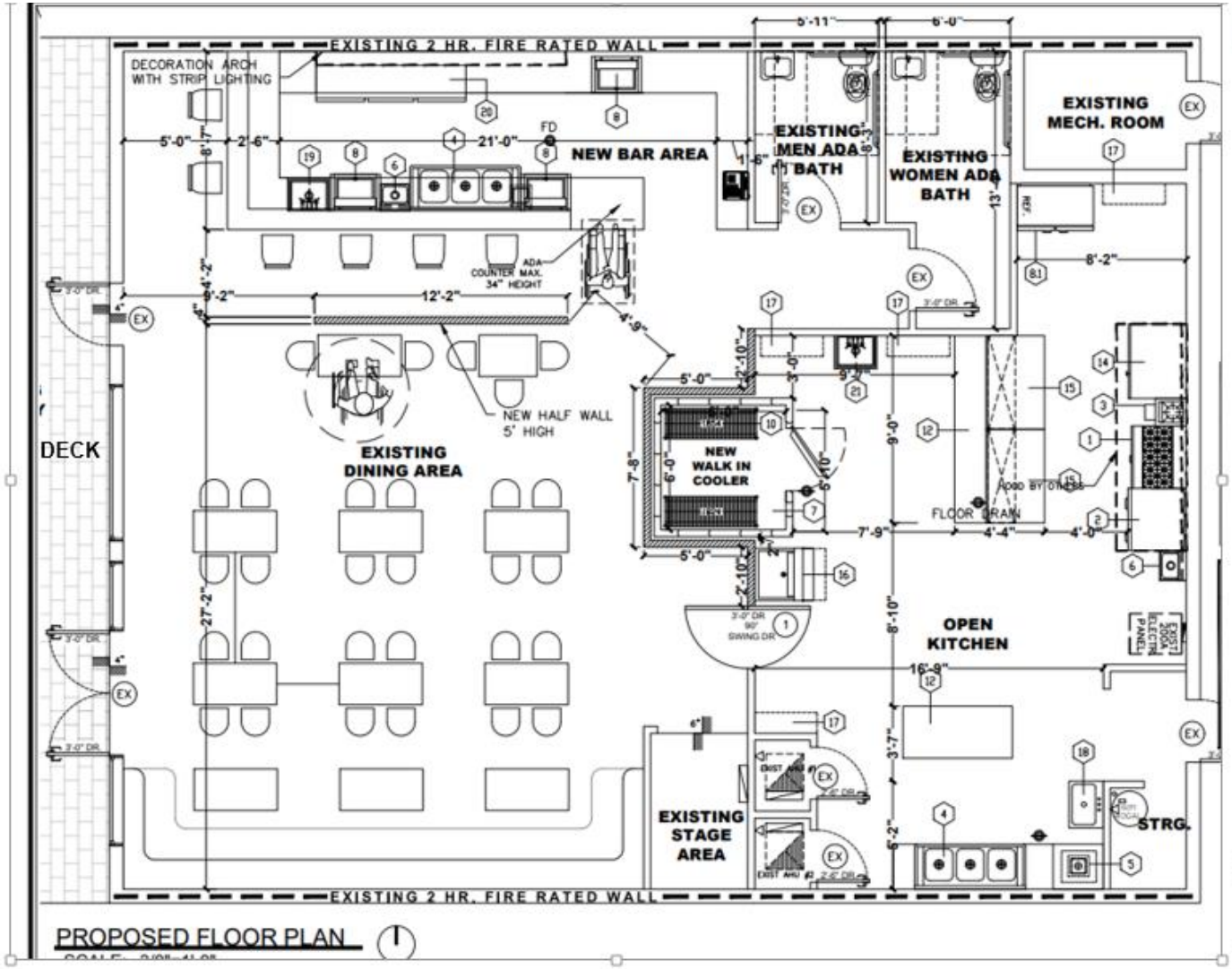
REVISED 10/30/2013


LOCALE GASTROPUB


LOCALE GASTROPUB

THE CULINARCHY PROJECT

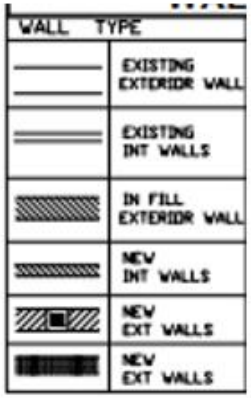
PROPOSED INTERIOR FLOOR PLAN



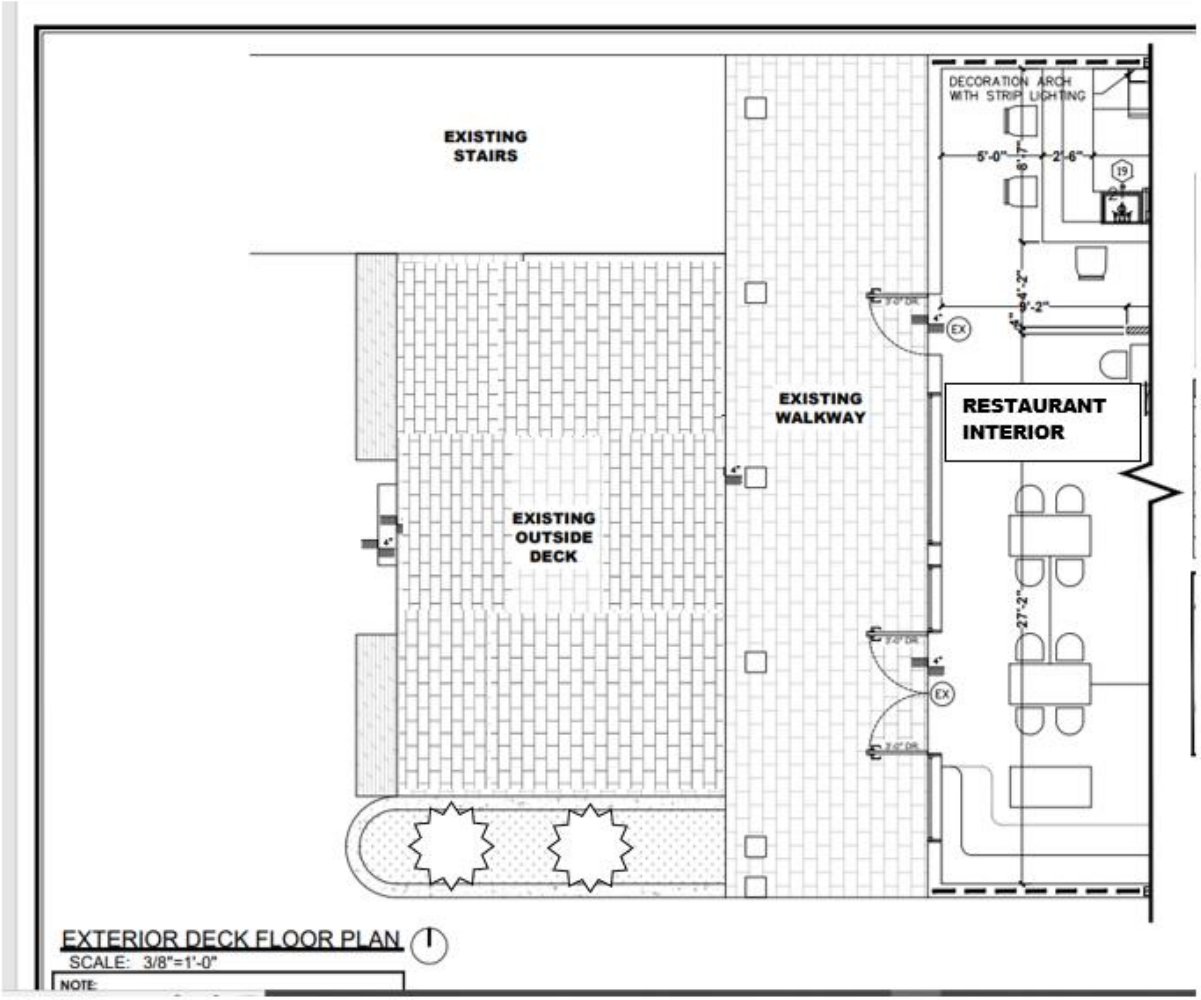
SCOPE OF WORK (CONSTRUCTION)

1. NEW INTERIOR NON-BEARING WALLS
2. INSTALL NEW KITCHEN EQUIPMENT
3. NEW SEATING AREA
4. NEW FURNITURE AND NEW COUNTER TOPS BY OTHERS.
5. NEW ELECTRICAL AS PER PLANS.
6. NEW PLUMBING FIXTURES AS PER PLANS
7. NEW HALF WALLS AS PER PLANS
8. NEW ARCH IN BAR AREA AS PER PLAN
9. NEW WALK IN COOLER AS PER PLAN

Note: Arrangement of Dining tables subject to change.



EXTERIOR DECK



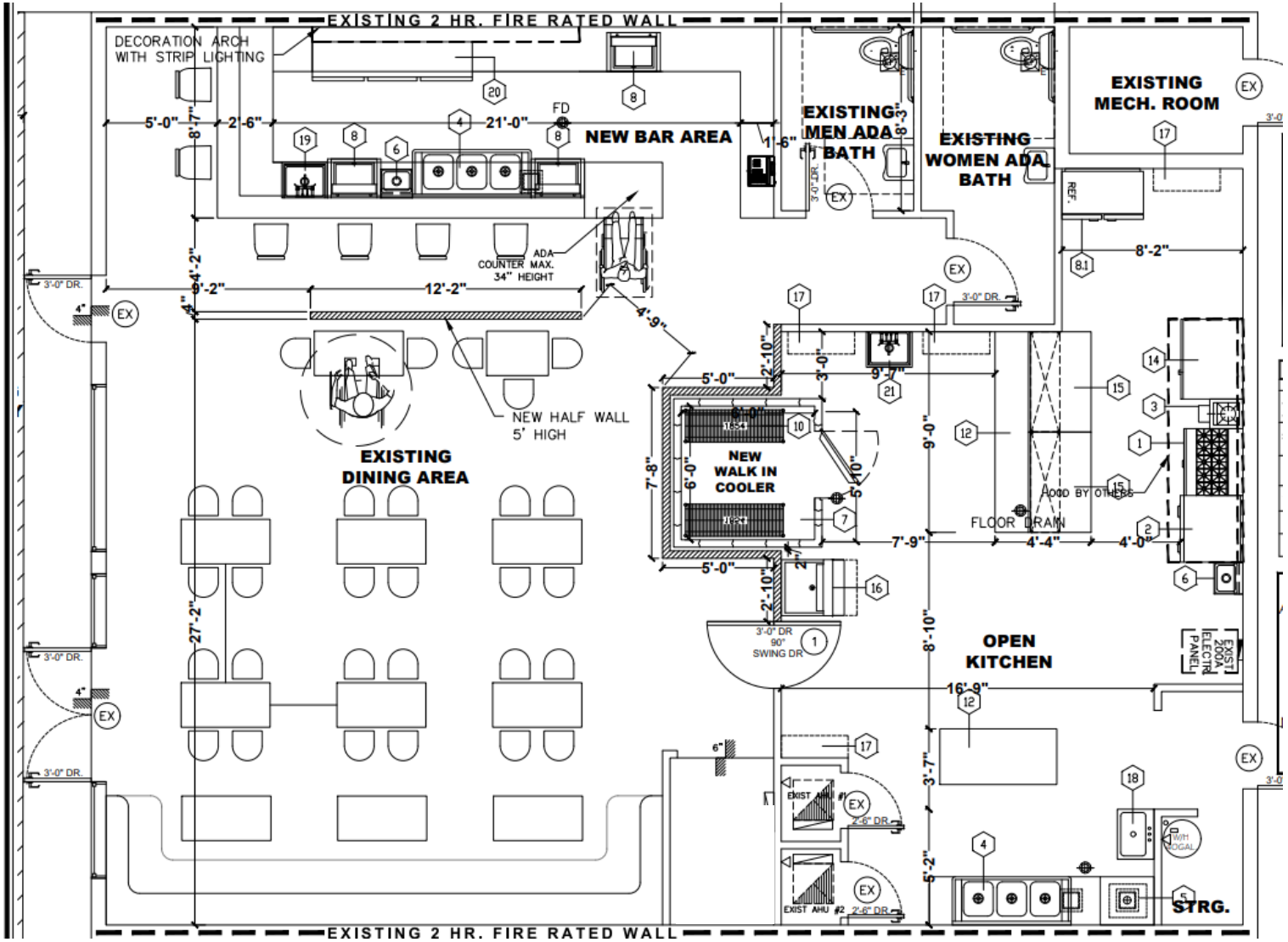
PROPOSED 6 TABLES WITH FOUR CHAIRS EACH, AND POTTED PLANTERS.

NOTE: currently 2 high-top tables from prior business.

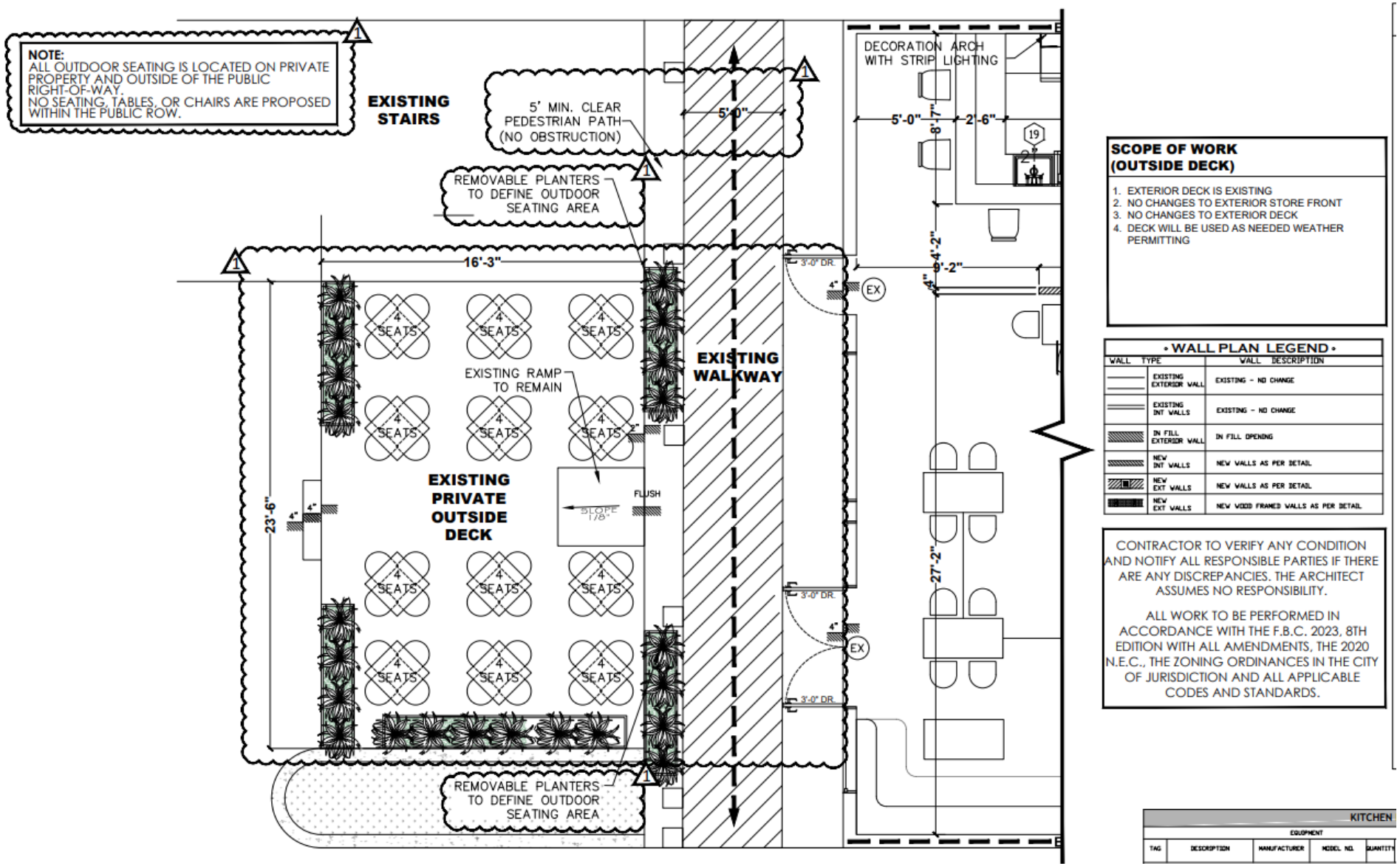
Existing walkway to be kept clear; not part of leased area. No changes to storefront

THE CULINARCHY PROJECT – REVISED PLANS (AS RE-SUBMITTED FOR BUILDING PERMIT)

PROPOSED INTERIOR FLOOR PLAN:



OUTSIDE DECK PLAN



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Community Development

Agenda Title: Resolution 34-04-26- Special Exception – Alzheimer's Community Care (Specialized Adult Day Care) - 1015 10th Street - 1015 LP, LLC (Owner)

Category: New Business

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

Cost of Item: Legal Ad $215.21/Certified Mail Legal Review **Funding Source:** Applicant Escrow Acct.

Account Number: #03-00169-00 / #108 **Finance Signature:** *Barbara Gould*

Advertised: Yes Also certified letter – 300 ft.

Date: Feb. 20, 2026 **Newspaper:** Palm Beach Post

Attachments: Staff Report, Resolution, Legal Notice, Certified letter, Applicant Submittal

Please initial one:

KJG Yes, I have notified everyone.

_____ Not applicable in this case

Summary Explanation/Background:

1015 LP, LLC, owner, is requesting a special exception to be approved for a new specialized adult day care use, Alzheimer's Community Care (ACC), to be located at 1015 10th Street. The proposed specialized Alzheimer's services adult day care center is expected to occupy 2,598 square feet of an existing 10,000 square foot building with the remainder to be occupied by Tender Care Center, which specializes in pediatric rehabilitation. Typically, attendees are expected to be dropped off by their caregivers and/or arrive via Palm Tran.

The proposed specialized Alzheimer's services adult day care center is expected to provide a safe and secure environment for patients with Alzheimer's and related neurocognitive disorders. Additionally, this new business will engage in specific therapeutic activities (i.e., socialization, pet therapy, art therapy, music therapy, physical exercise, etc.) as well as medical oversight provided by nurses who will monitor participant nutrition and hydration, administer medications, evaluate health status and respond to medical

needs. The center is expected to provide a needed break for caregivers as well as providing caregiver support.

Note: The Town's Land Development Regulations (LDR's) currently requires that a specialized adult day care use obtain special exception approval by the Town Commission. This type of approval would require additional, specific review and approval by the Town to ensure compatibility due to potential impacts to the surrounding neighborhood (even if the proposed use fits within the Zone's general purpose).

Additionally, to permit this type of special exception, the LDR's requires that the proposed use meet six (6) general criteria, which the Community Development Department has determined to be met.

The Planning and Zoning Board held a public hearing and considered the proposed use during their March 2, 2026 Regular Meeting and recommends approval with conditions to the Town Commission.

As a result, the proposed special exception (Specialized Adult Day Care) use is being presented to the Town Commission for consideration. If approved, the special exception use will be effective immediately and the proposed specialized adult day care will be able to proceed forward with operations.

Note: The special exception request has been properly advertised and noticed in accordance with Town Code and State law. (Copy of legal ad and certified letter is enclosed.)

Recommended Motion:

I move to approve Resolution 34-04-26 authorizing a Special Exception for Alzheimer's Community Care (Specialized Adult Day Care), located at 1015 10th Street.

TOWN OF LAKE PARK
TOWN COMMISSION
Meeting Date: April 15, 2026

RESOLUTION NO. XX-04- 26
A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE AUTHORIZING THE OPERATION OF A SPECIALIZED ALZHEIMER'S SERVICES ADULT DAY CARE USE FOR A PORTION OF THE BUILDING LOCATED AT 1015 10TH STREET; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

Location: **1015 10th Street, Lake Park**

Applicant: Alzheimer's Community Care

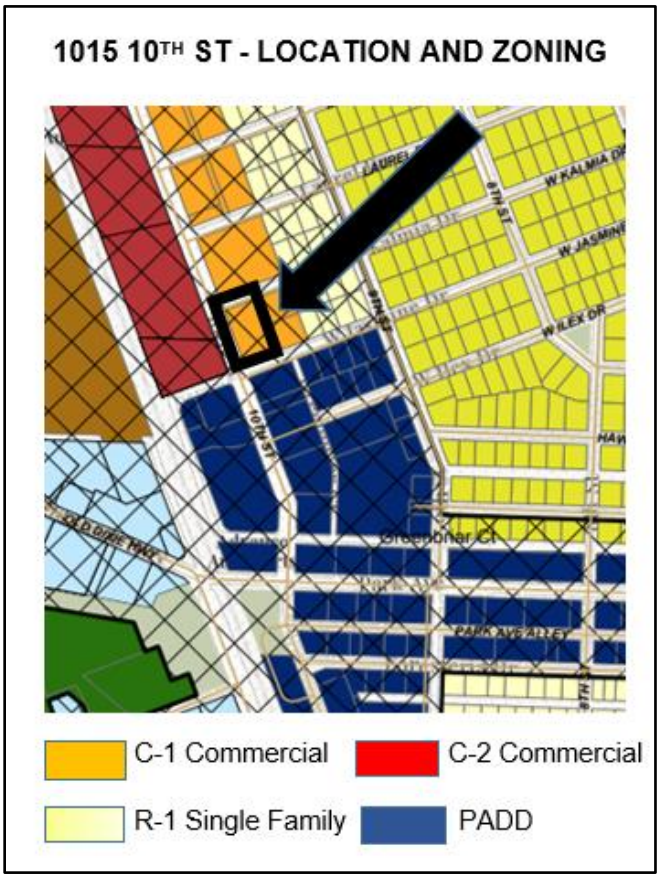
Special Exception Request: Request for special exception to permit a "specialized Alzheimer's services adult day care center" which provides services to participants and their caregivers, and is licensed for compliance with Florida Statutes 429.918. The applicant, Alzheimer's Community Care, requests approval for special exception use set forth in Town Code, section 78-71 (2) d. "medical clinic" in the C-1 Commercial Business District.

The applicant proposes to utilize 2,598 square feet of an existing 10,192 sq. ft. building. The remainder will continue to be utilized by Tender Care Center as a pediatric rehabilitation facility.

Location: 1015 10th St.



BACKGROUND



Property Owner: 1015 LP, LLC

Applicant: Alzheimer's Community Care, Inc.

PCN: 36-43-42-20-01-076-0190

Property size: .86 acre

Future Land Use: Commerical

Existing Zoning: C-1 Business District (CRA)

Adjacent Zoning Designation

North: C-1 Business District

South: C-1 Business District

East: C-1 Business District

West: C-2 Business District

Adjacent Land Use Designation

North: Commercial

South: Commercial (non-conforming apartments)

East: Commercial (non-conforming apartments)

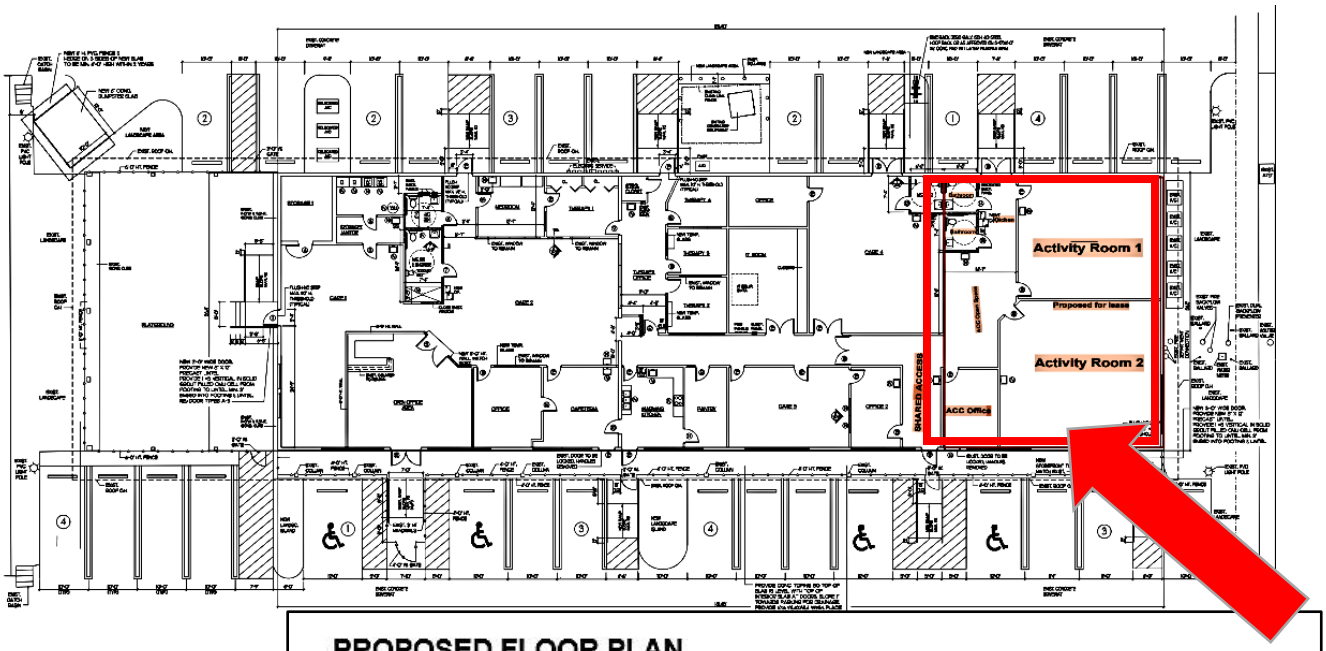
West: Commercial

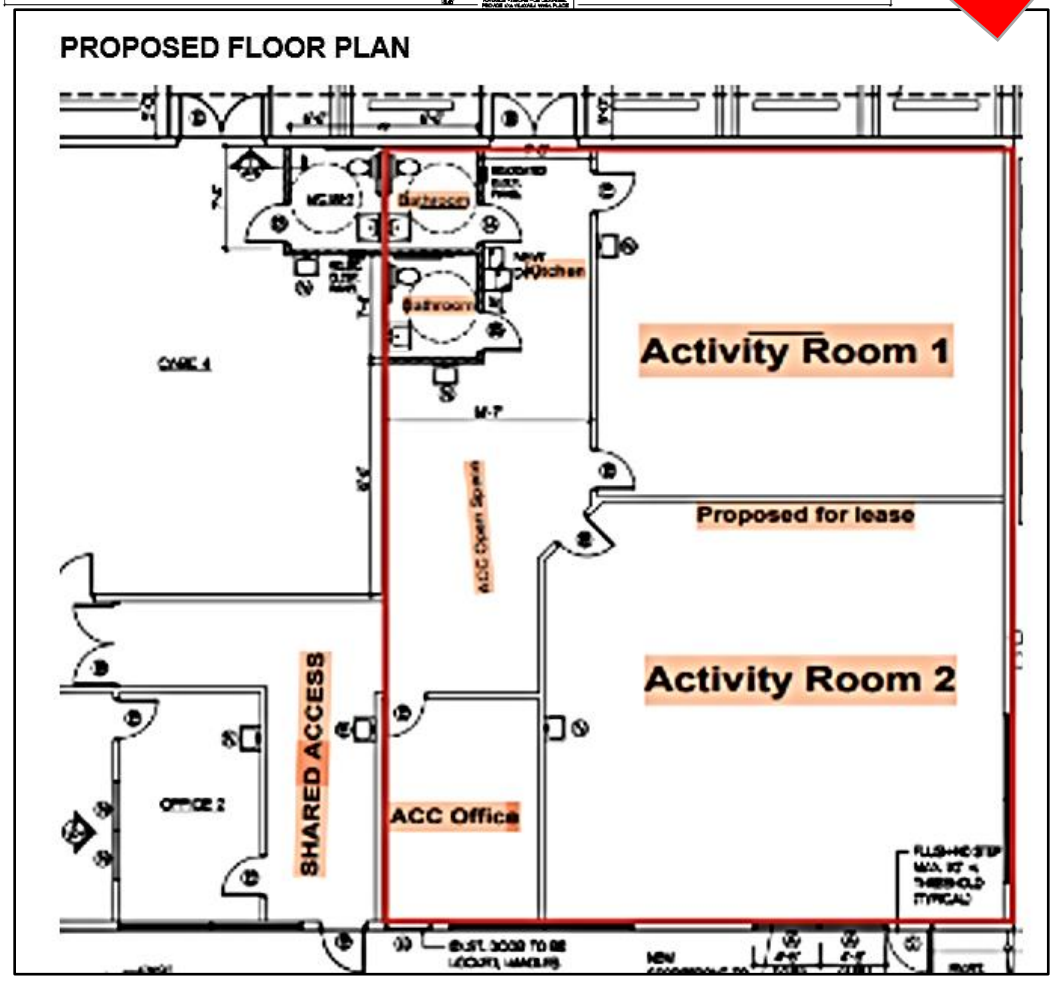


Viewed from 10th st.



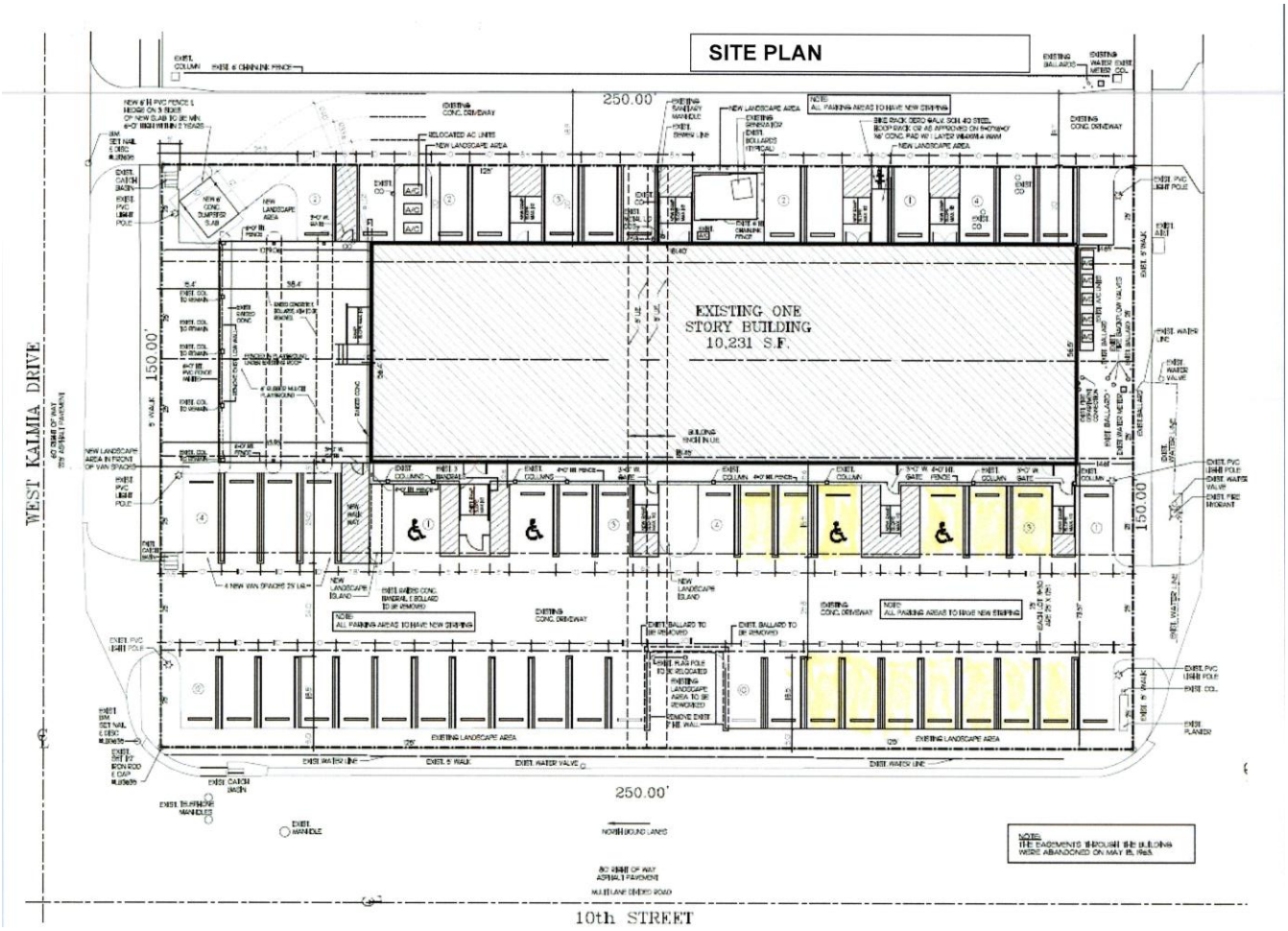
South End of Building – Proposed Location


Activity Room 1
Proposed for lease
Activity Room 2
ACC Office
SHARED ACCESS


PROPOSED FLOOR PLAN
Activity Room 1
Proposed for lease
Activity Room 2
ACC Office
SHARED ACCESS
OFFICE 2

EXISTING SITE PLAN:

PARKING FOR ALZHEIMER'S COMMUNITY CARE SHOWN IN YELLOW



Summary of Request

Alzheimer's Community Care (ACC) is requesting Special Exception approval to open a "**specialized Alzheimer's services adult day care center**" pursuant to the Town Code "medical clinic" special exception use category. The center would provide a safe, secured environment for patients with Alzheimer's disease and related neurocognitive disorders to engage in specific therapeutic activities including socialization, pet therapy, art therapy, music therapy, and physical exercise. Center nurses would monitor participant nutrition and hydration, administer medications, evaluate health status, respond to medical needs, and ensure that participants are involved in their care to their maximum benefit. The center provides a needed break for the caregiver, as well as providing caregiver support.

The center would be located at 1015 10thStreet, in the same building that Tender Care is operating. Tender Care will be reducing their space and desires to lease out the portion that will be vacant. ACC does not propose any changes to the interior or exterior. The existing rooms would be repurposed for uses needed by ACC.

While the site received special exception approval for Tender Care in 2020 under the same "medical clinic" use category, it was determined that the approval had been very specific -to operate a "prescribed pediatric extended care facility", such that ACC could not take advantage of the prior approval.

The proposed use can be well acommodated at the location.Users of Tender Care and ACC would tend to arrive at slightly different peak times. Both uses require the same parking ratio. Based on the 75%/25% split in building area Tender Care would require 39 spaces and ACC require 13, totaling the required and provided 52 spaces. See staff review of the special exception criteria for greater analysis of the special exception.

Review: The application has been reviewed by Planning, the Sheriff's Dept, CRA, Fire, and the Town's Engineering and Traffic consultants.

Please see applicant submission for their justification and explanation of how they meet the special exception criteria.

Special Exception Criteria

Section 78-184 of the Code requires that a request for special exception must meet 6 general criteria. These are addressed in the applicant's submittal. The staff analysis of whether the criteria have been met is set out below.

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

   A specialized Alzheimer's Adult Day Care is consistent with the Town Goal Statement which references that the Town will seek opportunities for community

facilities serving the needs of the Town. While the Comprehensive Plan is primarily a land use document (compared to a social document), the overall intent is to improve the lives of those who reside in the Town or nearby and encourage uses that provide services and quality of life to its residents.

CRITERIA MET

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

   The site is located in the C-1 Zoning District, which allows the medical clinics as a special exception. The proposed use, due to its specialized nature and provision of health care activities by practitioners licensed by the state of Florida, qualifies under the definition of medical clinic or office. The required number of parking spaces have been provided. The use will occupy an existing building, therefore many land development regulations were previously met.
   CRITERIA MET

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.***

   The proposed use is low impact, operating only in the day from 8 am to 5 pm, M-F. According to the application the maximum number of attendees per day will be 35, with 7 staff members. Most attendees will arrive by bus or be dropped off at staggered time. With the reduction in square feet of Tender Care, the result of adding this use should generally balance out. While the building is existing, staff finds that as a one story building with low impact use it is compatible with the neighboring properties, including the apartments.

   CRITERIA MET

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*.**

   There is no similar use nearby. The closest ACC facility in West Palm Beach. The use serves a much needed purpose for the north county area, including Lake Park. The use is determined to be a good complimentary use to Tender Care.

   CRITERIA MET

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.***

Per the application, there would be a maximum of 35 attendees and 7 staff members on a daily basis, which will have no detrimental impact on surrounding properties.

Based on the use, no nuisance factors (i.e. noise, odor) are anticipated. Attendees will arrive and be escorted in, and do not leave until their pick up ride arrives. There will be no outside activities.

Traffic is not anticipated to be an issue. Palm Beach County Traffic has reviewed the application

Staff reviewed internal traffic impacts such as potential congestion in the parking lot with the two uses. The majority of Tender Care patients arrive by bus. Alzheimer's Community Care patients are more likely to be dropped off. They also peak at slightly different times. Tender Care patients arrive at 9 am and leave at 4 pm. Alzheimer's indicates their peak period is from 10 am to 3 pm.

The change in use is not anticipated to impact parking. Both uses require the same parking ratio. Based on the 75%/25% split in building area Tender Care would require 39 spaces and ACC require 13, totaling the required and provided 52 spaces. At a staff/attendee ratio of 1/5, 7 spaces would be required for staff, leaving 6 for drop off parking which is satisfactory.

CRITERIA MET

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.***

The response to a. through c. has already been provided above. Based on the use there will be no negative impacts on infrastructure or open space.

As this is not a use open to walk in traffic and the public, there is no need for pedestrian amenities.
CRITERIA MET

Legal Notice: The request for special exception was advertised in the February 23, 2026 edition of the Palm Beach Post and certified letters were mailed to all property owners of record within 300 feet of the site.

PLANNING AND ZONING BOARD RECOMMENDATION/ FINDING OF FACT

The Planning and Zoning Board held a public hearing on March 2 to consider the request and voted unanimously to recommend approval to the Town Commission.

The Board found that all six criteria for granting a Special Exception had been met, and recommended approval of the request for a Specialized Alzheimer's Services Adult Day Care Center, with the following conditions:

1. The Applicant shall develop the Site consistent with the following plans and information**:** Special Exception Application, the narrative of the use of the Site, Justification Statement, and the interior floor plan improvements to be made.

2. **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 shall be paid by the Applicant to the Town within 10 days of the mailing of the invoice from the Town. The failure to reimburse the Town within the 10 days from the mailing of an invoice from the Town shall result in the suspension of any further review of plans or building activities pursuant to the building permit, and may result in the revocation of this approval.

RECOMMENDED MOTION:

I move to approve Resolution #_____ approving the Special Exception Request by Alzheimer's Community Care for a Specialized Alzheimer's Services Adult Day Care Center at 1015 10th St.

RESOLUTION NO. 34-04-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE AUTHORIZING THE OPERATION OF A SPECIALIZED ALZHEIMER'S SERVICES ADULT DAY CARE USE FOR A PORTION OF THE BUILDING LOCATED AT 1015 10TH STREET; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 1015 LP LLC is the owner (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 1015 10th Street, Lake Park (the Site); and

WHEREAS, Alzheimer's Community Care (Applicant), as the Owner's authorized agent has submitted an application seeking the approval of a the special exception use of Specialized Alzheimer's Services Adult Day Care ("the Project") for a portion of the building located at 1015 10th Street; and

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

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

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

WHEREAS, the Project, due to its specialized nature and provision of health care activities by practitioners licensed by the state of Florida, qualifies under the definition of medical clinic or office under the Town Code; and

WHEREAS, at a public hearing on March 2, 2026, the Town's Planning and Zoning Board reviewed the plans submitted for the proposed Project and recommended the approval of the Project to the Town Commission; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on April 1, 2026 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),

the Applicant, and other interested parties and members of the public, regarding whether the Project meets the criteria for approval of a special exception use; 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 Specialized Alzheimer's Services Adult Day Care Center subject to the following conditions:

1. The Applicant shall develop the Site consistent with the following plans and information**:** Special Exception Application, the narrative of the use of the Site, Justification Statement, and the interior floor plan improvements to be made.

2. **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 shall be paid by the Applicant to the Town within 10 days of the mailing of the invoice from the Town. The failure to reimburse the Town within the 10 days from the mailing of an invoice from the Town shall result in the suspension of any further review of plans or building activities pursuant to the building permit, and may result in the revocation of this approval.

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

Section 4. This resolution shall become effective upon execution.

Exhibit A - Legal Description

Lots 23, 27, and 34 t0 37 inclusive, Plat of Kelsey City PB 8, PGS 15-18

PARCEL NUMBER: 36-43-42-20-01-076-0190

#7644879 v1 26508-00002

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Karen Golonka
Lake Park, Town Of
535 Park AVE

Lake Park FL 33403-2603

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 02/20/2026
WPB palmbeachpost.com 02/20/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/20/2026

Legal Clerk

Notary, State of WI, County of Brown

9-3-28

My commission expires

Publication Cost:	$215.21	
Tax Amount:	$0.00	
Payment Cost:	$215.21	
Order No:	12098945	# of Copies:
Customer No:	730028	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

TOWN OF LAKE PARK
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of Lake Park will be considering the following REQUEST FOR SPECIAL EXCEPTION:
Application for a Special Exception for property located at 1015 10th Street, Lake Park, submitted by Alzheimer's Community Care, agent and applicant.
Special Exception Request:
Request for special exception to permit a "specialized Alzheimer's services adult day care center" which provides services to participants and their caregivers, and is licensed for compliance with Florida Statutes 429.918. Applicant requests approval for special exception use set forth in Town Code, section 78-71 (2) (d) in the C-1 Commercial Business District. Applicant proposes to utilize 2,598 square feet of an existing 10,192 sq. ft. building.
Property Control number: 36-43-42-20-01-076-0190
Property Size: .86 acres
Property Owner: 1015 LP LLC
PUBLIC HEARINGS:
Quasi- Judicial Public Hearings to consider the request for Special Exception will be held as follows:
The Planning and Zoning Board will hold a Public Hearing on Monday, March 2, 2026 at 6:30 pm, or as soon thereafter as can be heard.
The Town Commission will hold a Quasi-Judicial Public Hearing on Wednesday, April 1, 2026 at 6:30 p.m. or as soon after as the matter can be heard.
All meetings will be held in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, 33403
Records related to these items may be inspected by contacting the Community Development Department at 561-881-3300, ext. 325, or emailing kgolonka@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.
Feb 20, 2026 12098945

Notification of Public Hearing

2/16/26

Dear Property Owner:

You are receiving this Notice of Public Hearings 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 hearings listed herein are being held to hear the application described below.

Application for a Special Exception for property located at 1015 10th Street, Lake Park, submitted by Alzheimer's Community Care, agent and applicant.

Special Exception Request: Request for special exception to permit a "specialized Alzheimer's services adult day care center" which provides services to participants and their caregivers, and licensed for compliance with Florida Statutes 429.918. Applicant requests approval for special exception under the medical clinic use listed in Town Code, section 78-71 (2) (d) in the C-1 Commercial Business District. Applicant proposes to utilize 2,598 square feet of an existing 10,192 sq. ft. building.

Property Control number: 36-43-42-20-01-076-0190
Property Size: .86 acres
Property Owner: 1015 LP LLC

PUBLIC HEARINGS:

Quasi-Judicial Public Hearings to consider the request for Special Exception will be held as follows:

The Planning and Zoning Board will hold a Public Hearing on Monday, March 2, 2026 at 6:30 pm, or as soon thereafter as can be heard.

The Town Commission will hold a Public Hearing on Wednesday, April 1, 2026 at 6:30 p.m. or as soon after as the matter can be heard. Please monitor https://lakepark-fl.municodemeetings.com for any change in date.

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

Location: 1015 10th St.



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 above. If you do not wish to attend the meetings and do not have any comments, you may disregard this notice.

Should you wish to review any of the documents associated with the application, or if you have further questions about the application please contact the Community Development Department planners at 561-881-3300, ext. 325.

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David Franklin

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January 6, 2026

Town of Lake Park
Community Development Department
535 Park Avenue
Lake Park, FL 33401

Applicant: Alzheimer's Community Care, Inc. / Cover Letter
PCN: 36-43-42-20-01-076-0190
Date of Submission: January 6, 2026

To Whom It May Concern:

On behalf of Alzheimer's Community Care, its Board of Directors, and the President and CEO, we respectfully submit this Special Exemption Review Application for your approval, together with the pertinent documentation outlined below. We are deeply grateful for the Town of Lake Park Community Development Department's thoughtful attention, and we sincerely appreciate the care and professionalism you bring to this important review.

Alzheimer's Community Care remains committed to serving vulnerable patients and families with dignity, compassion, and excellence. This application reflects our continued dedication to ensuring that our services are delivered in a manner that supports both community needs and the Town's long standing standards for responsible development.

We appreciate your time, consideration, and partnership as you review this request. Should you require any additional information or clarification, we would be please to provide it promptly.

Thank you again for your thoughtful review and the for the essential work you do on behalf of the Town of Lake Park.

Kind Regards,

Jeannette Brumond
Director of Operations

Attachments: Site Review Plan Comments, Statement of Interest, Application and authorization, PB County Letter and Traffic Study, Site Plan, Floor Plan, Elevations (photos).

TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: Alzheimer's Community Care, Inc.
Address: 1615 Forum Place, 5th Floor West Palm Beach, FL 33401
Telephone: 561-683-2700 Fax: 561-683-7600
E-mail : jbrumond@alzcare.org

☐ Owner
☒ Agent (Attach Agent Authorization Form)

Owner's Name (if not Applicant): 1015 LP LLC
Address: P.O. Box 5159 Springhill, FL 34611-5159
Telephone: 561-683-2700 Fax: 561-683-7600
E-Mail : jbrumond@alzcare.org

Property Location: 1015 10th Street Lake Park, 33403
Legal Description: Kelsey City LTS to Inc Blk 76
Property Control Number: 36-43-42-20-01-076-0190

Future Land Use: Commercial Zoning: C-1
Acreage: .8604 Square Footage of Use: 2598
Proposed Use: Specialized Alzheimer's Services Adult Day Care Center

Zoning/Existing Use of Adjacent Properties:

North: C-1 South: PADD

East: C-1 West: C-2

APPLICATION REQUIREMENTS:

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

The Special Exception aligns with the town's goal of providing recreational activities and community facilities oriented to serving the needs and desires of the Town in that our facility will provide engaging, therapeutic, recreational activities for adults with cognitive impairment and at the same time provide vital respite for their family caregiver. Those attending the day center will be in a safe, therapeutic environment staffed by a nurse and allied health professionals. The day center is categorized as a health and social activity facility.

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.

We have been provided with information that the site meets the requirement for zoning C-1.

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.

There is no plan to modify the existing building at 1015 10th Street Lake Park, FL in area or height. The day center will operate Monday through Friday only from the hours of 8 AM to 5 PM.

Attendees may arrive via Palm Tran or family vehicles at staggered times in the early morning. The proposed use is compatible with the neighboring childcare provider (Tender Care). Several of our other day centers have a similar arrangement, i.e. our day center is adjacent or very close to a well-child preschool.

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.

We know of no other Specilized Adult Day service provider in the area of 1015 10th Street Lake Park, FL.

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.

We believe there is no impact on residences. Our practice is to cap attendance at 35 even if the available square footage accommodates a higher number, as determined by the Agency for Health Care Administration (AHCA). Maximum occupancy would be 35 participants and 7 staff. Participants come and go at various times, with the highest census generally between 10:00am and 3:00pm.

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.

There is no impact on light and air. Property values will not be negatively impacted on the alternative they may be positively impacted by a vibrant essential service provided on the property. There is no anticipated impact on improvements, development, or redevelopment in the surrounding properties. There is no impact on adjacent natural systems, public facilities, including parks and open spaces. Pedestrian amenities are not applicable.

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, David Franklin, have read and understand the regulations above regarding cost recovery.

David Franklin
David Franklin (Jan 28, 2026 14:50:54 EST)

~~Property Owner~~ Applicant Signature

01/28/2026
Date

Application for Special Exemption Review - Lake Park

Final Audit Report 2026-01-28

Created:	2026-01-28
By:	Jeannette Brumond (jbrumond@alzcare.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8ZOZ_QfeaaDAB5EdqnjMo_-N9bIfBctO

"Application for Special Exemption Review - Lake Park" History

Document created by Jeannette Brumond (jbrumond@alzcare.org)
2026-01-28 - 5:48:48 PM GMT

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2026-01-28 - 5:48:52 PM GMT

Email viewed by David Franklin (dfranklin@alzcare.org)
2026-01-28 - 6:14:57 PM GMT

Document e-signed by David Franklin (dfranklin@alzcare.org)
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Dennis North

President and CEO
David Franklin

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Statement of Interest

Alzheimer's Community Care, Inc. is a specialized and supportive care organization dedicated to serving adults medically diagnosed with Alzheimer's disease or a related neurocognitive disorder, and their caregivers. Founded in 1996 in West Palm Beach, Florida, Alzheimer's Community Care has grown to provide services across Palm Beach, Martin, and St. Lucie Counties. We now hope to bring our next specialized care center to the Town of Lake Park. We currently have a Letter of Intent (LOI) in place to lease 2,598 square feet of space at 1015 10th St., Lake Park, FL 33403, pending approval from the Town of Lake Park.

Alzheimer's Community Care is licensed by Florida's Agency for Healthcare Administration ("AHCA") as a Specialized Adult Day Service provider. Our centers operate as safe, structured environments offering skilled nursing oversight, dementia-specific therapeutic programming, and caregiver support. Our staff-to-participant ratio is designed to ensure individualized attention and compassionate care for those who are cognitively impaired and in need of daily supervision. Attendance at the Lake Park center will be capped at 35 participants.

To attend our centers, participants must meet eligibility criteria established by the state of Florida. Participants engage in therapeutic cognitive and physical activities, behavioral health support, and health monitoring. We collaborate with local health systems and community partners to ensure that participants and their families receive the full spectrum of resources available to them.

Our centers are open Monday through Friday, from 8:00 am to 5:00 pm. We are closed on Saturdays, Sundays, and major holidays. Pick-ups and drop-offs are staggered throughout the day, with the highest volume occurring between 8:00–10:00 am and 3:00–5:00 pm. Most often, participants are transported by Palm Tran, which helps to lessen traffic congestion in the surrounding area.

Alzheimer's Community Care is funded primarily through state funding, Medicaid, grants, and community support. Our services are designed to ease the tremendous burden placed on caregivers and optimize the cognitive and physical function of their loved ones for as long as possible.

Community Impact The establishment of an Alzheimer's Community Care center in Lake Park will provide significant benefits to the local community. Families will gain access to specialized dementia care close to home, mitigating the need for costly assisted living or nursing home placement. Caregivers will receive much-needed respite and support, allowing them to remain active in the workforce and community. Additionally, the center will create local employment opportunities for healthcare professionals and support staff, strengthening Lake Park's economy while enhancing the quality of life for residents affected by Alzheimer's disease.

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

Thank you,
David Franklin
David Franklin (Jan 28, 2026 13:14:33 EST)
David Franklin
President and CEO

SociAlz

Alzheimer's Community Care

Final Audit Report 2026-01-28

Created:	2026-01-28
By:	Jeannette Brumond (jbrumond@alzcare.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYcS8HwHVuMFxsHzTW5hWTds0x0t_eU_X

"Alzheimer's Community Care" History

Document created by Jeannette Brumond (jbrumond@alzcare.org)
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2026-01-28 - 6:14:08 PM GMT

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Signature Date: 2026-01-28 - 6:14:33 PM GMT - Time Source: server

Agreement completed.
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TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

AGENT AUTHORIZATION FORM

Owner(s) of Record:
1015 LP, LLC

BEFORE ME, the undersigned authority, personally appeared:

Drew Vermette, Manager, 1015 LP, LLC
Property Owner Name

Who first being duly sworn upon Oath and personal knowledge state they are the Owner(s) of Record of the following described real property:
Lots 19 through 30, Block 76, Kelsey City (now Lake Park), according to the plat thereof, recorded in Plat Book 8, Pages 15 & 34 of the Public Records of Palm Beach County
the street address of which is 1015 10th St., Lake Park, Fl 33403

AND DO HEREBY DESIGNATE:

Name: David Franklin
Address: 1615 Forum Pl. 5th Floor, West Palm Beach, Fl 33407
Telephone: 561.789.7308
E-mail Address: dfranklin@alzcare.org

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

Owner of Record Signature

Owner of Record Signature

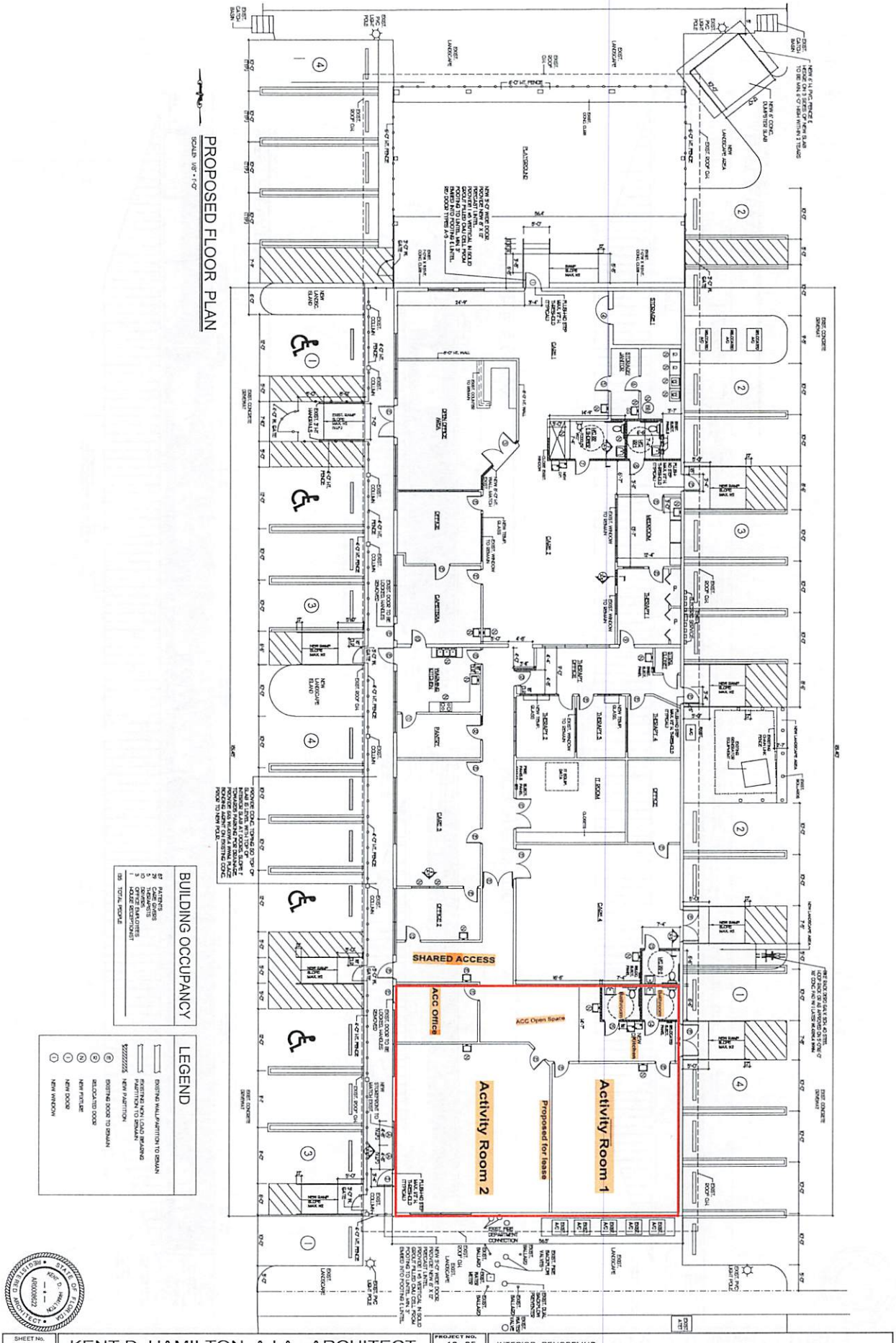
STATE OF FLORIDA
COUNTY OF PALM BEACH

ELLEN GLINKIE
MY COMMISSION # HH 497895
EXPIRES: February 28, 2028

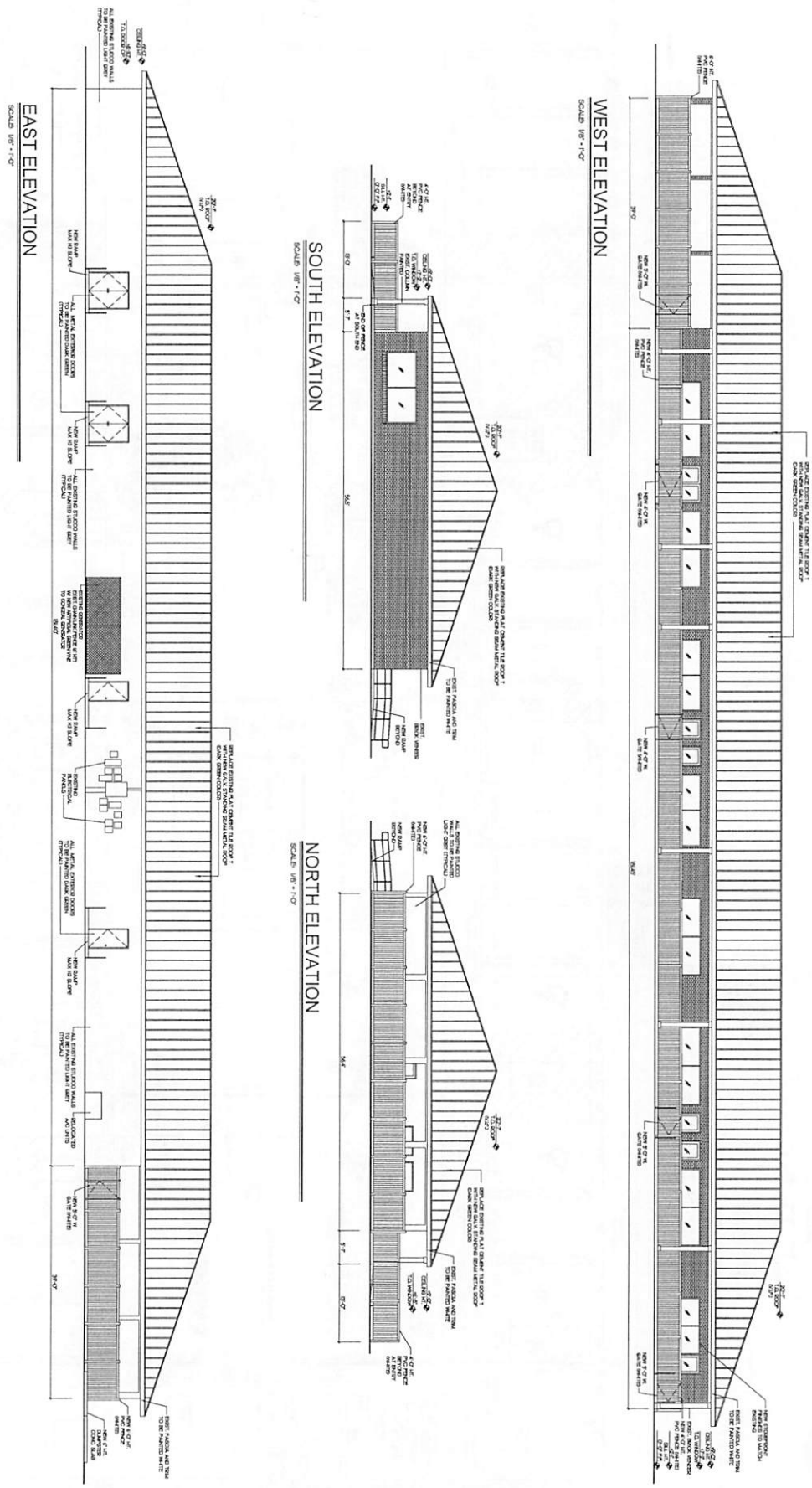
NOTARY PUBLIC

NOTARY STAMP

REVISED 10/30/2013

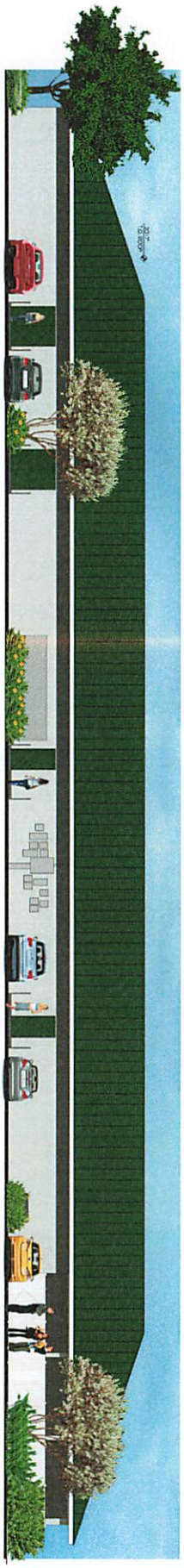


SHEET No. A-1 OF 2	KENT D. HAMILTON, A.I.A., ARCHITECT NCARB FL. REG.NO. AROOO8622 9611 N. US HWY. ONE # 406 - SEBASTIAN - FLORIDA - 32958 - (561) 276-5200	PROJECT NO. 19-05 DATE 12-24-19 BY R.V.	INTERIOR REMODELING TENDER CARE 1015 10TH ST., LAKE PARK, FL.

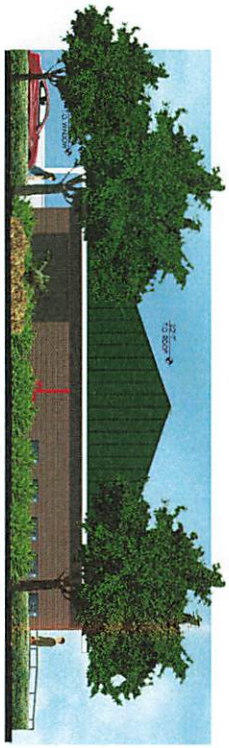


SHEET No.	KENT D. HAMILTON, A.I.A., ARCHITECT	PROJECT NO.	INTERIOR REMODELING
A-2	NCARB FL. REG.NO. AR0008622	19-05	TENDER CARE
OF 2	9611 N. US HWY. ONE # 406 - SEBASTIAN - FLORIDA - 32958 - (561) 276-5200	DATE 12-24-19 BY R.V.	1015 10TH ST., LAKE PARK, FL.

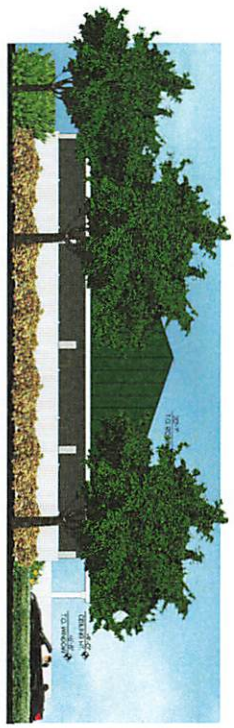
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

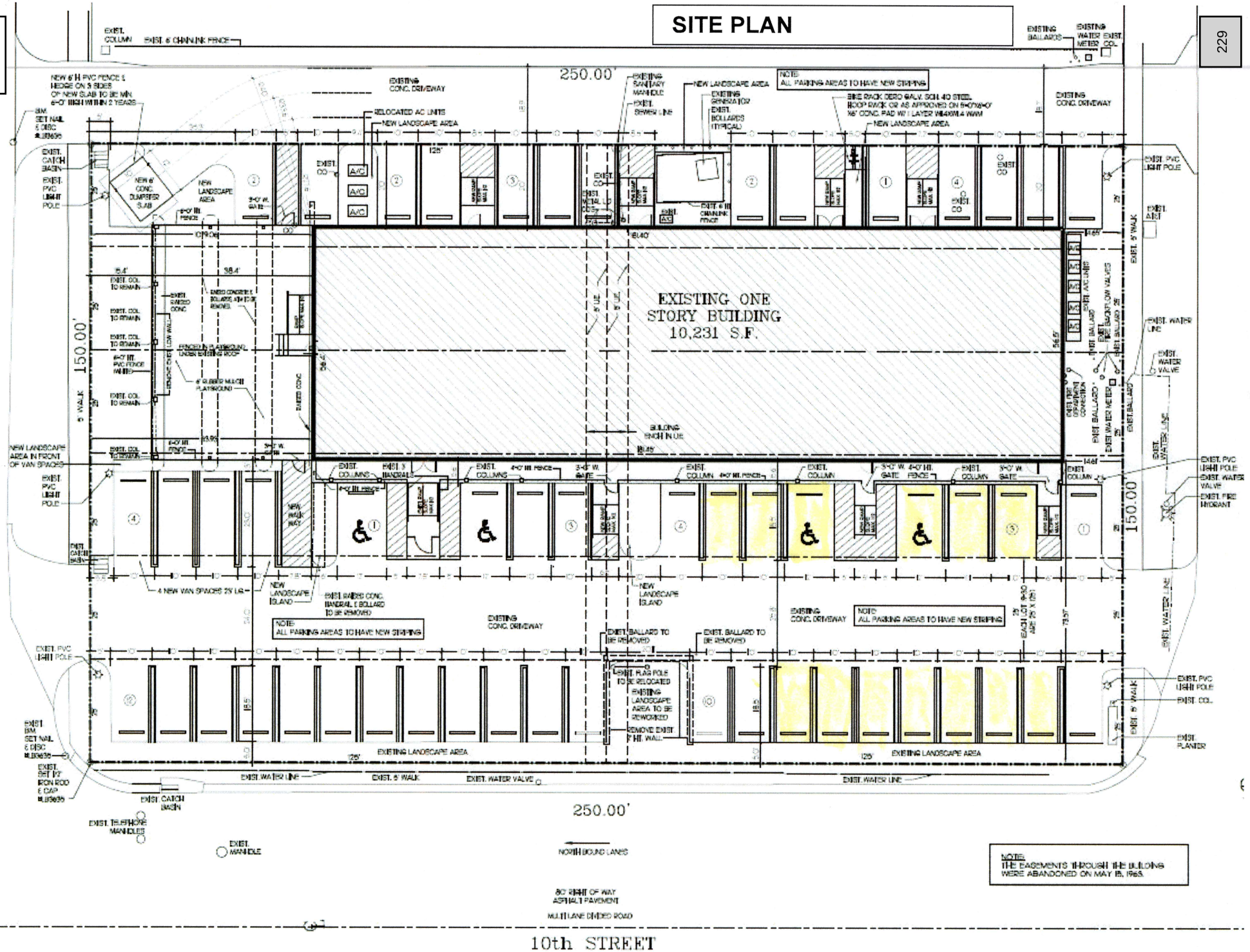


WEST ELEVATION



SHEET No. CE-1 OF 1	KENT D. HAMILTON, A.I.A., ARCHITECT NCARB FL. REG.NO. AR0008622 9611 N. US HWY. ONE # 406 - SEBASTIAN - FLORIDA - 32958 - (561) 276-5200	PROJECT NO. 19-05 DATE 12-23-19 BY R.V.	INTERIOR REMODELING TENDER CARE 1015 10TH ST., LAKE PARK, FL.

SITE PLAN


EXISTING ONE STORY BUILDING 10,231 S.F.
250.00'
150.00'
WEST KALMIA DRIVE
60' RIGHT OF WAY
ASPHALT PAVEMENT
10th STREET
80' RIGHT OF WAY
ASPHALT PAVEMENT
MULTI LANE DIVIDED ROAD
NORTH BOUND LANES
EXISTING CONC. DRIVEWAY
NEW LANDSCAPE AREA
EXISTING LANDSCAPE AREA
NOTE: ALL PARKING AREAS TO HAVE NEW STRIPING
NOTE: THE EASEMENTS THROUGH THE BUILDING WERE ABANDONED ON MAY 18, 1965.
EXIST. 6' CHAIN LINK FENCE
EXIST. 6' WALK
EXIST. WATER LINE
EXIST. WATER VALVE
EXIST. CATCH BASIN
EXIST. TELEPHONE MANHOLES
EXIST. MANHOLE
EXIST. PVC LIGHT POLE
EXIST. FIRE HYDRANT
EXIST. PLANER
EXIST. CO.
EXIST. WATER METER
EXIST. BALLARD
EXIST. BALLARD TO BE REMOVED
EXIST. FLAG POLE TO BE RELOCATED
REMOVE EXIST. 9" HT. WALL
EXISTING LANDSCAPE AREA TO BE REWORKED
NEW LANDSCAPE ISLAND
4 NEW VAN SPACES 25' LG.
EXIST. 6" CONC. HANDRAIL & BOLLARD TO BE REMOVED
EXIST. COLUMNS
EXIST. 3' HANDRAILS
4'-0" HT. FENCE
3'-0" W. GATE
5'-0" W. 4'-0" HT. GATE
EXIST. COL. TO REMAIN
EXIST. RAISED CONC.
6" RUBBER MULCH PLAYGROUND
FENCED IN PLAYGROUND UNDER EXISTING ROOF
NEW WALK WAY
NEW LANDSCAPE AREA IN FRONT OF VAN SPACES
NEW 6' H PVC FENCE & HEDGE ON 3 SIDES OF NEW SLAB TO BE MIN. 6'-0" HIGH WITHIN 2 YEARS
NEW 6' CONC. DUMPSTER SLAB
RELOCATED AC UNITS
EXISTING SANITARY MANHOLE
EXIST. SEWER LINE
EXISTING GENERATOR
EXIST. BOLLARDS (TYPICAL)
BIKE RACK DERO GALV. SCH 40 STEEL HOOP RACK OR AS APPROVED ON 8'-0" W. 16' CONC. PAD W/ 1 LAYER W4.4XW1.4 WWM
EXIST. A/C UNITS
EXIST. FIRE BACKFLOW VALVES
EXIST. WATER LINE
EXIST. WATER VALVE
EXIST. WATER METER
EXIST. PVC LIGHT POLE
EXIST. FIRE HYDRANT
EXIST. 5' WALK
EXIST. A/C
EXIST. CO.
EXIST. CATCH BASIN
EXIST. BM SET NAIL & DISC ELEV. 4.83635
EXIST. SET 1/2" IRON ROD & CAP ELEV. 4.83635
EXIST. BM SET NAIL & DISC ELEV. 4.83635
EXIST. PVC LIGHT POLE
EXIST. 5' WALK
EXIST. CO.
EXIST. PLANER
EXIST. WATER LINE
EXIST. WATER VALVE
EXIST. FIRE HYDRANT
EXISTING CONC. DRIVEWAY
EXISTING BALLARDS
EXISTING WATER EXIST. METER CO.
EXIST. 6' CHAIN LINK FENCE
EXIST. COLUMN
EXIST. CATCH BASIN
EXIST. PVC LIGHT POLE
EXIST. 5' WALK
EXIST. ASPHALT PAVEMENT
EXIST. CONC. DRIVEWAY
EXIST. SANITARY MANHOLE
EXIST. SEWER LINE
EXIST. BOLLARDS (TYPICAL)
EXIST. CO
EXIST. A/C
EXIST. 6" CONC. BOLLARDS, ALL TO BE REMOVED
EXIST. RAISED CONC.
EXIST. COL. TO REMAIN
EXIST. 6'-0" HT. PVC FENCE PAINTED
EXIST. 6'-0" HT. FENCE
EXIST. 3'-0" W. GATE
EXIST. COLUMN
EXIST. 4'-0" HT. FENCE
EXIST. 5'-0" W. 4'-0" HT. GATE FENCE
EXIST. 3'-0" W. GATE
EXIST. 146'
EXIST. 73.5'
EXIST. 25' EACH LOT 4,450 SQ. FT. (TYP.)
EXIST. 125'
EXIST. 18.5'
EXIST. 56.5'
EXIST. 8.40'
EXIST. 5.4'
EXIST. 38.4'
EXIST. 5.99'
EXIST. 5'-0" W. GATE
EXIST. 4'-0" HT. FENCE
EXIST. 6" CONC. HANDRAIL & BOLLARD TO BE REMOVED
EXIST. 3' HANDRAILS
EXIST. 4'-0" HT. FENCE
EXIST. 3'-0" W. GATE
EXIST. COLUMN
EXIST. 4'-0" HT. FENCE
EXIST. 5'-0" W. 4'-0" HT. GATE FENCE
EXIST. 3'-0" W. GATE
EXIST. COLUMN
EXIST. 146'
EXIST. 73.5'
EXIST. 25' EACH LOT 4,450 SQ. FT. (TYP.)
EXIST. 125'
EXIST. 18.5'
EXIST. 56.5'
EXIST. 8.40'
EXIST. 5' WALK
EXIST. 150.00'
EXIST. 250.00

Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

Palm Beach County Board of County Commissioners
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Marci Woodward, Vice Mayor
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Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator
Joseph Abruzzo

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January 5, 2026

Juan F. Ortega, Ph.D., P.E.
JFO Group, Inc.,
6671 W Indiantown Rd, Suite 50-324
Jupiter, FL 33458

RE: Alzheimer's Community Care
Project #: 251211
Traffic Performance Standards (TPS) Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated December 30, 2025, 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:	NEC of 10th Street and Jasmine Drive
PCN:	36-43-42-20-01-076-0190
Access:	Two full access driveways connection onto Jasmine Drive and Two full access driveways connection onto Kalmia Drive (All existing) (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Medical Office = 10,192 SF
Proposed Uses:	Replace existing 2,598 SF of Medical Office with 35 adult daycare; resulting in the following Land Use on the site: Medical Office = 7,594 SF, and Adult Daycare = 35 Students
New Daily Trips:	-30
New Peak Hour Trips:	6 (2/4) AM; 5 (3/2) PM
Proj Daily Trips:	267
Proj Peak Hour Trips:	35 (24/11) AM; 41 (14/27) PM
Build-out:	December 31, 2026

Based on the review, the Traffic Division has determined the proposed changes by converting 2,598 SF of Medical Office uses to a 35 adult daycare generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project **meets** the 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.

No building permits are to be issued by the Town after the build-out date specified above, or as amended. 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 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 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep
ec: Nadia Di Tommaso, Director of Community Development, Town of Lake Park
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2026\251211 ALZHEIMER'S COMMUNITY CARE.DOCX

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.jfogroupinc.com

December 30, 2025

Sent via e-mail: jbrumond@alzcare.org

Jeannette Brumond
Director of Operations
Alzheimer's Community Care HQ
1615 Forum Pl, 5th Floor
West Palm Beach, FL 33401

Re: Alzheimer's Community Care • 1015 10TH St (Lake Park)
TRAFFIC CONCURRENCY ANALYSIS
PCN 36-43-42-20-01-076-0190

Dear Jeannette,

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a Special Exception application in the Town of Lake Park converting 2,598 SF of Medical Office uses to a 35-adult daycare.

The subject property is located on the east side of 10th Street just north of Park Avenue in the Town of Lake Park, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel Control Number associated with this project is 36-43-42-20-01-076-0190.

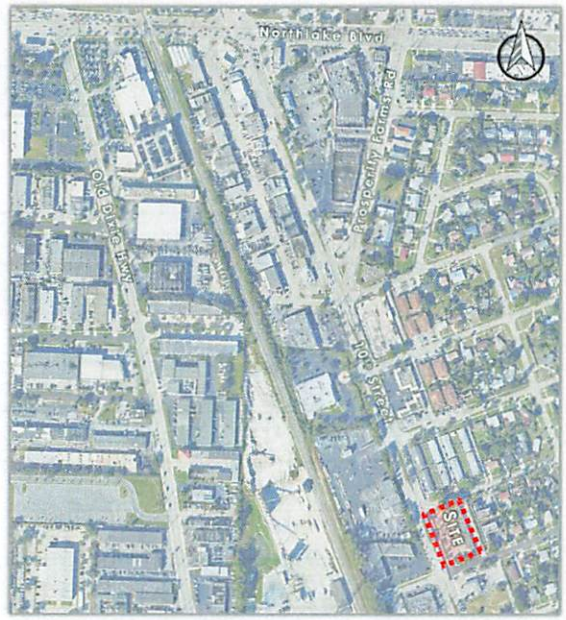


Figure 1 : Project Location

A copy of the property appraiser information for the site is included as Exhibit 1. Exhibit 2 includes a copy of the latest approved site plan. Exhibit 3 shows the 2,598 SF of Medical Office uses proposed to operate as a 35-adult daycare.

Alzheimer's Community Care, Inc. is a specialized and supportive care organization dedicated to serving adults medically diagnosed with Alzheimer's disease or a related neurocognitive disorder, and their caregivers. Founded in 1996 in West Palm Beach, Florida, Alzheimer's Community Care has grown to provide services across Palm Beach, Martin, and St. Lucie Counties.

Alzheimer's Community Care is licensed by Florida's Agency for Healthcare Administration (AHCA) as a Specialized Adult Day Service provider. Its centers operate safe, structured environments that offer skilled nursing oversight, dementia-specific therapeutic programming, and caregiver support. The organization's staff-to-participant ratio is designed to ensure individualized attention and compassionate care for individuals who are cognitively impaired and require daily supervision. Attendance at the Lake Park center will be capped at 35 participants.

Alzheimer's Community Care is funded primarily through state funding, Medicaid, grants, and community support. Its services are designed to ease the significant burden placed on caregivers and to optimize the cognitive and physical function of their loved ones for as long as possible.

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated July 25, 2022. Table 1 shows the rates and equations used *to determine the trip generation for Daily, AM, and PM peak hour conditions* while Exhibit 4 includes a copy of the trip generation rates. Exhibit 5 includes the latest TPS approval for the site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Medical Office	720	T=42.97(X)-108.01	79%	21%	3.10	30%	70%	3.93
Daycare	565	4.09	53%	47%	0.78	47%	53%	0.79

According to Table 2, the net AM and PM peak trips potentially generated due to the proposed changes are 6 (2 In/4 Out) and 5 (3 In/2 Out) trips respectively. Therefore, the proposed changes to the 1015 10th Street property will generate less than 20 gross peak hour trips and it will be in compliance with Palm Beach County (PBC) - Traffic Performance Standards (TPS).

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
VESTED DEVELOPMENT								
Medical Office	10,192 SF	330	25	7	32	12	28	40
Pass-By	10%	(33)	(3)	(0)	(3)	(1)	(3)	(4)
NET VESTED TRAFFIC		**297**	**22**	**7**	**29**	**11**	**25**	**36**
PROPOSED DEVELOPMENT								
Medical Office	7,594 SF	218	19	5	24	9	21	30
Daycare	35 Students	143	14	13	27	13	15	28
	Σ	361	33	18	51	22	36	58
Pass-By								
Medical Office	10%	22	2	0	2	1	2	3
Daycare	50%	72	7	7	14	7	7	14
	Σ	(94)	(9)	(7)	(16)	(8)	(9)	(17)
NET PROPOSED TRAFFIC		**267**	**24**	**11**	**35**	**14**	**27**	**41**
NET TRAFFIC		**(30)**	**2**	**4**	**6**	**3**	**2**	**5**

Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal to or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles.

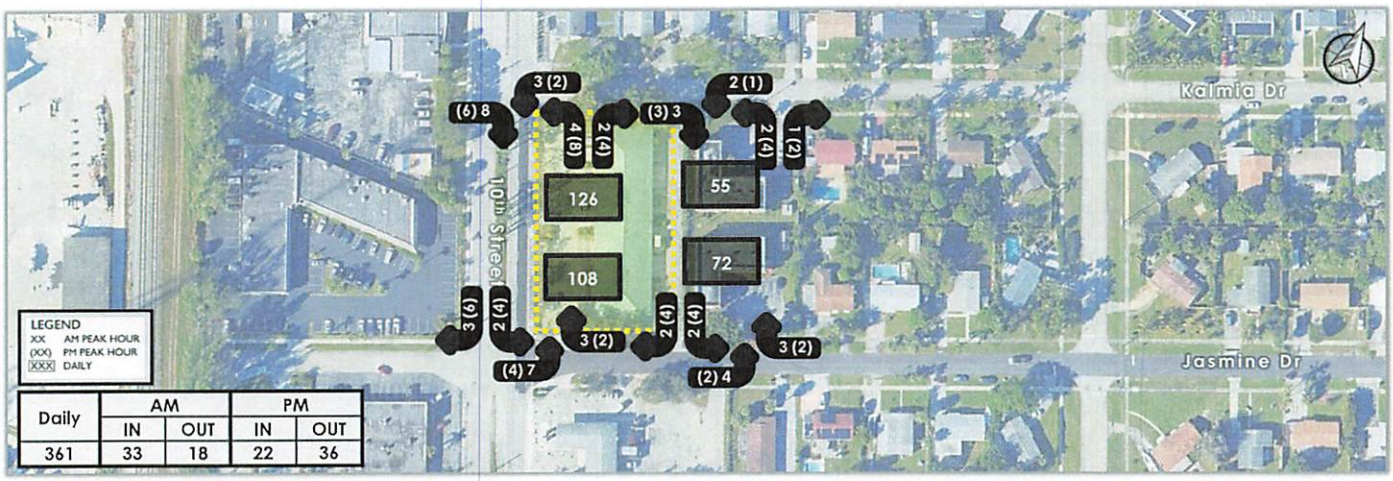


Figure 2 : Project Driveway Volumes

Figure 2 provides Daily, AM and PM peak hour driveway volumes for the 1015 10th Street property. Based on the information presented in Figure 2, *PBC - TPS*, and the *Land Development Design Standards Manual*, additional turn lanes are not warranted at the project driveways.

The proposed changes to the Alzheimer's Community Care site have been evaluated following *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This analysis demonstrates that the proposed Special Exception application in the Town of Lake Park converting 2,598 SF of Medical Office uses to a 35-adult daycare, is expected to generate fewer than 20 peak-hour trips. Therefore, the Alzheimer's Community Care project will be in compliance with *PBC TPS - Article 12 of the PBC ULDC*. Project build-out is expected in 2026.

Sincerely,

JFO GROUP INC
COA Number 32276

JUAN F. ORTEGA
LICENSE
No. 63422
Digitally signed by Juan F Ortega
Date: 2025.12.30 01:09:23 +14'00'
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Enclosures:
Exhibit 1: Property Appraiser Information
Exhibit 2: Approved Site Plan
Exhibit 3: Lease Area
Exhibit 4: PBC Trip Generation Rates
Exhibit 5: TPS Approval (Project # 190907)

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on December 30, 2025, 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.

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Property Detail

Location Address : 1015 10TH ST
Municipality : LAKE PARK
Parcel Control Number : 36-43-42-20-01-076-0190
Subdivision : KELSEY CITY IN PB 8 PGS 15 TO 18, 23, 27 & 34 TO 37 INC
Official Records Book/Page : 31211 / 1963
Sale Date : 02/05/2020
Legal Description : KELSEY CITY LTS 19 TO 30 INC BLK 76

Owner Information

Owner(s)	Mailing Address
1015 LP LLC	PO BOX 5159 SPRINGHILL FL 34611 5159

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
02/05/2020	$1,200,000	31211 / 01963	WARRANTY DEED	1015 LP LLC
12/31/2015	$10	28026 / 00439	QUIT CLAIM	FIRST NATIONAL LAND CORP
04/08/2002	$720,500	13589 / 01475	WARRANTY DEED	SARATOGA CONSULTING LLC
09/28/2001	$530,000	12959 / 01370	WARRANTY DEED	HOLMES PROPERTIES
08/01/1985	$1,045,000	04673 / 00533	WARRANTY DEED	
02/01/1983	$148,000	03882 / 00181	WARRANTY DEED	
01/01/1972	$57,500	02004 / 00624		
01/01/1970	$23,900	01867 / 00044	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 10192
Acres : .86
Property Use Code : 1700—OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES
Zoning : C1—C1 BUSINESS DISTRICT (36-LAKE PARK)

Building Details

Structural Details

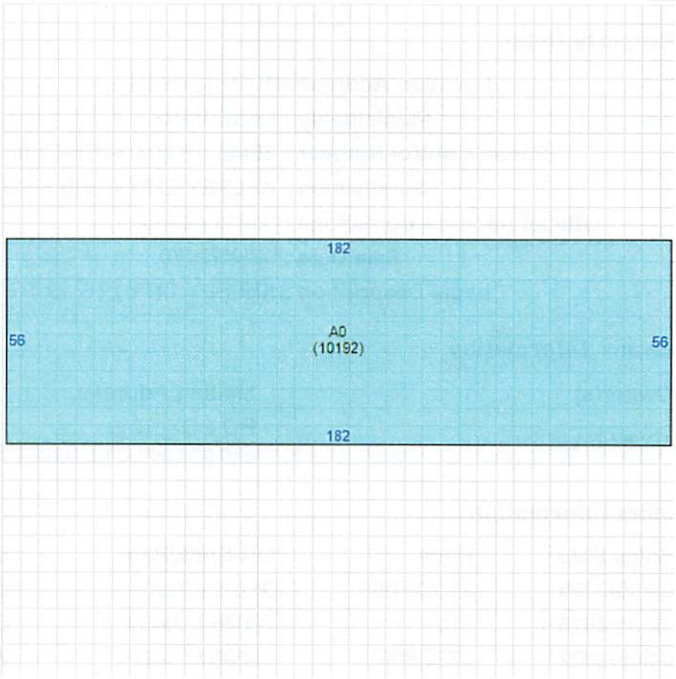
Structural Element for Building 1

Year Built	1983
OFFICE BLDG L/R 1-4S	10192

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
OFFICES	10192
Total Square Footage	10192



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1983	15000
Fence- Chain Link 6ft #11 Gaug	2000	55

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	C1	0.8604

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$1,372,978	$1,422,530	$1,280,302	$1,208,017	$0
Land Value	$505,953	$487,214	$487,214	$347,796	$0
Total Market Value	$1,878,931	$1,909,744	$1,767,516	$1,555,813	$1,100,000

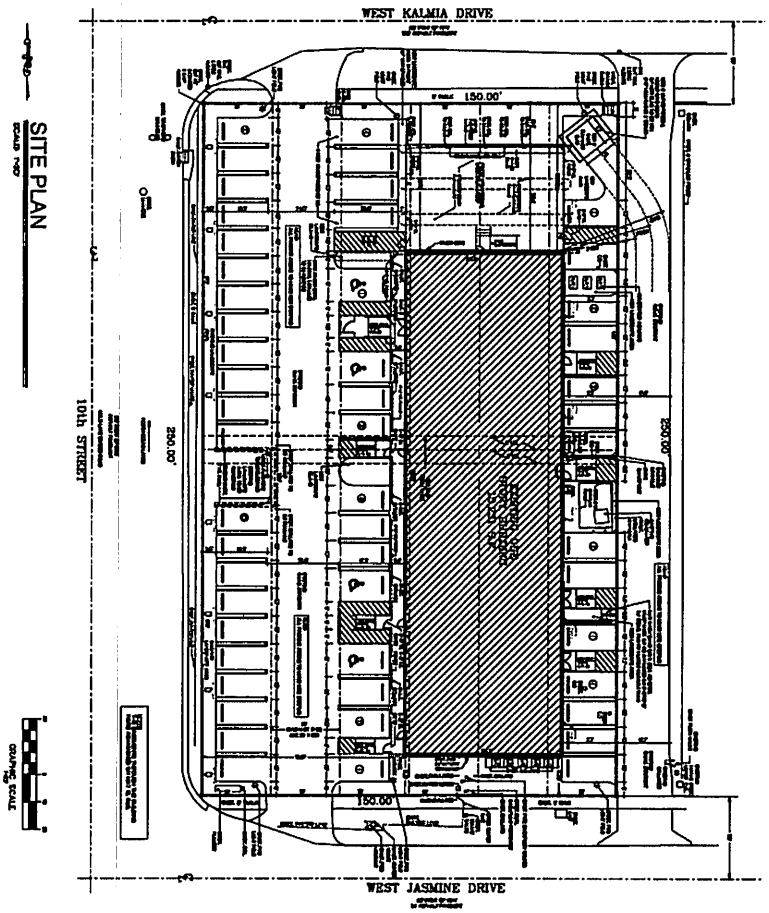
Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$1,610,510	$1,464,100	$1,331,000	$1,210,000	$1,100,000
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$1,610,510	$1,464,100	$1,331,000	$1,210,000	$1,100,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$35,221	$33,293	$30,832	$28,399	$24,347
NON AD VALOREM	$5,860	$4,964	$4,335	$3,223	$3,649
TOTAL TAX	$41,081	$38,257	$35,167	$31,623	$27,996

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov



SITE PLAN

GRAPHIC SCALE

SITE DATA	
LAND USE DESIGNATION	COMMERCIAL USE
ZONING DISTRICT	CH BUSINESS DISTRICT
LOT SIZE	100'X250' = 25000 SF.
BUILDING SQUARE FEET	1035 SF.
SET BACKS	REQUIRED FRONT SETBACK = 25' PROVIDED 75'-5" REQUIRED REAR SETBACK = 10' PROVIDED 70'-0" REQUIRED SIDE SETBACK = 10' PROVIDED 34'-9"
PARKING SPACES REQUIRED	1035 SF. / 1000 X 5 = 52
PARKING SPACES PROVIDED	52

TYP. ACCESSIBLE PARKING SPACE DETAIL

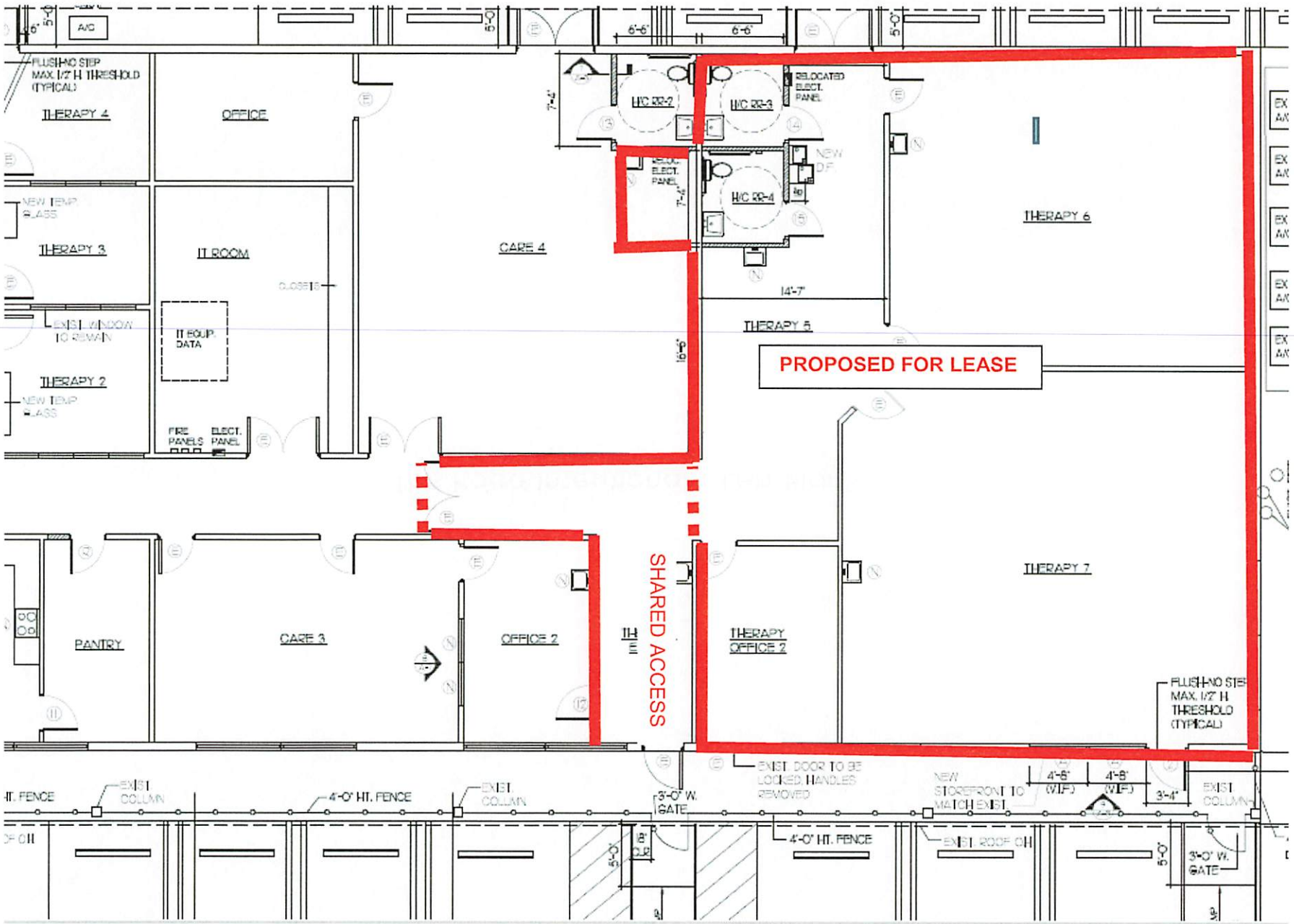
TYP. PARKING SPACE



SHEET No. SP-1	KENT D. HAMILTON, A.I.A., ARCHITECT FL. REG.NO. AR0008922 9611 N. US HWY. ONE # 406 - SEBASTIAN - FLORIDA - 32958 - (561) 276-5200	PROJECT No. 19-05 DATE 12-24-19 BY R.V.	INTERIOR REMODELING TENDER CARE 1015 10TH ST., LAKE PARK, FL.

Exhibit 2

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PROPOSED FOR LEASE
SHARED ACCESS
THERAPY 4
OFFICE
THERAPY 3
IT ROOM
CARE 4
THERAPY 6
THERAPY 5
THERAPY 2
IT EQUIP. DATA
FIRE PANELS
ELECT. PANEL
H/C RR-2
H/C RR-3
H/C RR-4
RELOCATED ELECT. PANEL
14'-7"
PANTRY
CARE 3
OFFICE 2
THERAPY OFFICE 2
THERAPY 7
EXIST. COLUMN
4'-0" HT. FENCE
3'-0" W. GATE
EXIST. DOOR TO BE LOCKED, HANDLES REMOVED
NEW STOREFRONT TO MATCH EXIST.
FLUSH-NO STEP MAX. 1/2" H. THRESHOLD (TYPICAL)
EXIST. ROOF OH

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Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17[a]	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue[b]	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA)[h]	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA)[h]	710	1000 S.F.	Ln(T) = 0.87 Ln(X) + 3.05	10%	88/12	Ln(T) = 0.86Ln(X) + 1.16	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	T=42.97(X)-108.01	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

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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
Mack Bernard, Mayor
Dave Kerner, Vice Mayor
Hal R. Valeche
Gregg K. Weiss
Robert S. Weinroth
Mary Lou Berger
Melissa McKinlay

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

October 2, 2019

Dr. Juan F. Ortega, PE
JFO Group Inc
11924 Forest Hill Blvd, Suite 10A-123
Wellington, FL 33414

RE: 1015 10th Street
Project #: 190907
Traffic Performance Standards Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **1015 10th Street Development** Traffic Impact Statement, revised September 24, 2019, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Lake Park
Location:	NEC of 10th Street and Jasmine Drive
PCN:	36-43-42-20-01-076-0190
Access:	One full access driveway connection onto Jasmine Drive and one full access driveway connection onto Kalmia Drive (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	General Office = 10,192 SF
Proposed Uses:	Replace existing Gen. Office with: Medical Office = 10,192 SF
New Daily Trips:	215
New Peak Hour Trips:	-7 (-5/-2) AM; 20 (7/13) PM
Build-out:	December 31, 2022

Based on the review, the Traffic Division has determined that the proposed development **meets** the Traffic Performance Standards of Palm Beach County. The proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network.

Please note the receipt of a Traffic Performance Standards (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.

No building permits are to be issued by the Town after the build-out date specified above. 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 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,

Quazi Bari, P.E.
Senior Professional Engineer
Traffic Division

QB:HA:rb
ec:
Ms. Nadia Di Tommaso, Director of Community Development, Town of Lake Park
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2019\190907 - 1015 10TH STREET.DOCXN

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Community Development

Agenda Title: Resolution 35-04-26- Special Exception – Kustom Kings (Auto Paint & Body Shop) - 1360 North Killian Drive - Unit #3 - JB Parasmo, LLC (Owner)

Category: New Business

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

Cost of Item: Legal Ad $217.37/Certified Mail Legal Review **Funding Source:** Applicant Escrow Acct.

Account Number: #03-00170-00 **Finance Signature:** *Barbara Gould*

Advertised: Yes Also certified letter – 300 ft.

Date: Feb. 20, 2026 **Newspaper:** Palm Beach Post

Attachments: Staff Report, Resolution, Legal Notice, Certified letter, Applicant Submittal

Please initial one:

KJG Yes, I have notified everyone.

_____ Not applicable in this case

Summary Explanation/Background:

JB Parasmo, LLC, owner, is requesting a special exception to be approved for a new auto paint and body shop, Kustom Kings Inc., to be located at 1360 North Killian Drive - Unit #3. The proposed auto paint and body shop business is expected to occupy 4,000 square feet of an existing 20,000 square foot industrial building.

The proposed auto paint and body shop is expected work on vintage cars and the work will be completed indoors (and no vehicles are proposed to be stored outside of the building). The proposed use is compatible with the surrounding area, which is comprised of light

industrial/commercial uses (i.e., auto repair, auto sales and contractors' office-warehouses). Given its specialized nature, the proposed business use is expected to have a minimal impact as compared with an auto repair use, which is a use by right in the C-4 district.

The proposed auto paint and body shop use category is considered as an intensive use involving collision repair and spray booths, which may spill outside of the building with cars awaiting repair. Thus, by considering this type of use as a special exception, the Town Commission may consider and/or require special conditions to ensure compatibility with the surrounding area.

Note: The Town's Land Development Regulations (LDR's) currently requires that an auto paint and body shop in the C-4 area obtain special exception approval by the Town Commission. This type of approval would require additional, specific review and approval by the Town to ensure compatibility due to the potential impacts to the surrounding neighborhood (even if the proposed use fits within the Zone's general purpose).

Additionally, to permit this type of special exception, the LDR's requires that the proposed use meet six (6) general criteria, which the Community Development Department has determined to be met. Further, negative impacts are not anticipated and the use is compatible with the commercial/light industrial land use designation.

The Planning and Zoning Board held a public hearing and considered the proposed auto paint and body shop use during their March 2, 2026 Regular Meeting and recommends approval with conditions to the Town Commission.

As a result, the proposed special exception (Auto Paint and Body Shop) use is being presented to the Town Commission for consideration. If approved, the special exception use will be effective immediately and the proposed auto paint and body shop will be able to proceed forward with operations.

Note: The special exception request has been properly advertised and noticed in accordance with Town Code and State law (copy of legal ad and certified letter is enclosed).

Recommended Motion:
I move to approve Resolution 35-04-26 authorizing a Special Exception for Kustom Kings, Inc. (Auto Paint and Body Shop) at 1360 North Killian Drive - Unit #3.

TOWN OF LAKE PARK
TOWN COMMISSION
Meeting Date: April 15, 2026

STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION NO. XX-4-- 26: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING THE SPECIAL EXCEPTION USE OF AUTO PAINT AND BODY SHOP FOR THE PROPERTY LOCATED AT 1360 N KILLIAN DRIVE, UNIT 3; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

Special Exception Request: Request to allow an auto paint and body shop, in accordance with the C-4 Business District, Section 78-74 (3) a. of the Town Code.

Location: 1360 N. Killian Drive, # 3

Applicant: Kustom Kings Inc.

Request for special exception to operate a small auto paint and body shop within an existing industrial building. The business would occupy 4,000 square feet of an existing 20,000 square foot building, on the west end of the building.

The “auto paint and body shop” use category is placed as a special exception in the C-4 district as the use is often intensive, involving collision repair and spray booths, with the use often spilling outside of the building with cars awaiting repair.

In this instance, Kustom Kings is a small business that generally works on vintage cars, one or two at a time. Their letter of intent describes the business as a “vintage car restoration company”. All work is contained inside. Please see application for further information.

The unit is located in a multi-unit building, on the corner of N. Killian and Old Dixie Hwy., in a light industrial area. Kustom Kings use is not expected to have any greater impact than auto repair, which is a use by right in the C-4 district. However, the code does not differentiate by size or intensity of the use and thus they must go through the special exception process.

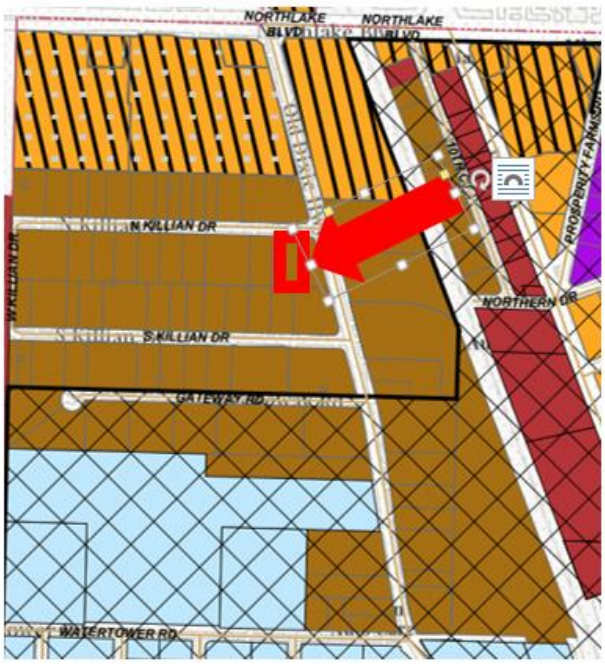
The applicant indicates they are not proposing any changes to the unit. The space they would be occupying already has a sanding booth and spray booth, from a former tenant. Researching, staff was unable to determine that the prior tenant had received a building permit and passed inspection for the booth, as well as the necessary fire inspection. Therefore this will be addressed in a condition for approval.

Location: 1360 N Killian Drive, #3.



Applicant: Kustom Kings, Inc.
Property Owner: JB Parasmo LLC
PCN: 36-43-42-20-09-000-0460
Property size: 1.12 acres

LOCATION AND ZONING



Site:

Future Land Use: Commercial and Light Industrial
Zoning: C-4

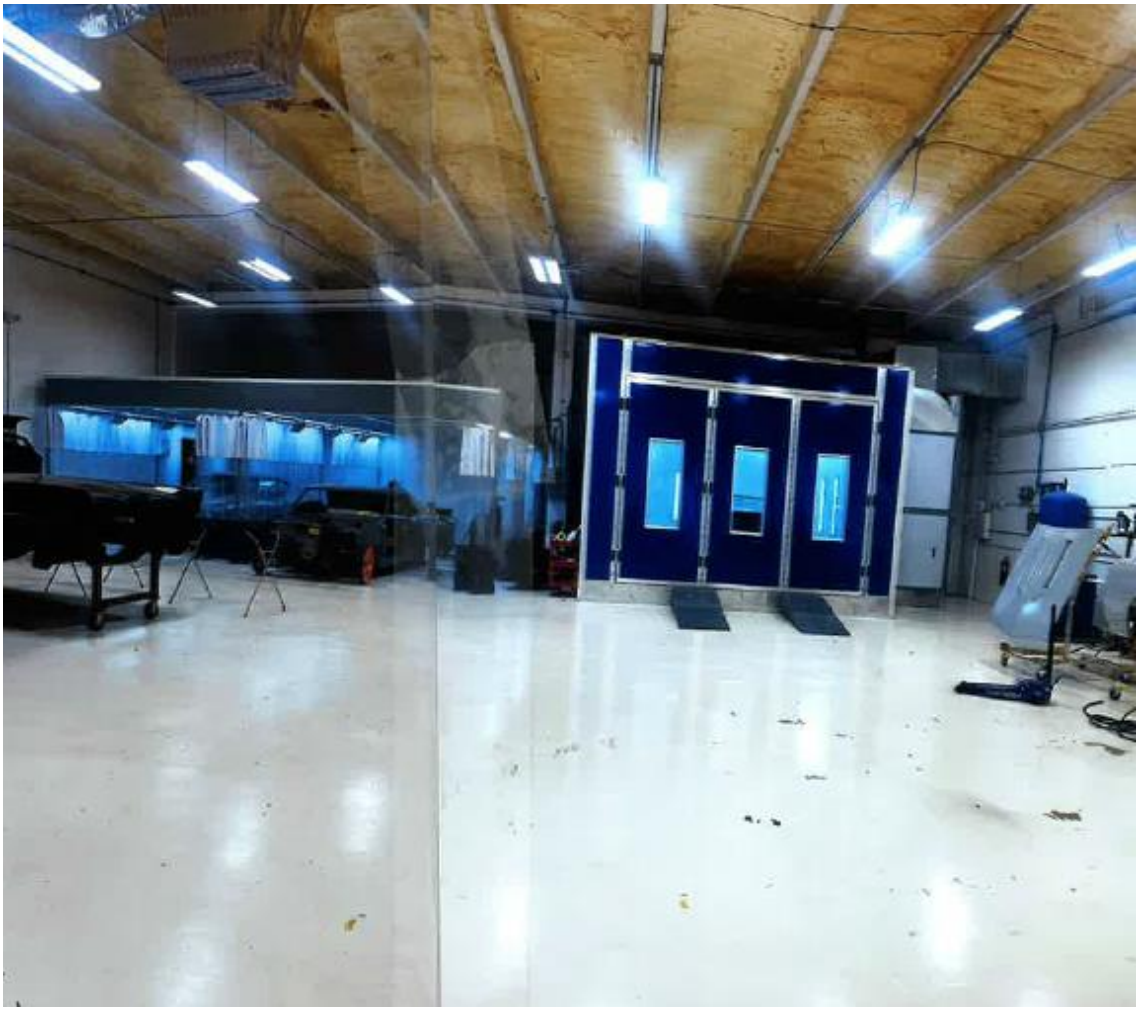
Adjacent
Future Land Use: Commercial and Light Industrial
Zoning: C-4



Kustom Kings Elevation 1360 N Killian, unit 3







Interior, showing sanding/prep booth on the left and spray booth on the right.

Special Exception Criteria

Section 78-184 of the Code requires that a request for special exception must meet 6 general criteria. These are addressed in the applicant's submittal. The staff analysis of whether the criteria have been met is set out below.

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

   FLUE 3.4.3 The use is consistent with the purpose of the Commercial and Light Industrial Land Use Category which describes the category as "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. Specific uses are delineated in the Town of Lake Park Zoning Code.

   FLUE 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.

CRITERIA MET

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

   The code requires 4 parking spaces/ 1,000 sq. ft. for automotive body shops which would equate to 16 spaces for the business. The applicant's site plan (aerial photo) shows that nine (9) spaces (in front of their unit and directly across) could expected to be available to the business. Based on the low intensity of the business and number of employees (2) staff believe this will be more than adequate. However a condition of approval is included that would require the matter to be revisited if their volume were to significantly increase.

   The building was constructed in 1978 and there are currently approx. 40 parking spaces on the property. Parking appears crowded as the business Performance Power Sports is parking vehicles for show in parking spaces. If this causes a shortage of needed parking it will be a code issue to be handled with that particular business.

   However as to the special exception use itself, with the conditions of approval, it will be consistent with the code.

   CRITERIA MET

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 and surrounding area.*** .

   Kustom Kings would occupy an existing 1 story industrial building which is representative of the types of buildings in that area. Other uses in the building include Performance Power Sports (motorcycle sales and repair) which fronts Old Dixie and Realistic Auto Repair. The use would be compatible with these uses, and actually generate less traffic and parking impacts.

   CRITERIA MET

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*.**

There are no other specialty auto paint and body shops in the general area. The closest paint and body shops are those that are oriented toward collision repair- Gerber Collision at 1145 Old Dixie Hwy.

CRITERIA MET

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.***

    a. The use will have minimal impact on the surrounding area. There will be only one employee according to the owner, with no more than 10-15 customers a week anticipated.
    b. Sanding and painting are conducted in enclosed areas, minimizing odor or noise. Welding will occur, which is not inconsistent with the industrial nature of the street and zoning district.
    c. The amount of traffic will be less than many other uses permitted by right in the district such as vehicle sales, vehicle repair, or personal service uses.

CRITERIA MET

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.***

This has generally been answered above in the responses. There will be no impact to parks or open spaces. It does not appear that any of the amenities in e. would be needed by this business.

CRITERIA MET

Legal Notice: The request for special exception was advertised in the February 23, 2026 edition of the Palm Beach Post and certified letters were mailed to all property owners of record within 300 feet of the site.

PLANNING AND ZONING BOARD RECOMMENDATION –FINDINGS OF FACT

The Planning and Zoning Board held a hearing on March 2, 2026. No public comment was received.

The Board found that all six criteria for granting a Special Exception have been met, and unanimously recommended approval to the Town Commission of the request for an auto paint and body shop at 1360 N. Killian Drive, # 3 with the following conditions:

1. The Applicant shall occupy the Site consistent with the Special Exception application, justification statement, and the floor plans as submitted to the Department.

2. Prior to receiving a Town of Lake Park Business Tax Receipt, the Owner shall obtain a building permit, including the approval of Palm Beach County Fire Rescue, and all applicable reviewers, for the paint booth, or provide documentation that the paint booth was previously permitted pursuant to valid approvals from the Town and Palm Beach County Fire Rescue .

3. All work associated with the business operations shall be conducted indoors.

4. Vehicles are not permitted to be stored outside.

5. This special exception approval is granted based on the business' limited weekly customer base and operation, resulting in a limited impact for the Site. If operations change, the Town shall be notified and the use shall be re-evaluated.

6. Cost Recovery. All professional consulting fees and costs, and legal fees incurred by the Town in reviewing the Application and its and the preparation of this resolution shall be paid to the Town within 10 days of the mailing of the invoice from the Town. The failure to reimburse the Town within the 10 days from the date of the invoice shall result in the suspension of any further review of plans or building activities pursuant to the building permit, and may result in the revocation of the this approval.

RECOMMENDED MOTION: MOTION TO APPROVE RESOLUTION # _____.

RESOLUTION NO. 35-04-26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING THE SPECIAL EXCEPTION USE OF AUTO PAINT AND BODY SHOP FOR THE PROPERTY LOCATED AT 1360 N KILLIAN DRIVE, UNIT 3; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; **AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, JB Parasmo LLC is the owner (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 1360 N Killian Drive, Lake Park, Florida (the Site); and

WHEREAS, Kustom Kings LLC (Applicant),as the Owner's authorized agent has submitted an application seeking approval of the special exception use of auto paint and body shop on the Site ("the Project"); and

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

WHEREAS, the Site is located within C-4 Business District which allows auto paint and body shops as a special exception use; and

WHEREAS, at a public hearing on March 2, 2026, the Town's Planning and Zoning Board reviewed the plans for the proposed Project and recommended the approval of the Project to the Town Commission; and

WHEREAS, the Town Commission conducted a quasi-judicial hearing on April 1, 2026 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), the Applicant, and other interested parties and members of the public, regarding whether the Project meets the criteria for the approval of the special exception use; 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 auto paint and body shop for 1360 North Killian Drive, unit 3, subject to the following conditions:

1. The Applicant shall occupy the Site consistent with the Special Exception application, justification statement, and the floor plans as submitted to the Department.

2. Prior to receiving a Town of Lake Park Business Tax Receipt, the Owner shall obtain a building permit, including the approval of Palm Beach County Fire Rescue, and all applicable reviewers, for the paint booth, or provide documentation that the paint booth was previously permitted pursuant to valid approvals from the Town and Palm Beach County Fire Rescue .

3. All work associated with the business operations shall be conducted indoors.

4. Vehicles are not permitted to be stored outside.

5. This special exception approval is granted based on the business' limited weekly customer base and operation, resulting in a limited impact for the Site. If operations change, the Town shall be notified and the use shall be re-evaluated.

6. Cost Recovery. All professional consulting fees and costs, and legal fees incurred by the Town in reviewing the Application and its and the preparation of this resolution shall be paid to the Town within 10 days of the mailing of the invoice from the Town. The failure to reimburse the Town within the 10 days from the date of the invoice shall result in the suspension of any further review of plans or building activities pursuant to the building permit, and may result in the revocation of the this approval.

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

Northlake Business Park, Lots 46 to 48 inclusive, Plat Book 30, Pages 93-94.

PARCEL NO. 36-43-42-20-09-000-0460

#7644894 v1 26508-00002

USA TODAY CO.

LocaliQ

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Karen Golonka
Lake Park, Town Of
535 Park AVE

Lake Park FL 33403-2603

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

WPB Palm Beach Post 02/20/2026
WPB palmbeachpost.com 02/20/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/20/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$209.03	
Tax Amount:	$0.00	
Payment Cost:	$209.03	
Order No:	12098933	# of Copies:
Customer No:	730028	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KONGMENG YANG
Notary Public
State of Wisconsin

TOWN OF LAKE PARK
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of Lake Park, FL will be considering the following REQUEST FOR SPECIAL EXCEPTION:
Application for a Special Exception for property located at 1360 N Killian Drive, Unit 3, submitted by Kustom Kings Inc., agent and applicant.
Special Exception Request:
Request for special exception to permit an auto paint and body shop in accordance with the C-4 Business District, section 78-74 (3) a. of the Town Code.
Applicant proposes to utilize a 4,000 square foot unit within of an existing 20,000 square foot building.
Property Control number: 36-43-42-20-09-000-0460
Property Size: 1.12 acres
Property Owner: JB Parasmo LLC
PUBLIC HEARINGS:
Quasi-Judicial Public Hearings to consider the request for Special Exception will be held as follows:
The Planning and Zoning Board will hold a Public Hearing on Monday, March 2, 2026 at 6:30 pm, or as soon thereafter as can be heard.
The Town Commission will hold a Quasi-Judicial Public Hearing on Wednesday, April 1, 2026 at 6:30 p.m. or as soon after as the matter can be heard. Please monitor https://lakepark-fl.municodemeetings.com for any change in date.
All meetings will be held in the Lake Park Town Commission Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, 33403
Records related to these items may be inspected by contacting the Community Development Department at 561-881-3300, ext. 325, or emailing kgolonka@laekparkflorida.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
Feb 20, 2026 12098933

Notification of Public Hearing

2/16/26

Dear Property Owner:

You are receiving this Notice of Public Hearings 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 hearings listed herein are being held to hear the application described below.

APPLICATION FOR A SPECIAL EXCEPTION for property located at 1360 N Killian Drive, Unit 3, submitted by Kustom Kings Inc., agent and applicant.

Special Exception Request: Request for special exception to permit an auto paint and body shop in accordance with the C-4 Business District, section 78-74 (3) a. of the Town Code.

Applicant proposes to utilize a 4,000 square foot unit within of an existing 20,000 square foot building.

Property Control number: 36-43-42-20-09-000-0460
Property Size: 1.12 acres
Property Owner: JB Parasmo LLC

PUBLIC HEARINGS:

Quasi- Judicial Public Hearings to consider the request for Special Exception will be held as follows:

The Planning and Zoning Board will hold a Public Hearing on Monday, March 2, 2026 at 6:30 pm, or as soon thereafter as can be heard.

The Town Commission will hold a Quasi-Judicial Public Hearing on Wednesday, April 1, 2026 at 6:30 p.m. or as soon after as the matter can be heard. Please monitor https://lakepark-fl.municodemeetings.com for any change in date.

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



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 above. If you do not wish to attend the meetings and do not have any comments, you may disregard this notice.

Should you wish to review any of the documents associated with the application, or if you have further questions about the application please contact the Community Development Department planners at 561-881-3300, ext. 325.

TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION REVIEW

Applicant/Agent: KUSTOM KINGS HOLDINGS, LLC
Address: 1360 N. KILLIAN DR, STE 3
Telephone: 561-313-3616 Fax: _____
E-mail : KUSTOMKINGSFLORIDA @ YAHOO.COM

☐ Owner
☑ Agent (Attach Agent Authorization Form)

Owner's Name (if not Applicant): JB PARASMO LLC
Address: 1360 N KILLIAN
Telephone: 561-627-9769 Fax: —
E-Mail : Jarrod @ protechmed SM

Property Location: 1360 N. KILLIAN DR. STE 3 LAKE PARK FL 33403
Legal Description: NORTHLAKE BUSINESS PARK, LOTS 46 TO 48 INC
Property Control Number: 36-43-42-20-09-000-0460

Future Land Use: Commercial / Light Indus. Zoning: C-4
Acreage: 1.12 Square Footage of Use: 4000 SQFT
Proposed Use: AUTO RESTORATION, PAINT & BODY

Zoning/Existing Use of Adjacent Properties:

North: Retail C-4 South: Auto Repair C-4

East: ~~Auto Repair~~ C-4 West: Air Conditioning C-4

LU for ALL = Commercial / Lt. Indus.

APPLICATION REQUIREMENTS:

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

PROPERTY WILL BE USED TO RESTORE VINTAGE CARS, BODY WORK, PAINT.

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.

BUILDING WAS PAINT + BODY SHOP PREVIOUSLY. PAINT BOOTH INTACT. WE ARE NOT A COLLISION CENTER. ONLY LONGER TERM RESTORATION SHOP.

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.

BUSINESS IS OPEN 9-5 M-F. TRAFFIC WILL BE LOW. WE ARE A LONG TERM RESTORATION SHOP. THE BUILDING HAS BEEN USED AS A PAINT + BODY SHOP PREVIOUS FOR MANY YEARS.

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.

WE ARE RESTORING VINTAGE CARS. LOW TRAFFIC. MINIMAL MATERIAL AND PROJECTS ARE LONG TERM.

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.

SMALL BUSINESS WITH ONE OR TWO WORKING PEOPLE. NO NOISE. NO TRAFFIC. UP TO DATE EQUIPMENT FOR ANY ODOR THAT MAY OCCUR.

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.

WILL NOT AFFECT ANY OF ABOVE. BUILDING IS IN A COMMERCIAL AREA. WITH QUITE A FEW AUTO REPAIR, AND OTHER REPAIR TYPE BUSINESSES. HAS BEEN USED PREVIOUSLY AS SAME TYPE OF BUSINESS.

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 SUMBIT 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, DAYAN SILVA, have read and understand the regulations above regarding cost recovery.

Property Owner Signature

Date 1/30/26

CONSENT FORM FROM PROPERTY OWNER AND DESIGNATION OF AUTHORIZED AGENT:

Before me, the undersigned authority, personally appeared JB PARASMD, LLC who, being by me first duly sworn, on Oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description;
2. That he/she is requesting ZONING APPROVAL in the Town of Lake Park, Florida;
3. That he/she is appointed _____ to act as authorized on his/her behalf to accomplish the above Project.

Property Owner Name: JB PARASMD, LLC

Property Owner Signature

RONALD JARROD PARASMO / OWNER
By: Name/Title

13360 N. KILLIAN DR. STE 3
Street Address

LAKE PARK, FL 33403
City, State, Zip Code

561-627-9769
Telephone Number

Fax Number

Jarrod@PROTECHMED.COM
E-Mail Address

Sworn and Subscribed before me on this 30 **day of** January, 2026,

NOTARY PUBLIC

MY COMMISSION EXPIRES:
11/22/2029

Notary Public State of Florida
Kimberly M Savino
My Commission HH 730498
Expires 11/22/2029

REVISED 10/30/2013

Letter of intent

Kustom Kings

Vintage Car Restoration

Kustom Kings will be a vintage car restoration company, including disassembly, bodywork, painting, buffing, and sanding.

The type of equipment we will be using is a spray booth, air compressors, air dryers, a prep/sanding booth, a welding machine, work stands, and paint stands.

Customers will come in for a quote on the work they want done.

They will then drop off the car for work and pick it up when work is completed

We do not intend to make any interior or exterior improvements.

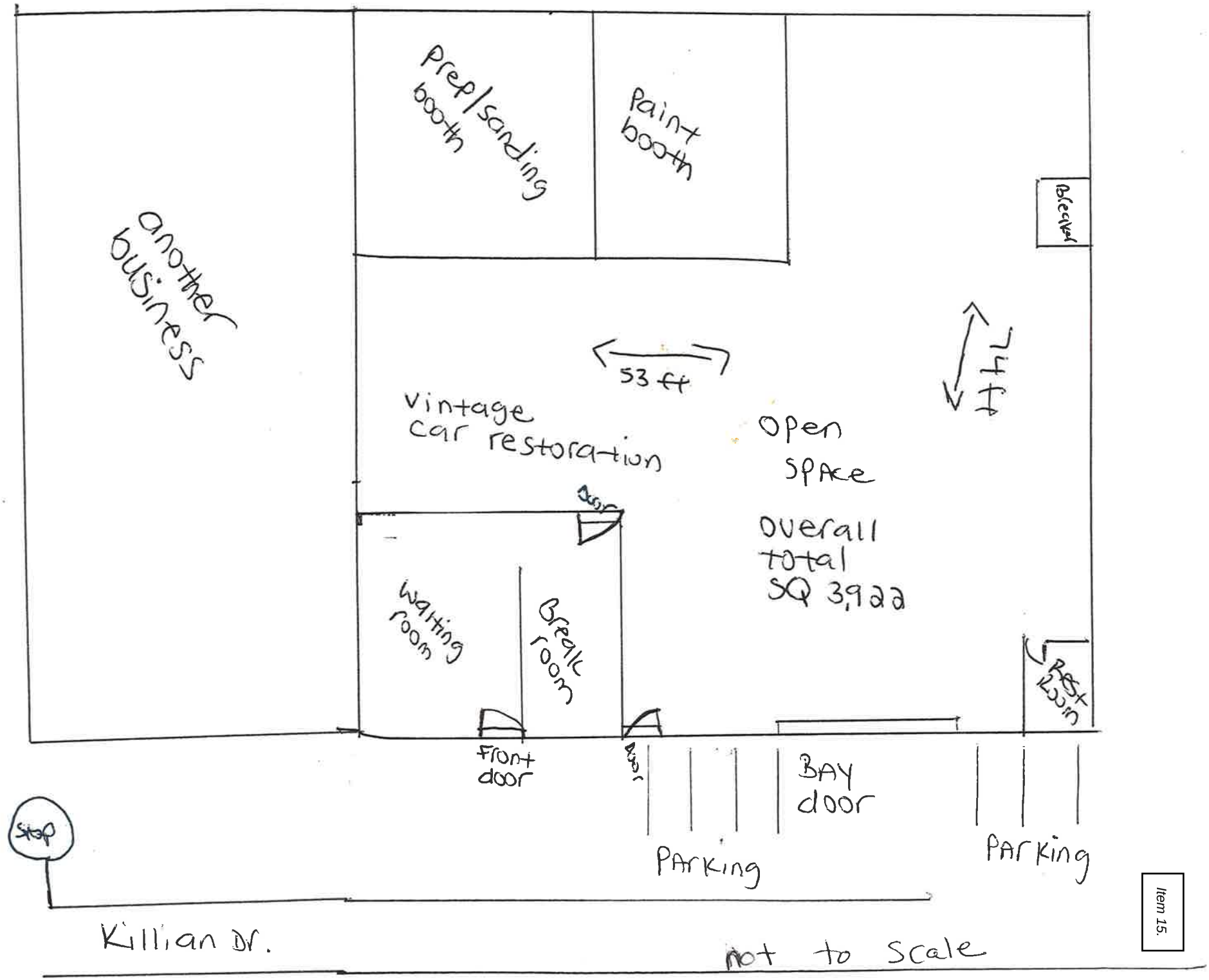
As a new business, we currently have limited customers/traffic but are focused on growing over time.

Ideally, we plan to see 10-15 customers a week.

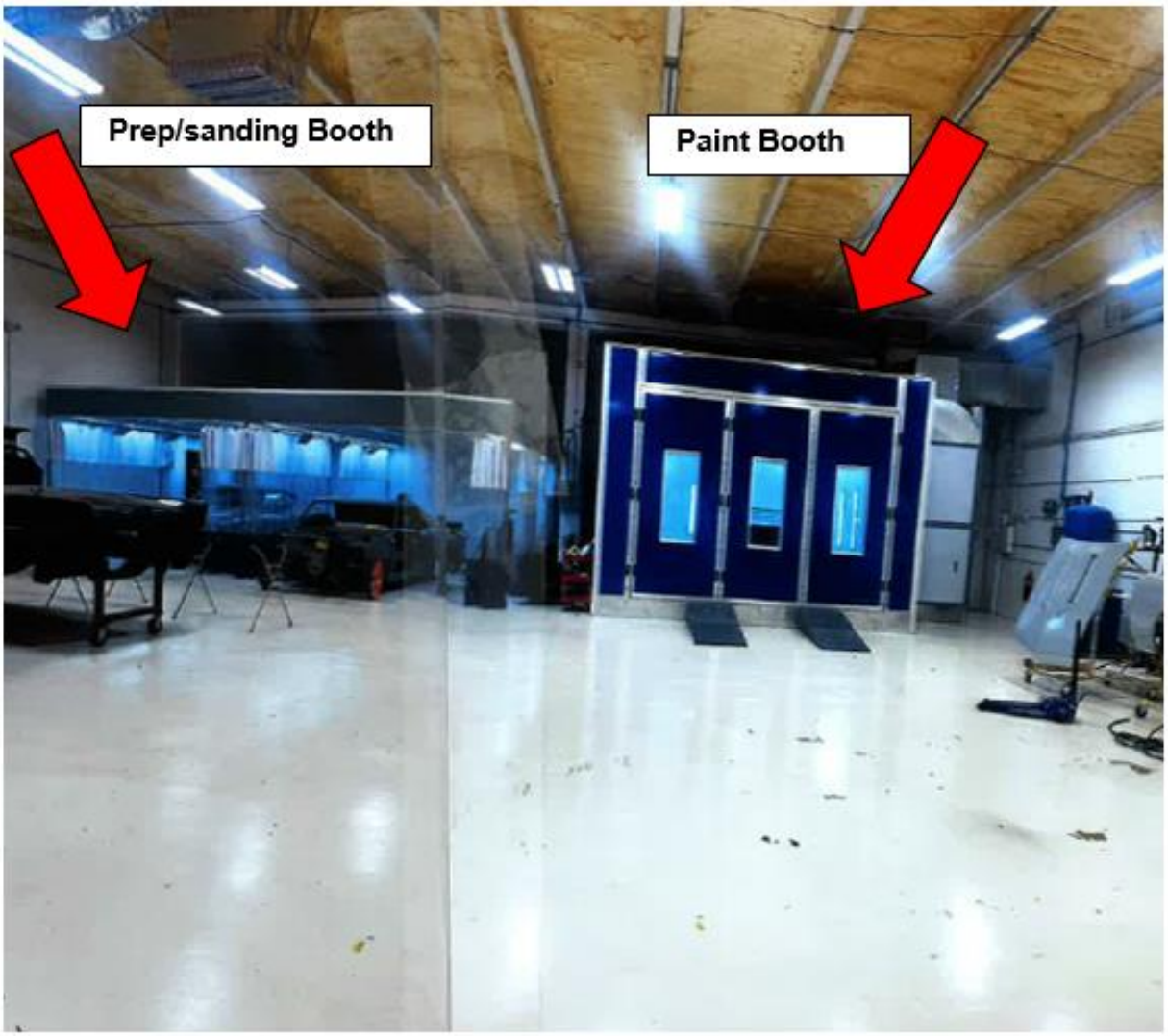
Kustom Kings Elevation 1360 N Killian, #3




Old Dixie Hwy


another business
prep/sanding booth
paint booth
Break
53 ft
74 ft
vintage car restoration
Open space
overall total SQ 3,922
Door
waiting room
Break room
Rest room
front door
door
BAY door
PARking
PARking
stop
Killian Dr.
not to Scale

Interior



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Community Development Department

Agenda Title: Ordinance 03-2026 Text Amendment - C-2 Zoning Designation - Town of Lake Park Land Development Regulations (LDR's) - First Reading

Agenda Category (i.e., Consent, New Business, etc.): Ordinance on 1st Reading

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

Cost of Item:	Legal Review/Legal Ad	**Funding Source:**	Legal / Advertising
Account Number:	#108/#500-34920	**Finance Signature:**	*Barbara Gould*
Advertised: Date:	March 27, 2026	**Newspaper:**	Palm Beach Post

Attachments: Ordinance, Staff Report, Legal Ad.

Please initial one:

AV Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

The Community Development Department is requesting that the Town Commission consider Ordinance 03-2026 that would amend the development requirements within the C-2 Zoning District as provided within the Town of Lake Park's Code of Ordinances - Chapter 78, Article III, Section 78-72 - Land Development Regulations (LDR's). Specifically, the proposed text amendment, if approved, would amend Section 78-72(8)b. and 78-72(8)d. to resolve a conflict with the State of Florida regarding educational facility (preschool) special exception requests.

During the Town's review of the re-development plans for the existing Twiggs Academy, located at 101 10th Street in the Town, it was identified that there is a conflict within the development requirements

within the Town's LDR's related to an educational facility providing preschool and childcare services (one type of educational facility). Currently, the provisions of Section 78-72 (8)b. and Section 78-72(8)d. may conflict with state requirements when applied to preschools as Subsection b. prohibits "outdoor instructional or recreational activity" for educational facility special exception requests, and may conflict with other types of educational facilities as well.

Currently, the Florida Department of Children and Families (FDCF) requires outdoor play space for all preschool facilities. Thus, all preschools in the Town are required to meet FDCF's requirements (including all state laws and regulations) governing educational facilities.

Thus, to ensure that there are no conflicts with state (and other agency) requirements, for all types of educational facilities, the Community Development Department is requesting the Town Commission to consider a text amendment to the C-2 Zoning District requirements (as provided within the Town's LDR's) to provide an exemption in cases when the FDCF and/or other agencies require outdoor instructional or recreational activity for licensing, which will resolve the current conflict with the Town's LDR's.

The proposed Ordinance (and text amendments) were prepared by the Community Development Department and reviewed by the Town's Community Development Director and the Town Attorney.

The proposed Ordinance and text amendments were considered by the Town's Planning and Zoning Board on April 6, 2026 and unanimously approved (3 to 0) to be recommended to the Town Commission without additional conditions/suggestions. Additionally, an opportunity to provide public comment was offered; however, there were no public comments received/provided.

The proposed Ordinance is being presented on first reading and, if approved, will be presented to the Town Commission for 2nd and Final Reading during their May 6, 2026 Regular Meeting.

Note: The proposed Ordinance and amendments to LDR's as a result of the proposed changes to the C-2 Zoning District development requirements been properly advertised and noticed in accordance with state law (copy of legal ad and certified letter is enclosed).

Recommended Motion:
I move to approve Ordinance 03-2026 on first reading to amend the Land Development Regulations of the Town of Lake Park related to changes to the C-2 Zoning District development requirements.

ORDINANCE NO. 03-2026

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 78, ARTICLE III, SECTION 78-72; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, it has come to the Community Development Department's attention that Section 78-72 (8) (b) can conflict with Section 78-72 (8) (d) due the to the licensing requirements of the Florida Department of Children and Families for preschool facilities; and

WHEREAS, the Town's Planning and Zoning Board has conducted a public hearing to review the proposed amendments to the Code and has provided a recommendation to the Town Commission; and

WHEREAS, the Town Commission, after its review of the recommendations from the Planning and Zoning Board, and after due notice and public hearings finds that it is appropriate and necessary to amend Chapter 78, Article III, Section 78-72 entitled "C-2 business district".

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

Section 1. The whereas clauses are hereby incorporated as the legislative findings of the Town Commission.

Section 2. Chapter 78, Article III, Section 78-72 of the Lake Park Code of Ordinances, entitled "Land Development Code" is hereby amended to read follows:

(…)

(8) *Special exception subject to commission approval.* The commission may permit the use of a premises in the C-2 zoning district as an educational facility, by approval of a special exception therefor, provided the town commission determines as a fact, after review of the application and plans submitted therewith, that the proposed use or uses are consistent with good zoning practice and are not contrary

to the policies of the town comprehensive plan, and that the conditions and requirements enumerated below have been met:

a. The site must comply with all applicable regulations of this Code, including, but not limited to, this chapter, including parking regulations and landscaping requirements and this subpart B, land development regulations.

b. No outdoor instruction or recreational activities will be permitted on the site, except in accordance with the minimum requirements of the Florida Department of Children & Families and/or any other applicable laws and regulations governing educational facilities.

c. Enrollment shall not exceed a limit which is mutually agreed upon by the owner of the premises and the community development director; such limit to be established so as to avoid congestion and adverse impact on adjacent and nearby properties, with special consideration to properties located within 300 feet of the site.

d. The facility is in compliance with all laws and regulations governing educational facilities.

e. The owners of all properties within 300 feet have had an opportunity to provide comment regarding the appropriateness of the intended use in light of the general business/office character of the district.

f. The application for special exception hereunder has fulfilled the requirements of the community development director and has been reviewed by the planning and zoning board.

Section 3. Codification. The provisions of this ordinance shall become and be made a part of the Code of Ordinances of the Town of Lake Park. The sections of the ordinance may be re-numbered or re-lettered to accomplish such.

Section 4. Severability. If any section, paragraph, sentence, clause, phrase or word of this ordinance is for any reason held by a court to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this ordinance

Section 5. Effective date. This ordinance shall take effect immediately upon execution.

TOWN LAKE OF PARK
TOWN COMMISSION MEETING
STAFF REPORT
MEETING DATE: April 15, 2026

Item: C-2 Text Amendment

SUMMARY OF ITEM:

P&Z Board Meeting: This item was heard by the P and Z Board on April 6, 2026. The Board asked several questions regarding the different types of educational facilities and their associated outdoor area requirements to get a better understanding of their approval process. Staff generally explained that the C-2 District is the only zoning district that includes specific provisions on outdoor areas and that each proposal for a new use would be subject to its own review and approval process.
The P&Z Board approved the proposed changes to the C-2 district at a vote of 3-0.

In the course of the Community Development Department's site plan review for Twiggs Academy (for which a separate quasi-judicial hearing is forthcoming at a future meeting), an educational facility providing preschool and childcare services (one type of educational facility), it has come to staff's attention that the provisions of 78-72 (8) b. and (8) d. may conflict as currently written when applied to preschools. Subsection b. prohibits "outdoor instructional or recreational activity" for educational facility special exception requests. However, because the Florida Department of Children and Families (DCF) requires outdoor play space for preschool licensing, this conflicts with d., which requires the facility to comply with all laws and regulations governing educational facilities. Therefore, in accordance with the requirements of the Florida Department of Children and Families, staff is proposing to amend subsection b. by adding an additional clause to grant an exemption in cases when DCF or other entities require outdoor instructional or recreational activity for licensing. The new subsection b. would read as follows: "No outdoor instruction or recreational activities will be permitted on the site, except in accordance with the minimum requirements of the Florida Department of Children & Families and/or any other applicable laws and regulations governing educational facilities." This will alleviate any conflict between the requirements of b. and d.

Background:

In the Town's C-2 business district, Section 78-72 (8), there is a special category for a special exception for an educational facility. This special exception procedure follows the standard procedure, however there are several unique criteria listed under 8 that are also applied in addition to the normal special exception criteria. These are:

a. The site must comply with all applicable regulations of this Code, including, but not limited to, this chapter, including parking regulations and landscaping requirements and this subpart B, land development regulations.
b. No outdoor instruction or recreational activities will be permitted on the site.
c. Enrollment shall not exceed a limit which is mutually agreed upon by the owner of the premises and the community development director; such limit to be established so as to avoid congestion and adverse impact on adjacent and nearby properties, with special consideration to properties located within 300 feet of the site.
d. The facility is in compliance with all laws and regulations governing educational facilities.
e. The owners of all properties within 300 feet have had an opportunity to provide comment regarding the appropriateness of the intended use in light of the general business/office character of the district.
f. The application for special exception hereunder has fulfilled the requirements of the community development director and has been reviewed by the planning and zoning board.

Proposed Amendment:

In the application of these criteria for a forthcoming site plan and special exception request, it is staff's opinion that there is a potential conflict that can arise in the application of b. and d. when applied to preschool requests. The Florida Department of Children and Families mandates outdoor play area for all preschools. As currently written, b. conflicts with d. when applied to a preschool, creating a situation where neither criteria can be satisfied. To alleviate this conflict, staff is proposing a simple text change to b. while seeking to preserve the original intent to the greatest extent possible. The proposed amendment would add the clause: "except in accordance with the minimum requirements of the Florida Department of Children & Families and/or any other applicable laws and regulations governing educational facilities" following b. This will ensure in the future when there are minimum outdoor play area requirements for educational facilities, both criteria b. and d. can be satisfied.

Business Impact:

While these requests are rare, reducing regulatory conflicts in the application of the educational facility special exception criteria will facilitate development and redevelopment in the C-2. We project a **positive** impact on business, development, and redevelopment in the Town based on the proposed text change.

See also relevant FLU policy below:

➔ **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.*

PART II: STAFF RECOMMENDATION

Staff recommends the Town Commission move to "APPROVE" Ordinance -2026 on first reading.

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 APRIL 6, 2026 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 PUBLIC HEARING AT 535 PARK AVENUE, LAKE PARK, TO CONSIDER THE AGENDA ITEM LISTED BELOW ON 1st READING WEDNESDAY, APRIL 15, 2026 AT 6:30PM AND 2ND READING WEDNESDAY, MAY 6, 2026 AT 6:30PM, OR AS SOON THEREAFTER AS CAN BE HEARD. (TENTATIVE DATE, PLEASE MONITOR WWW.LAKEPARKFLORIDA.GOV FOR ANY AGENDA 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.

Agenda Item:

The Town of Lake Park is bringing forward text amendments to Section 78-72 to modify the special exception criteria for educational facilities.

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.

Town Clerk: Vivian Mendez
PUB: The Palm Beach Post – Friday, March 27, 2026

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Community Development

Agenda Title: Ordinance 02-2026 – Amendment – Town of Lake Park Comprehensive Plan - 5-year Update to Town's 10-Year Water Supply Facilities Work Plan – 2nd and Final Reading

Agenda Category: Public Hearing - Ordinance (Second Reading)

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

Cost of Item: Ord. Legal Review **Funding Source:** Legal

Account Number: 514-108-31100 **Finance Signature:** *Barbara Gould*

Advertised: _____ **Newspaper:** Palm Beach Post – regular legal notice by Clerk

Attachments: Staff Report; Ordinance #02-2026, Agency review letters, legal notice, business impact estimate statement

Please initial one:

_____ Yes I have notified everyone

x Not applicable in this case

Summary Explanation:

The Community Development Department is requesting that the Town Commission approve on second reading Ordinance No. 02-2026 that would amend the Comprehensive Plan as a result of the 5-year update to the Town's 10-Year Water Supply Facilities Work Plan, which addresses the Town's potable water supply and future needs.

As required by state law, the Town is required to develop a 10-Year Water Supply Facilities Work Plan (WSFWP) that identifies and plans for water supply and facilities needed to serve existing and future development within the jurisdiction.

Note: Although the Town's potable water is supplied by Seacoast Utilities, the Town is still required to prepare a plan and this plan is required to be updated every 5 years and must be incorporated into the Town's Comprehensive Plan along with any other amendments related to the update.

The Town's 2025 update utilizes information provided by Seacoast Utility Authority and data from the South Florida Water Management District's Lower East Coast Water Supply Plan and reviews the availability of potable water to serve future development in the Seacoast Service area through 2045.

Additionally, the Plan update reviews projected demand, availability of water sources from the surficial aquifer and Floridan Aquifer and treatment and storage capacity. The conclusion of the update is that the infrastructure improvements provided by Seacoast ensure sufficient supply and treatment capacity through 2045 and beyond.

Note: Other than the adoption of the Plan by reference, most of the proposed amendments update the policies and goals to reflect the new 5-year term of the 10-Year Water Supply and Facilities Work Plan Update and clean up/clarify old language.

The proposed Ordinance (and amendments) were prepared by the Town Planner and reviewed by the Town's Public Works Department, the Community Development Director, Seacoast Utility Authority and the Town Attorney.

The proposed Ordinance (and amendments) were considered by the Town's Planning and Zoning Board, sitting as the Town's Local Planning Agency (LPA) on January 5, 2026 and unanimously approved to be recommended to the Town Commission without additional conditions/suggestions. Additionally, an opportunity to provide public comment was offered; however, there was no public comment received.

Following 1st Reading by the Town Commission, the Comprehensive Plan amendments were transmitted to the State Land Planning Agency (Florida Department of Commerce) as well as seven (7) state agencies for review. The only comments received were provided by the South Florida Water Management District (SFWMD) and have been incorporated into the Town's proposed Water Supply Work Plan Update and Comprehensive Plan Amendments. The changes are not substantive; however, they do strengthen the text regarding the Town's commitment to water conservation.

Note: The Community Development Department has refined the methodology used for future water projections and the benchmark from which to gauge the success of future conservation initiatives.

The proposed Ordinance was approved by the Town Commission on 1st reading on January 21, 2026 and is being presented to the Town Commission for consideration on 2nd and Final Reading.

Note: The proposed Ordinance and amendments to Comprehensive Plan as a result of the 5-year update to the Town's 10-Year Water Supply Facilities Work Plan has been properly advertised and noticed in accordance with state law (copy of legal ad and certified letter is enclosed).

The proposed Ordinance no. 02-2026 was approved without changes at the Commission's January 21 regular meeting, and is now being presented on second reading. Changes since the first reading have been incorporated into Ordinance no. 02-2026, which has been reviewed by the Town Attorney.

Recommended Motion:

I move to approve Ordinance No. 02-2026 on 2nd and Final Reading to amend the Comprehensive Plan of the Town of Lake Park and update the Town's 10-Year Water Supply Facilities Work Plan.

TOWN OF LAKE PARK
TOWN COMMISSION
Meeting Date: April 15, 2026
Adoption Hearing

STAFF REPORT: DEPT. OF COMMUNITY DEVELOPMENT

DESCRIPTION

Ordinance No. 02-2026 on Second Reading

Proposed amendments to the Comprehensive Plan relating to the five year update of the Town's 10-Year Water Supply Facilities Work Plan which addresses the Town's potable water supply and future needs. The Amendments include the adoption of the Work Plan by reference, as well as any other amendments necessitated by the Plan update.

Request

The Community Development Department is requesting that the Town Commission consider on **second reading Ordinance No. 02-2026** to amend the Comprehensive Plan to incorporate proposed amendments related to the five-year update of the Town's 10-Year Water Supply Facilities Work Plan which addresses the Town's potable water supply and future needs. The Amendments include the adoption of the Work Plan by reference, as well as any other amendments necessitated by the Plan update. The Ordinance has been updated to reflect changes to the Water Supply Facilities Work Plan update and to certain policies and objective of the Comprehensive Plan since first reading.

Update from First Reading

Following first reading the Comprehensive Plan the amendments were transmitted to the State Land Planning Agency (FL. Dept. Commerce) for review as required by Statute. The Agency had no comments or objections, therefore the amendments can proceed to adoption. In addition to the State Land Planning Agency, amendments were reviewed by seven agencies. The Town received comments only from the South Florida Water Management District. The Community Development Department has taken the

comments into consideration and made certain changes to both the Water Supply Work Plan Update and Comprehensive Plan amendments. The changes are not substantive, but strengthen the text regarding the Town's commitment to water conservation.

Additionally staff has refined the methodology used for future water projections and the benchmark from which to gauge the success of future conservation initiatives.

These changes since first reading are contained in attachments 1 and 2 of this Staff Report and summarized below.

Water Supply Facilities Work Plan

The figure used for the Town's daily per capita potable water usage (gpcd) has been changed to more closely reflect actual Town usage. In the past 2 updates the Plan used the gpcd that reflected a figure for the entire Seacoast Service area. Thus number, 189 gpcd, is being replaced with 104 gpcd that represents actual Town usage. Future water use projections have been modified to reflect the 104 gpcd. This now establishes a baseline that can be used by the Town to measure its water conservation efforts.

Comprehensive Plan – Additional polices relating to conservation have been added to the "Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element"

Ordinance #02-2026 has been updated to reflect these changes.

Background

By State statute, all local governments in Florida are required to have a 10-Year Water Supply Facilities Work Plan (WSFWP) that identifies and plans for water supply and facilities needed to serve existing and future development within the jurisdiction**.** The Town's first Work Plan was adopted on March 18, 2009, followed by 5-Year updates in 2015 and 2020.

Even though the Town's potable water is supplied by Seacoast Utilities, the Town is required to prepare a plan reflecting both the Utility and Town needs.

Lake Park is located in the South Florida Water Management District (SFWMD) region, and by statute the Town must update their plan within 18 months of the District's Plan update. The SFWMD Lower East Coast Water Supply Plan was updated in September, 2024; therefore the Town must update its plan and adopt any Comprehensive Plan amendments by March, 2026.

The Seacoast Utility Authority (SUA) is the designated regional supplier of potable water for the Town of Lake Park. Customers include certain unincorporated areas of northern Palm Beach County, and the municipalities of Palm Beach Gardens, North Palm Beach and portions of Juno Beach, all of which sit on the SUA's governing board. The main office of SUA is located on Hood Road, just west of Alt. A1A. The site also contains the main water treatment facility and numerous storage tanks

The Town's Work Plan Update was prepared by the Town of Lake Park Community Development Department, in coordination with the Seacoast Utility Authority, the water supply plan adopted by SFWMD, and Palm Beach County pertaining to population and water supply project demands.

Comprehensive Plan Amendments Summary

Ordinance # 02-2026 is included and contains the proposed amendments.

The proposed amendments occur in the following Plan elements: 1) Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element 2) Conservation Element; 3) Intergovernmental Coordination Element; and 4) Capital Improvements Element. These elements contain goals, objectives, and polices that address potable water needs.

The majority of the proposed amendments are simply to update the policies and goals to reflect the new 5 year term of the 10-Year Water Supply and Facilities Work Plan Update and clean up old language.

Policy 1.5 was amended to recognize that the Town's commitment to comply with the County's Wellfield Protection Ordinance. While there are no actual Seacoast wells in the Town, western portions of the Town fall within wellfield protection zones that require the Town to insure that industrial or commercial uses do not adversely affect water quality. These wellfield areas are shown on page 9 of the Plan.

The Town's Water Supply Facilities Work Plan (WSFWP) update is adopted by reference in Objective 8 of the "Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element." The WSFWP is attached to Ordinance 02- 2026 as Exhibit A.

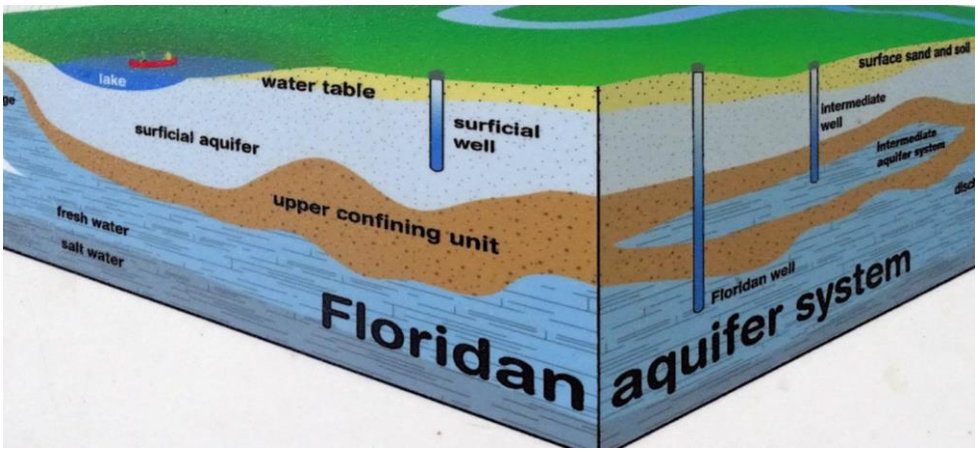
10-Year Water Supply Plan

The last update was prepared by an outside consultant and adopted in 2020. This 5-year update has been prepared by the Community Development Department and addresses the availably of the water supply through 2045, which corresponds to the

timeframe in the South Florida Water Management District's (SFWMD) "Lower East Coast Water Supply Plan Update" (LECWSP). Much of the data in the Town's plan comes from the LECWSP and the Seacoast Utility Authority.

Plan Summary

The Seacoast Utility Authority, and therefore the Town, receives most of its raw water from wells which draw water from the Surficial Aquifer. The remainder comes from the Floridan Aquifer, deeper below ground, which is comprised of brackish water that is treated through the reverse osmosis (RO) process.



Availability of water from the Surficial Aquifer is determined by a "consumptive use" permit issued by the SFWMD. This permit expires in 2032 and will need to be renewed by Seacoast at that time. Increased withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion, and the use of alternative water sources is anticipated to increase.

The Town's Work Plan updates the information provided in 2020, including:

- Time frame: 2025 through 2045.
- Population and water usage projections.
- Changes in available water sources, treatment capacity or storage capacity. Use of alternative water sources, such as brackish water from the Floridan Aquifer.
- Update of existing Seacoast facilities, such as those that might have been under construction or in the planning stages five years ago.
- Conservation initiatives by Seacoast or the Town.

Two new topics for the 2025 update are:

1. Recognition of the County's Wellfield Protection Ordinance. While there are no

Seacoast well within the Town, some of the wellfield protection zones extend into Lake Park. (pages 8 and 9 of the Plan)

2. The Town's green infrastructure initiative, which assists in improving the quality of groundwater. (pages 23-25 of the Plan)

Conclusion

From the data provided, the future availability of potable water to treat residents and development through 2045 in the Seacoast Service area can be summarized as follows:

- The **demand for potable water** is projected to be **18.41 million gallons per day (MGD) for 2025, 19.47 MGD in 2035, and 20.03 MGD in 2045**.

- The SUA, by virtue of its Consumptive Use Permit, has 26.92 MGD of raw water available, through 2032. Depending on the mix of Aquifers used, the resultant finished water amount could vary, however a reasonable estimate would be **22.65 MGD of potable water available.**

- The SUA has the **capacity to treat up to 25.50 MGD from the Surficial Aquifer and 3.0 MGD from the Floridan Aquifer**, through 2045.

- **Therefore, the SUA has sufficient supply and treatment capacity for the projected demand through 2045 and beyond.**

Comprehensive Plan Amendments Review

Consistency with the Comprehensive Plan

The proposed amendments are consistent with the Comprehensive Plan as they further policies for water conservation which are currently contained in the Plan. The amendments insure that the continued 5 year updates will occur in accordance with Florida Statutes. Continued coordination with Seacoast Utility Authority is consistent with the Intergovernmental Coordination Element.

Interlocal Review and Public Notice

- Legal notice was published in the December 26, 2025 Palm Beach Post.
- Intergovernmental notice was provided to IPARC on Dec.29.

Local Planning Agency (LPA) Recommendation

The LPA held its Public Hearing on January 5, 2026. The Board voted 5-0 to recommend approval of the proposed Comprehensive Plan amendments to the Town Commission.

Transmittal Hearing

The Town Commission Hearing was held January 21, 2026 and the Commission unanimously approved Ordinance 02-2026 on first reading.

Business Impact Estimate (BIE) Statement

There is no anticipated impact on existing businesses.

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Recommended Town Commission Motion

I move to approve Ordinance No. 02-2026 on second reading to amend the Comprehensive Plan of the Town of Lake Park as set forth in the ordinance.

Attachment 1 to Staff Report

Proposed amendments to the Town of Lake Park Comprehensive Plan

Amendments approved on first reading shown in black strike-thru and underline

NEW AMENDMENTS PROPOSED FOR 2ND READING PURSUANT TO COMMENTS RECEIVED – Shown in red on affected pages.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER ELEMENT

6.7 GOAL, OBJECTIVES AND POLICIES

6.7.1 Objectives and Policies

Objective 1:

The Town shall ensure through the land development approval process that adequate public facility capacity is available or will be available in accordance with its Concurrency Management System.

Policy 1.5:

Prohibit the installation of individual wells in ~~Planning Area 3~~ Wellfield Protection Zones 3 and 4 due to proximity to the one-foot drawdown contour ~~(Zone 3~~) per the Palm Beach County Unified Land Development Code, Article 14 Chapter B, "Wellfield Protection".

Policy 1.8: The Town shall comply with the Palm Beach County Unified Land Development Code, Article 14 Chapter B, "Wellfield Protection" to insure that non-residential uses in zone 3 and 4 do not adversely impact water quality.

Objective 2: The Town shall establish and maintain a five-year schedule of capital improvement needs, to be updated annually, in conformance with the Capital Improvements Elements, in order to maintain and improve Town infrastructure and comply with all State statutory requirements.

Policy 2.4:
The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or

periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work Plan in accordance with State requirements.

Objective 7:

The Town shall actively participate in Potable Water conservation programs both as an ongoing and an emergency basis.

Policy 7.1:

The Town shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code 'upon declaration of a water shortage emergency by the South Florida Water Management District.

Policy 7.2:

Florida friendly landscaping and use of drought tolerant landscape materials ~~Xeriscape~~ practices shall be promoted by the Town when considering all proposals for development and/or redevelopment.

Policy 7.3:

The Town shall ~~promote~~ require the use of low volume plumbing fixtures and rain sensor devices on all new lawn irrigation systems when reviewing all building permit applications.

Policy 7.4:

The Town, in concert with the Seacoast Utility Authority to educate and engage the public in conservation practices.

Policy 7.5

The Town, in concert with the Seacoast Utility Authority, will work to reduce its average daily water consumption as included in its Water Supply Facilities Work Plan 2026 Update.

Objective 8

~~The Town shall comply with its 1-year Water Supply Facilities Work Plan (Work Plan) adopted May 2020 , as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on November 8, 2018. The Work Plan will be updated, at a minimum, every 5 years. The Town's Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those~~

~~water supply projects, using all available technologies, necessary to meet the Town's water demands for a 1-year period.~~

The Town of Lake Park hereby adopts by reference the Water Supply Facilities Work Plan (Work Plan) dated ~~March~~ April 2026 into the Town's Comprehensive Plan. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future developments within the Town for a planning period of not less than 10 years, as required by section 163.3177(6)(c), F.S.

Policy 8.1

~~Comply with the Town of Lake Park's 1-Year Work Plan and incorporate such Work Plan by reference into the Town of Lake Park Comprehensive Plan.~~
The Work Plan shall be updated, at a minimum, every 5 years and within 18 months after the governing board of the South Florida Water Management District approves its Lower East Coast Water Supply Plan.

Policy 8.2

The Town shall coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan adopted ~~November 8, 2018~~ September 2024 and with the Seacoast Utility Authority. The Town shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District, Seacoast Utility Authority, and Palm Beach County plans.

Policy 8.3

Monitoring Measure: The Work Plan shall remain consistent with the Seacoast Utility Authority, Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. ~~The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.~~

CONSERVATION ELEMENT

Objective 3:

~~Conserve potable water supplies during periods of water shortage.~~
The Town shall actively participate in potable water conservation programs

Policy 3.1

Institute water conservation techniques and programs in cooperation with water, utilities managers and South Florida Water Management District and as included in Objective 7 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element, relating to potable water conservation

Objective 6

Policy 6.6:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan (LECWSP), and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. The Town shall update its Water Supply Facilities Plan every 5 years to reflect updates to the LECWSP in accordance with State Statute. ~~In addition, the Town shall prepare a Ten- Year Water Supply Facilities Work plan in accordance with State requirements~~.

Policy 6.7:

~~Implementation of the 1-year Work Plan shall~~ The Town shall coordinate with the Seacoast Utility Authority to ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the Town may experience

INTERGOVERNMENTAL COORDINATION ELEMENT

10.4 GOAL, OBJECTIVES AND POLICIES

Policy 4.7:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements.

CAPITAL IMPROVEMENTS ELEMENT

Policy 5.4:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements.

Attachment 2 to Staff Report

TOWN OF LAKE PARK 10-YEAR WATER SUPPLY FACILITIES WORK PLAN 2026 UPDATE

Amendments approved on first reading shown in black strike-thru and underline

NEW AMENDMENTS PROPOSED FOR 2ND READING PURSUANT TO COMMENTS RECEIVED – Shown in red on affected pages.
Please see Ordinance #02-2026 for entire document

3. DATA AND ANALYSIS

3.2 Future Usage – Projected Supply and Demand

d. Potable Water Demand Projections for the Town of Lake Park

The last two Work Plan updates by the Town utilized the average gpcd Seacoast service area figures. Rather than use the 188 gpcd that reflects Seacoast service area in 2024, this update has attempted to establish a gcpd based on figures related solely to the Town of Lake. The result is that the actual gpcd for the Town is considerably lower.

Based on 2025 figures provided by Seacoast, 5% of Seacoast's potable water sales were to the Town of Lake Park. In calendar 2025, Seacoast pumped a total of 6.804 billion gallons of finished water system-wide. Therefore, assuming uniform system losses and unaccounted water, Seacoast delivered 340.21 million gallons of water within the Town of Lake Park corporate limits.

The resultant gallons per capita figure is **103.4 gpcd.** This more accurately reflects actual Town usage, and this methodology should be used for future updates.

This significant difference between the Service area average and the Town average can be attributed to various reasons, among them:

- The Seacoast Service area encompasses numerus gated single-family communities with large lots and extensive landscaping, which drive up the per capita figure.
- Most Town residences were built prior to irrigation becoming standard, and thus many do not have irrigation systems.
- Many multi-family buildings are older, compared to north county condos with lush

landscaping.

- Also, a significant percentage of Lake Park's industrial businesses relate to warehouse and distribution, with low employee volumes and few businesses that require water for any industrial purpose.

Table 4 presents the Town's projected finished potable water demand through 2045 using 104 gpcd. This figure remains constant throughout the planning period. ~~Projections of finished water demand for the Town are presented in **Table 4.** Seasonal~~ adjustments were not considered in the 2012 SFWMD Water Use Permit projections and are not included in the table.

Table 4 Lake Park Projected Finished Water Demand

Year	Lake Park Population Projections Residents[1]	Potable Water Demand (MGD)[2]
2025	9,079	~~1.71~~ .944
2030	9,644	~~1.81~~ 1.00
2035	10,199	~~1.92~~ 1.06
2040	10,472	~~1.97~~ 1.09
2045	10,598	1.99 1.10

1. Source: Palm Beach County Planning Division, Population Allocation Model, 2020, unless otherwise noted.
2. Residents x ~~189~~ 104 gpcd, converted to MGD.
3. Note: The Town believes that Lake Park will experience a greater population growth than predicted by the Palm Beach County Planning Division, Population Allocation Model, which may be reflected in the next update.

It is projected that by 2045 growth and development will result in an increased demand for potable water from the current ~~1.7 MGD to 2.0 MGD~~ .944 MGD to 1.10 MGD by 2045, as shown in **Table 4,** above.

This need for ~~287,100 gpcd~~ 157,976 more gallons per day represents a ~~17%~~ 16% increase from the current (2025) demand, and will increase Lake Park's share of the total service area demand from 9.3% to 9.9% in the SUA service area. ~~The projected population and thus demand for potable water is estimated to be slightly higher than was projected in the 2020 Update.~~

However, while the total demand for potable water will increase during the planning term, there may be a slight drop in per capita consumption, for reasons discussed above. The projected population is likely to reside in multi-family units, which are recognized as having lower per capita water consumption as recognized above.

As the Town is substantially built out, these new units will be the result of redevelopment replacing older, antiquated buildings. Most units in Lake Park (75% - 80%) were constructed prior to water conservation regulations. New units will be required to meet Town conservation regulations such as ultra-low plumbing fixtures and irrigation systems with rain sensors and modern energy and water saving appliances such as washing machines and dishwashers will also assist with conservation.

The Town will continue coordinating with SUA through the development review and permitting processes to estimate and project potable water use and needs throughout the entire service area.

The current SUA Consumptive Use Permit issued by the SFWMD 2012 ensures adequate water supply throughout the service area through 2032, along with the various improvements completed by SUA since the Town's 2015 Work Plan Update.

SUA has ensured adequate water supply for its service area through2045, provided that there are no unforeseen impacts on existing and planned supplies

This Plan proposes additional initiatives in partnership with the SUA (below) which together with changing housing types should result in a lower the gpcd, however at this time it is difficult to quantify.

4. CONSERVATION AND RE-USE

Water conservation is the key to maintaining the health and productivity of the Surficial and Floridan Aquifers. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

4.2 Town Initiatives

The Town, as a member of the SUA, participates in, and has access to all the conservation efforts of the SUA in its service area, as described above. In addition, specific Town initiatives are listed below:

~~The Town will continue to encourage the reduction of annual average per person demand pursuant to policies in the Comprehensive Plan and as coordinated with SUA, Palm Beach County and the South Florida Water Management District. The Town works in concert with these agencies' efforts to promote conservation through a variety of means.~~

~~The Town will continue to coordinate future water conservation and reuse efforts with SUA, Palm Beach County, and the SFWMD to ensure that proper techniques are applied. In addition, the Town will continue to support and expand existing goals, objectives and policies in the Comprehensive Plan that promote water conservation and reuse in a cost-effective and environmentally sensitive manner. The Town will continue to actively support the SFWMD and Palm Beach County in the implementation of new regulations or programs that are designed to conserve water during the dry season. Finally, Lake Park will administer its own water conservation practices.~~
Note- condensed and relocated below.

c. Future Conservation Initiatives

The Town will continue to encourage the reduction of annual average per person demand pursuant to policies in the Comprehensive Plan and as coordinated with SUA, Palm Beach County and the South Florida Water Management District. The Town will continue to actively support the SFWMD and Palm Beach County in the implementation of new regulations or programs that are designed to conserve water.

In addition, the Town will continue to support and expand existing goals, objectives and policies in the Comprehensive Plan that promote water conservation and reuse in a cost-effective and environmentally sensitive manner.

As described previously, redevelopment and the change in future housing types to predominantly multi-family is expected to help lower the gpcd. However the Town is committed to continuing to promote and enforce its existing conservation programs listed above.

The Town will consider new initiatives in partnership with the SUA for greater public outreach to encourage greater engagement in conservation. Such initiatives could include:

1. Partnering with the SUA for an enhanced leak detection program, including Town public outreach and education about the cost to homeowners of leaks and the SUA's leak detection program available to them.
2. Partnering with SUA to develop an educational program on water conservation for elementary school age children, who would then encourage these practices within their families.
3. Consideration of matching grants for installation of water conservation devices, for those dwellings constructed prior to regulations related to water conservation.

ORDINANCE 02-2026

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN BY PROVIDING FOR AMENDMENTS TO THE TEXT OF THE SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER ELEMENT; CONSERVATION ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; AND CAPITAL IMPROVEMENTS ELEMENT, AND ADOPTING INTO THE PLAN THE UPDATE TO THE TOWN'S 10-YEAR WATER SUPPLY AND FACILITIES WORK PLAN; PROVIDING FOR THE ADOPTION OF THE AMENDMENTS BY THE TOWN COMMISSION; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission (Commission) of the Town of Lake Park, Florida (Town) has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, previously known as the "Local Government Comprehensive Planning and Land Development Regulation Act" and now known as the "Community Planning Act" (the Act); and

WHEREAS, the former Department of Community Affairs, now known as the Florida Department of Commerce, has previously determined that the Town's Comprehensive Plan was "in compliance" with the Act; and

WHEREAS, Section 163.3177(6) (c) F.S. requires the Town to update its 10-Year Water Supply Work Plan (Work Plan) every five years ,and to amend its Comprehensive Plan to include the Work Plan and any associated amendments within 18 months of the South Florida Water Management Districts update of its regional water supply plan; and

WHEREAS, the Town's Planning and Zoning Board sitting as the Local Planning Agency (LPA) conducted a public hearing as required by §163.3174(4)(a), *Fla*. *Stat*., and recommended that the Commission amend the Town's Comprehensive Plan and transmit the amendments herein; and

WHEREAS, prior to the transmittal of the Amendments, the Commission conducted a public hearing to consider the LPA's recommendations regarding the proposed amendments to the text of the Comprehensive Plan; and

WHEREAS, the Commission accepted the LPA'S recommendation, determined that the adoption of the proposed amendments would be in compliance with the Act, and transmitted the Amendments to the Florida Department of Commerce; and

WHEREAS, the Florida Department of Commerce had no comments or objections to the Amendments; and

WHEREAS, pursuant to §163.3184(11)(b)2., *Fla. Stat*., the Commission conducted an advertised public hearing regarding the Amendments, following which it voted to adopt the Amendments.

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

Section 1: The whereas clauses are hereby incorporated as the legislative findings of the Town Commission.

Section 2: The Town of Lake Park herby adopts the 2026 update of the 10-Year Water Supply Facilities Work Plan, to be incorporated by reference into the Comprehensive Plan, which is attached hereto and incorporated herein as "Exhibit A".

Section 3: The Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Element its Comprehensive Plan is hereby amended as follows:

Objective 1:
The Town shall ensure through the land development approval process that adequate public facility capacity is available or will be available in accordance with its Concurrency Management System.

Policy 1.5:

Prohibit the installation of individual wells in Planning ~~Area 3~~ Wellfield Protection Zones 3 and 4 due to proximity to the one-foot drawdown contour ~~(Zone 3~~) per the Palm Beach County Unified Land Development Code, Article 14 Chapter B, "Wellfield Protection".

Policy 1.8:

The Town shall comply with the Palm Beach County Unified Land Development Code, Article 14 Chapter B, "Wellfield Protection" to insure that non-residential uses in zones 3 and 4 do not adversely impact water quality.

Objective 2:
The Town shall establish and maintain a five-year schedule of capital improvement needs, to be updated annually, in conformance with the Capital Improvements Elements, to maintain and improve Town infrastructure and comply with all State statutory requirements.

Policy 2.4:
The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work Plan in accordance with State requirements.

Objective 7:

The Town shall actively participate in Potable Water conservation programs both as an ongoing and an emergency basis.

Policy 7.1:

The Town shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code 'upon declaration of a water shortage emergency by the South Florida Water Management District.

Policy 7.2:

Florida friendly landscaping and use of drought tolerant landscape materials ~~Xeriscape~~ practices shall be promoted by the Town when considering all proposals for development and/or redevelopment.

Policy 7.3:

The Town shall ~~promote~~ require the use of low volume plumbing fixtures and rain sensor devices on all new lawn irrigation systems when reviewing all building permit applications.

Policy 7.4:

The Town, in concert with the Seacoast Utility Authority, will work to educate and engage the public in conservation practices.

Policy 7.5

The Town, in concert with the Seacoast Utility Authority, will work to reduce average daily water consumption determined in its Water Supply Facilities Work Plan 2026 Update.

Objective 8

~~The Town shall comply with its 1-year Water Supply Facilities Work Plan (Work Plan) adopted May 2020 , as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on November 8, 2018. The Work Plan will be updated, at a minimum, every 5 years. The Town's Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Town's water demands for a 1-year period.~~

The Town of Lake Park hereby adopts by reference the 10-Year Water Supply Facilities Work Plan (Work Plan) dated March 2026 into the Town's Comprehensive Plan. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future developments within the Town for a planning period of not less than 10 years, as required by section 163.3177(6)(c), F.S.

Policy 8.1

~~Comply with the Town of Lake Park's 1-Year Work Plan and incorporate such Work Plan by reference into the Town of Lake Park Comprehensive Plan.~~
The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the governing board of the South Florida Water Management District approves its Lower East Coast Water Supply Plan.

Policy 8.2

The Town shall coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan adopted ~~November 8, 2018~~ September 2024 and with the Seacoast Utility Authority. The Town shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District, Seacoast Utility Authority, and Palm Beach County plans.

Policy 8.3

Monitoring Measure: The Work Plan shall remain consistent with the Seacoast Utility Authority, Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. ~~The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.~~

Section 4: The Conservation Element of its Comprehensive Plan is hereby amended as follows:

Objective 3:

~~Conserve potable water supplies during periods of water shortage.~~
The Town shall actively participate in potable water conservation programs

Policy 3.1

Institute water conservation techniques and programs in cooperation with water, utilities managers and South Florida Water Management District and as included in Objective 7 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element, relating to potable water conservation

Policy 6.6:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan (LECWSP), and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. The Town shall update its Water Supply Facilities Plan every 5 years to reflect updates to the LECWSP in accordance with State Statute. ~~In addition, the Town shall prepare a Ten- Year Water Supply Facilities Work plan in accordance with State requirements~~.

Policy 6.7:
~~Implementation of the 1-year Work Plan shall~~ The Town shall coordinate with the Seacoast Utility Authority to ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the Town may experience.

Section 5: The Intergovernmental Coordination Element of its Comprehensive Plan is hereby amended as follows:

Policy 4.7:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements.

Section 6: The Capital Improvements Element is hereby amended as follows:

Policy 5.4:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements.

Section 7. Repeal of Laws in Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 8. Severability. Should any section or provision of this ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 9. Effective Date. The amendments to the Town of Lake Park Comprehensive Plan contained within this ordinance shall become effective in accordance with the provisions of § 163.3184(3)(c)4., Fla. Stat. 51

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EXHIBIT A

TOWN OF LAKE PARK
10-YEAR WATER SUPPLY FACILITIES WORK PLAN 2026 UPDATE







PREPARED BY TOWN OF LAKE PARK COMMUNITY DEVELOPMENT DEPARTMENT

Adopted April 15, 2026 Ordinance No. 02-2026

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Ordinance No. 02-2026
LPA Hearing: January 5, 2026
First Public Hearing: January 21, 2026
Adoption Public Hearing: April 15, 2026

PREPARED BY TOWN OF LAKE PARK
COMMUNITY DEVELOPMENT DEPARTMENT

Acronyms

SUA	**Seacoast Utility Authority**
SFWMD	**South Florida Water Management District**
LECWSP	**Lower East Coast Water Supply Plan Update**
WSFWP	**Water Supply Facility Work Plan**
RWSP	**Regional Water Supply Plan**
MGD	**Million Gallons per Day**
CUP	**Consumptive Use Permit**
gpcd	**Gallons per capita per day**
gpm	**Gallons per minute**
FAS	**Floridan Aquifer Supply**
SAS	**Surficial Aquifer Supply**
PBCWSP	**Palm Beach County Water Supply Plan**

1. INTRODUCTION

The purpose of the Town of Lake Park's 10-Year Water Supply Facilities Work Plan - 2026 Update (Work Plan Update) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within its jurisdiction. The Town's first Work Plan was adopted on March 18, 2009, followed by 5-Year updates in 2015 and 2020.

Chapter 163, Part II, F.S., requires local governments to prepare and adopt Water Supply Work Plans into their Comprehensive Plans within 18 months after the water management district approves a regional water supply plan (RWSP) or its update. Updates to the original Work Plan are required every five years.

Lake Park is located in the South Florida Water Management District region in southeast Florida. (Appendix B) The *Lower East Coast Water Supply Plan Update* (LECWSP), covering a planning horizon through 2045, was approved by the South Florida Water Management District (SFWMD) in September 2024. Therefore, the Town is required to update its 10 Year Water Supply Facilities Work Plan and its Comprehensive Plan by March 2026. Work Plans may be adopted by reference or incorporated within the Comprehensive Plan. The Town of Lake Park intends to adopt this 2026 Work Plan Update by reference.

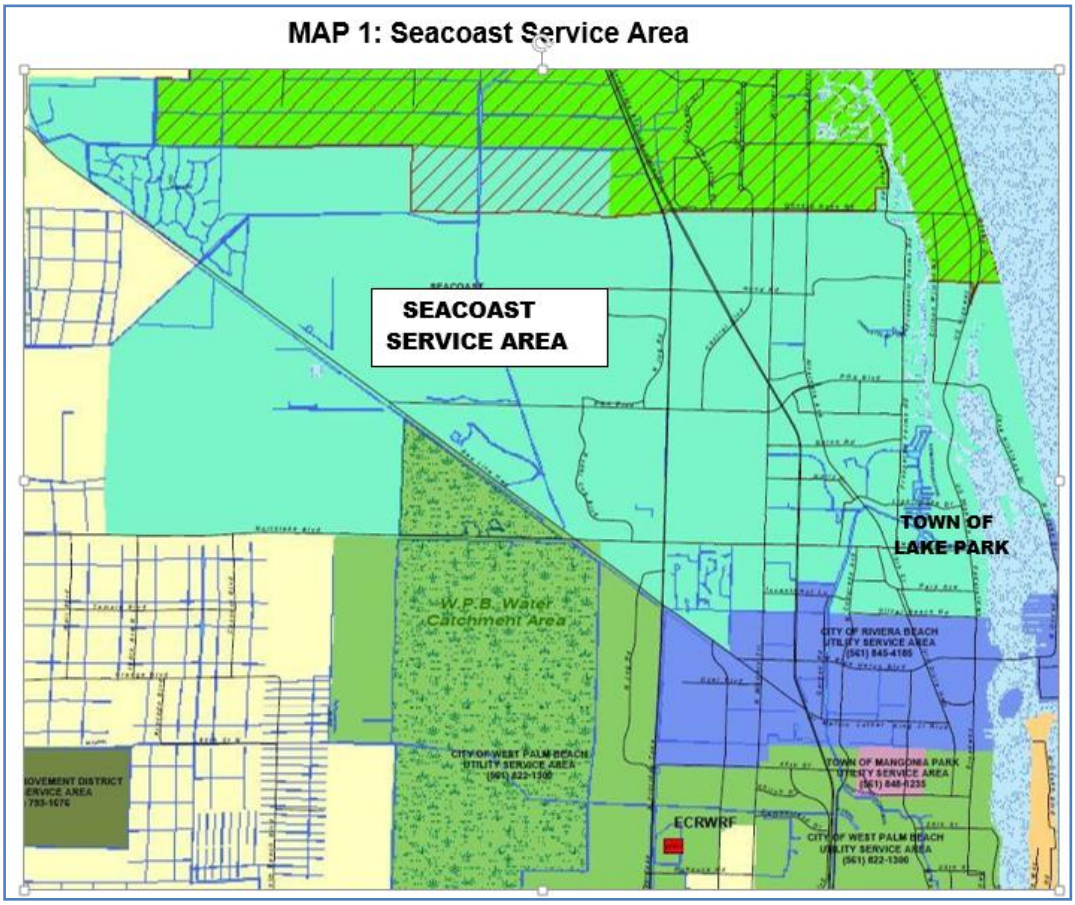
The Seacoast Utility Authority (SUA) is the designated regional supplier of potable water for the Town of Lake Park, and portions of Palm Beach County. Customers include certain unincorporated areas of northern Palm Beach County, and the municipalities of Lake Park, Palm Beach Gardens, North Palm Beach, and portions of Juno Beach, all of which sit on the SUA's governing board. The SUA service area is shown in **Figure 1**.

As the designated regional supplier, SUA supplies the Town of Lake Park with potable water on an annual volume basis. **The Town has no facilities for domestic self-supply, meaning the Town relies on the SUA to provide all its potable water needs.** While within the larger Seacoast Utility Service Area, the water distribution service area for the Town includes only those areas within its municipal boundaries.

The Town recognizes that to maintain a water supply system and conservation program there must be effective coordination with SUA. In accordance with their service agreement, Town staff coordinates with SUA to ensure that enough capacity is available for existing and future customers and supporting infrastructure is adequately maintained. This includes the SUA participation in the Town's development review process for site plans and special exceptions, and review of any building permits that involve use of water (or sewer).

The Town's Work Plan Update references SUA's water projections and the projections and initiatives identified in the LECWSP Update to ensure adequate water supply for the Town. According to state guidelines, the Work Plan and related Comprehensive Plan amendment must address the development of traditional and alternative water supplies, bulk sales agreements, and conservation and reuse programs that are necessary to serve existing and new development for at least a 10-year planning period.

FIGURE 1



To ensure consistency with adopted regional and county planning efforts, the Town's Work Plan uses the same population projections as provided for in the SFWMD LECWSP Update, as well as the same 2025-2045 planning time frame. As the Town is not responsible for a 5 year CIP for water provision, no short time frame is included in the document.

The Town's Work Plan Update was prepared by the Town of Lake Park Community Development Department, in coordination with Seacoast, the water supply plan adopted by SFWMD, and Palm Beach County pertaining to population and water supply project demands.

1.1 Statutory History

The Florida Legislature has enacted bills in the 2002, 2004, 2005, 2011, 2012, 2015 and 2016 sessions to address the state's water supply needs. These bills, especially Senate Bills 360 and 444 (2005 legislative session), significantly changed Chapter 163 and 373 Florida Statutes (F.S.) by strengthening the statutory links between the regional water supply plans prepared by the water management districts and the comprehensive plans prepared by local

governments. In addition, these bills established the basis for improving coordination between the local land use planning and water supply planning.

1.2 Statutory Requirements

The Town of Lake Park has considered the following applicable statutory provisions when updating the Water Supply Facilities Work Plan (Work Plan):

1. Coordinate appropriate aspects of the Comprehensive Plan with the applicable Regional Water Supply Plan (RWSP). [Section 163.3177(4) (a), F.S.]

2. Ensure the Future Land Use Plan is based on availability of adequate water supplies and public facilities and services [Section 163.3177(6) (a), F.S.]. Data and analyses demonstrating that adequate water supplies and associated public facilities will be available to meet projected growth demands must accompany all proposed Future Land Use Plan and Plan amendments submitted for review.

3. In consultation with the water supplier, ensure adequate water supplies and potable water facilities are available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent [Section 163.3180(2), F.S.].

4. For local governments subject to an RWSP, revise the General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge element (the "Infrastructure element") through a Comprehensive Plan amendment to:

    a. Identify and incorporate the alternative water supply project(s) selected by the local government from projects identified in the applicable RWSP, or alternative project(s) proposed by the local government under Section 373.709(8)(b), F.S. [Section 163.3177(6)(c), F.S.];

    b. Identify the traditional and alternative water supply projects and the conservation and reuse programs necessary to meet water needs identified in the applicable RWSP [Section 163.3177(6)(c)3., F.S.]; and

    c. Update the Work Plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development [Sections 163.3177(6)(c)3. and (5), F.S.].

5. Revise the Five-Year Schedule of Capital Improvements to include water supply, reuse, and conservation projects and programs to be implemented during the 5 -year period [Section 163.3177(3) (a) 4. F.S.].

6. To the extent necessary to maintain internal consistency after making changes described in Paragraph 1 through 5 above, revise the Conservation element to assess projected water needs and sources for at least a 10-year planning period, considering the

applicable RWSP and water use permit(s) [Section 163.3177(6) (d), F.S.]. The comprehensive plan must address the water supply sources necessary to meet the existing and projected water use demand for the established planning period, considering the applicable RWSP [Section 163.3167(9), F.S.].

7. To the extent necessary to maintain internal consistency after making changes described in Paragraphs 1 through 5 above, revise the Intergovernmental Coordination element to ensure consistency between the Comprehensive Plan and the applicable RWSP [Section 163.3177(6) (h) 1. F.S.].

8. Local governments are required to comprehensively evaluate and update the Comprehensive Plan to reflect changes in local conditions every seven years. The evaluation could address the local government's need to update their Work Plan, including the development of alternative water supplies, and determine whether the identified alternative water supply projects, traditional water supply projects, and conservation and reuse programs are meeting local water use demands [Section 163.3191(3), F.S.].

Note: only those applicable provisions within 163.177 FS are listed.

1.3 Relevant Regional Issues

As the State agency responsible for water supply in the Upper and Lower East Coast planning areas, the SFWMD plays a pivotal role in resource protection, through criteria used for Consumptive Use Permitting. As pressure increased on the Everglades ecosystem resource, the SFWMD Governing Board initiated rulemaking to limit increased allocations dependent on the Everglades system. As a result, the Regional Water Availability Rule was adopted by the Governing Board on February 15, 2007, as part of the SFWMD's water use permit program. This reduced reliance on the regional system for future water supply needs, and mandates the development of alternative water supplies and increased water conservation and reuse.

The following are the regional issues identified in the Lower East Coast Planning Region which impact the Town of Lake Park:

1. Fresh surface water and groundwater are limited; further withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion. As a result, additional alternative water supplies need to be developed.

2. Construction of additional storage systems (e.g., reservoirs, aquifer storage and recovery systems) to capture wet season flow volumes will be necessary to increase water availability during dry conditions.

3. Expanded use of reclaimed water is necessary to meet future water supply demands and the Ocean Outfall Law which requires local coastal communities to eliminate the release of treated wither through ocean outfalls by the end of 2025. The law prohibits new outfalls and requires existing ones to meet advanced treatment standards, and it

mandates utilities to implement reuse systems for treated wastewater. The goal is to eliminate routine discharges and repurpose the water to protect the environment and conserve water supplies

4. Expanded use of brackish groundwater from the Floridan aquifer system requires careful planning and wellfield management to prevent undesirable changes in water quality.

5. Continue characterizing, monitoring, and designing adaptation solutions in response to climate change and sea level rise and their impacts to water supply.

The Town's response to these issues is contained within this Work Plan. This includes both the Town individually and SUA as the Town is a member of its governing board.

2. BACKGROUND INFORMATION

2.1 Overview – Town of Lake Park

The Town of Lake Park, approximately 2.35 square miles, is a municipality of 9,014 residents based on the 2024 population Bureau of Economic and Business Research (BEBR) estimate. The Town was chartered as Kelsey City in 1923 and officially renamed as the Town of Lake Park in 1939. Adjacent municipalities include North Palm Beach to the north, Palm Beach Gardens to the northwest, West Palm Beach to the west, and Riviera Beach to the south.

Referred to as the "Gateway to the Palm Beaches" and the "Jewel of the Palm Beaches" since the 1920s, the Town was designed and planned by Dr. John Nolen of Boston, Massachusetts, and the Olmsted Brothers, sons of Frederick Law Olmsted who has long been acknowledged as the founder of American landscape architecture and who, along with his partner Calvert Vaux, designed New York City's Central Park. Kelsey City was the first zoned municipality in the State of Florida. Since then, the boundaries of Lake Park have expanded to 2.35 square miles of residential, business, industrial, and mixed-use land.

While Lake Park has a small-town character and population, it is home to several industries including construction, manufacturing, and retail and wholesale trade. Its business-friendly regulatory climate and atmosphere are supportive of business development and entrepreneurship.

As the Town is near build-out, particularly from a residential land use perspective, increases in population and increased demand for potable water will come from the redevelopment of existing residential areas and conversion of non-residential land uses to residential or mixed use/residential. The Town encourages redevelopment efforts within the Community Redevelopment Area (CRA), as well as outside of it. An increase in mixed use projects is anticipated in the Park Avenue downtown area and along US 1 as redevelopment occurs. By 2026, 621 residential units are anticipated to come online from the Nautilus220 mixed use project and the Avalon apartment project.

In the past few years, the Town has seen the development of the last major tracts of vacant industrial-zoned land, adding approximately 600,000 square feet primarily for office/warehouse, distribution and flex space for smaller businesses.

2.2 Service Provider

The Town of Lake Park does not own or operate its own potable water supply system. Rather, potable water facilities and services are provided by the SUA. The SUA, with a service area of approximately 65 sq. miles, serves potable water to the Town of Lake Park, as well as unincorporated areas of Palm Beach County and the municipalities of Juno Beach, City of

Palm Beach Gardens, and the Village of North Palm Beach (See Map 1 SUA Service Area). The western portion of the service area is maintained by SUA; however, water is sourced from Palm Beach County Water Utilities Department

All five entities that receive water and services are members of the SUA Governing Board. All responsibilities for the withdrawal, treatment, bulk purchase, and distribution of potable water to the residents and businesses of Lake Park are assumed by SUA, including the direct billing of customers. SUA requires developers to upgrade the capacity of existing systems, and/or build new systems to meet their needs through the coordinated development review process. In most cases, upon completion, SUA assumes ownership, operation, and maintenance responsibilities of all related systems.

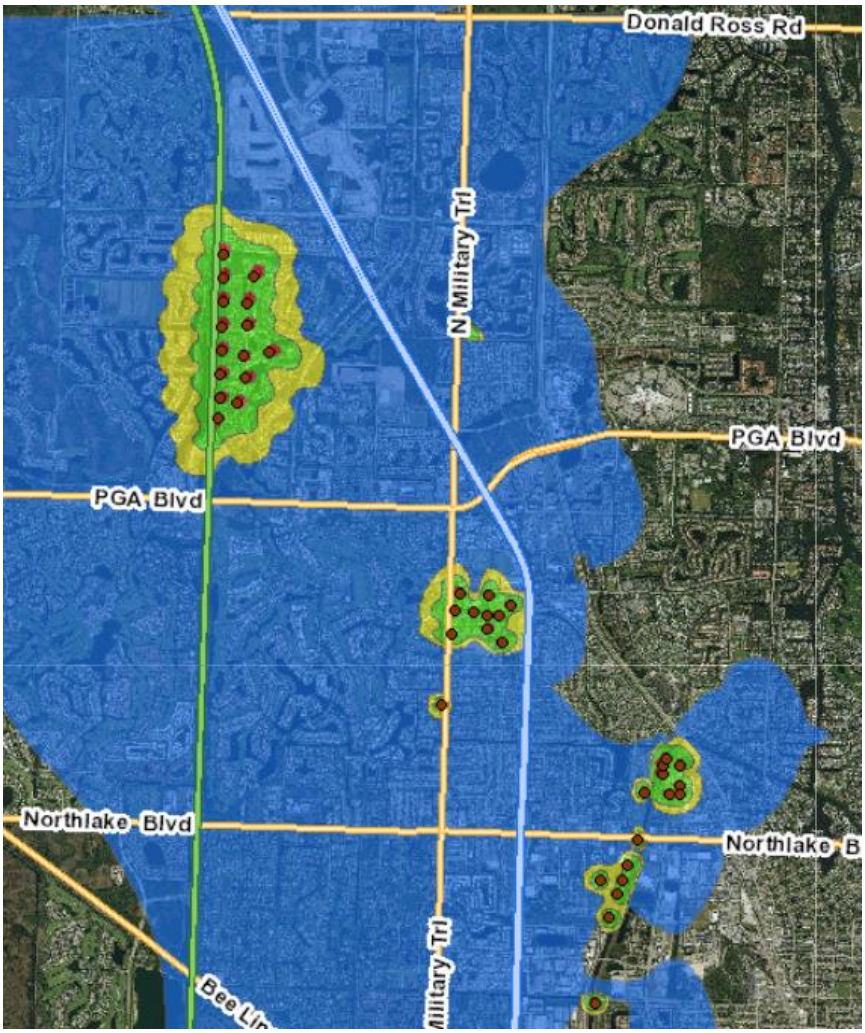
3. DATA AND ANALYSIS

3.1 Existing Conditions

a. Potable Water Sources

The SUA obtains its water from two separate ground water sources: (1) a shallow aquifer, 75 to 200 feet deep, known as the **surficial aquifer** and (2) from the 1,500-foot deep brackish **Floridan aquifer**. Raw water is presently drawn from five wellfield areas. There are thirty-eight (38) surficial aquifer ground water wells, and six (6) Floridan aquifer wells with each rated at 2 MGD. These wellfields are shown in **Figure 2**, along with the zones of protection established by Palm Beach County. There are four wellfield protection zones, from red which is closest to wells and has most stringent regulations, to blue.

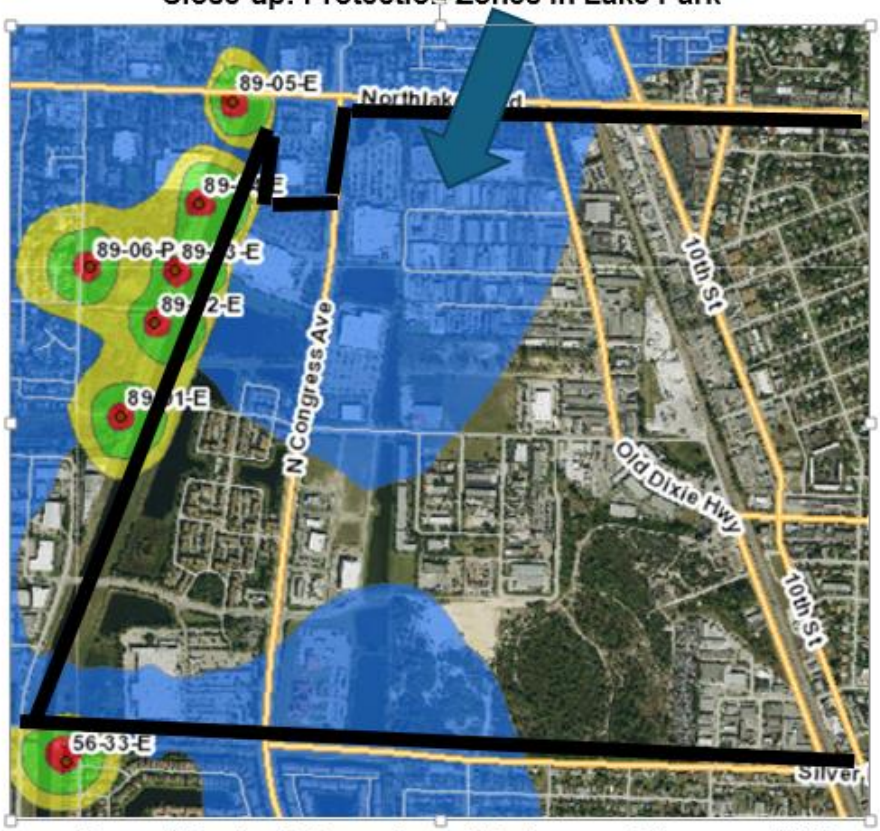
Figure 2: Location of SUA Wellfields and Protection Zones



The SUA does not own or operate potable water supply wells within the Town limits. However certain industrial and commercial areas in the western part of the Town fall within zone 4 (blue) and properties adjacent to the C-51 canal are also impacted by zone 3 (yellow), due to the location of wells and wellfield nearby. **Figure 2a** provides a closer look at the lake Park area. The Palm Beach County code establishes review criteria for the regulation of certain deleterious substances which may impair present and future potable water supply wells and wellfields.

Figure 2 a

Close-up: Protection Zones in Lake Park



Source: Palm Beach County Dept. of Environmental Resources, 2025

Raw water allocations: The current 20-year duration of the consumptive use permit (CUP-50-00365-W) was issued by the South Florida Water Management District in 2012 and therefore expires in 2032. The permit authorizes an average-day surficial aquifer allocation of 22.3 MGD and a Floridan Aquifer allocation of 8.9 MGD for a total of 31.2 MGD. SUA's water use permit includes an overlap in allocations from surficial aquifer and the Floridan aquifer sources to provide operational flexibility on a seasonal basis. However, **the permit has a maximum annual allocation of 26.2 MGD for the two sources combined**, along with specific wellfield withdrawal limitations, established by its Consumptive Use Permit (CUP)

In 2024, SUA withdrew an average of 19.76 MGD of total raw water from the Surficial

Aquifer System (SAS), plus 2.50 MGD from the brackish Floridan Aquifer System (FAS), for a total of 22.26 MGD of raw water for all eastern customers. This equates to approximately **16.796 GPD of potable water (Surficial raw X 0.85 = finished, Floridan X 0.80 = finished.)**

SUA also purchased a 6.12-acre parcel of surficial aquifer wellfield property located on Park Lane, immediately south of the Richard Road facility, securing permanent rights to construct replacement wells at this location.



Surficial Aquifer Well

The utility maintains interconnections with the Town of Jupiter, City of Riviera Beach, and City of West Palm Beach.

Western service area: The SUA western service area water supply is provided by Palm Beach County. In September 2005, the County entered into a Service Area Agreement (R2005-1769) with SUA defining the service area boundary between SUA and the County. The boundaries agreed to were intended to eliminate or minimize duplication of facilities; provide for orderly growth, expansion and extension of respective water, wastewater, and reclaimed water utility systems. The Agreement benefited existing and future SUA and County utility customers by ensuring the most efficient delivery of public utility services.

In June 2006, the County entered into a Utility Bulk Service Agreement (R2006-0687) to provide SUA with up to five (5) million gallons per day (mgd) of bulk potable water and bulk wastewater service during an initial term of five (5) years. SUA extended the Bulk Agreement for a long-term period of twenty-five (25) years at the same capacity levels. This source serves only the western part of the SUA service area and does not include Lake Park.

b. Water Treatment Capacity

In 2014 the SUA completed an $88 million, five-year capital improvements program, replacing two lime softening treatment facilities built in 1957 and 1976. The facility on Hood Road includes 26.0 MGD of nanofiltration capacity to treat surficial aquifer water sources, 3.0 MGD of low pressure reverse osmosis capacity to treat more brackish Floridan aquifer water, and 1.0 MGD of blend capacity. The facility has the ability to expand its reverse osmosis capacity to treat an additional 3.5 MGD, which is currently not needed. The facility utilizes nanofiltration and

low pressure reverse osmosis technology; reverse osmosis and nanofiltration processes operate by forcing pressurized raw water through membranes that separate dissolved contaminants from the water.

The state-of-the-art membrane water treatment plant not only produces drinking water of the highest quality, it also allows waste stream recycling that many similar facilities do not. The original plants generated tons of lime sludge each day, in this facility the waste material generated by the nanofiltration membrane process is a liquid which is blended with reclaimed water at SUA's PGA Wastewater Reclamation Facility, then used for irrigation or buffering wetland areas against the impacts of seasonally varying ground water levels. This feature alone saves up to 3 million gallons of fresh water per day, enough to meet the drinking water needs of 24,000 people.

c. Water Storage

SUA's existing water storage tanks include seven 2 million-gallon (MG) ground storage tanks and one 0.75 MG elevated storage tank at the Hood Road facility, two 1-million-gallon ground storage tanks at the Lilac Street (Plant Drive) facility, two 1 -million-gallon tanks at the Richard Road facility, allowing up to 18.75 MG storage. A finished water transmission main connects the Richard Road and Hood Road facilities, and miscellaneous pumping and control systems at Richard Road and Lilac Street facilities provide transmission.



SUA Water Tower Hood Rd.



Hood Water Road Plant



Richard Road Water Plant



Lilac Road (Plant Drive) Storage Facility

d. Distribution

The Authority presently delivers approximately 18 MGD to customers throughout its service area. The Authority owns and maintains nearly 500 miles of water mains, all 3,800 fire hydrants, 2,000 backflow prevention devices and other related facilities.

e. Reclaimed Water

SUA has been providing wastewater effluent for irrigation purposes since 1978. At present, SUA's entire average daily wastewater flow is committed to active on-line reclaimed water consumers. There are commitments for 10.503 mgd; an inventory of contracts for reclaimed water in the SUA service area is presented in **Table 1.**

SUA's regional water reclamation facility is located at its wastewater treatment plant adjacent to the Mirasol community, within the Palm Beach Gardens City limits. The facility has 14.67 mgd treatment capacity, with 11 mgd actually available under normal conditions. It has a current flow of 8.0 mgd, with 100% of the daily flow is recycled to 34 large volume uses.

SUA recycles up to 2.5 mgd of nanofiltration concentrate from its membrane water treatment process and 1.5 mgd from SFWMD's permitted ground and surface water resources.



Table 1: Seacoast Utility Authority Reclaimed Water Commitments

SITE	ALLOCATION		
CLASS A GUARANTEED COMMITMENTS			
Eastpointe Country Club	0.300		208
Eastpointe Golf and Racquet	0.300		208
Eastpointe Homeowners (Briar Lake)	0.300		208
Frenchmans Creek	0.500		347
Mirasol	1.750		1,215
Mariners Cove	0.100		69
Oak Harbour	0.080		56
Old Port Cove	0.200		139
Frenchmans Reserve	0.800		556
The Isles	0.300		208
PGA Boulevard Streetscape	0.020		14
MacArthur (Regional) Center	0.700		486
Royale Harbour Condominium	0.040		28
North Palm Beach Country Club	0.300		208
Mirasol Walk	0.055		38
Governors Pointe	0.050		35
Paloma	0.300		208
Waterway Terrace Condominium	0.031		22
Gemini Condominium	0.034		24
Seasons 52 Restaurant	0.055		38
FPL Administrative Complex	0.055		38
FPL Monet Substation	0.004		3
Southampton	0.039		27
Bent Tree	0.060		42
Seamark Condominium	0.010		7
Juno Bay Colony	0.080		56
Cimarron Cove	0.050		35
Old Palm Residential	0.430		299
Alton - East	0.1125		78
Alton - West	0.1125		78
BallenIsles East	0.75		521
BallenIsles West	0.750		521
Old Palm	1.800		1,250
Ritz Carlton Residences	0.035		24
TOTAL, ACTIVE CLASS A GUARANTEED COMMITMENTS	**10.503**		**7294**
CLASS A COMMITMENTS, CONTRACTED BUT NOT ON LINE			
TOTAL CLASS A COMMITMENTS, CONTRACTED BUT NOT ON LINE	**0.000**		**0.000**
GRAND TOTAL, SEACOAST RECLAIMED WATER CONTRACTS	**10.503**		**7294**

Source: SUA, 2025

3.2 Future Usage - Projected Supply and Demand

a. Population Projections

Service Area: As stated previously, for the purpose of water supply planning, the LECWSP population projections were utilized for the SUA Service Area. As shown In **Table 2** below, the LECWSP Update states that the SUA service area had a population of 98,320 in 2025, with a population of 106,537 projected for 2045.

Town of Lake Park: Population projections for the Town of Lake Park have been obtained from the Palm Beach County Planning Division and the LECWSP projections. The figures indicate a slight growth potential within the planning horizon as the Town continues to attract new residential and non-residential development within the Town limits, particularly within the Federal Highway Mixed-Use District and the Park Avenue Downtown Area. As stated earlier, 621 residential units are anticipated to come on line by 2026. **Table 2** projects that the Town's population will increase by 1500 residents by 2045. Given the Town's support of residential redevelopment, this figure may be revised upward by the next WSFWP update (2030).

Table 2 - Population Projections

Year	Resident Population Projections		Lake Park's Share of Service Area
	SUA Service Area	Lake Park	
2025	97,911	9,014**	9.3%
2030	102,856	9,644	9.4%
2035	103,569	10,199	9.8%
2040	105,683	10,472	9.9%
2045	105,537	10,598	9.9%

Sources: 2024 LECWSP, Appendices, Table A-1, Palm Beach County Planning Division, Population Allocation Model, 2020, unless otherwise stated, **Florida Bureau of Economic and Business Research" (BEBR)

b. Level of Service Standard

The Town utilizes its adopted level of service standards to determine whether adequate potable water is available to serve a new project. Policy 1.1 of the Town's Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element references the following Town's LOS Standards for potable water:

Average Day Water Consumption Rate	Maximum Day Water Consumption Rate
Residential: 97 gallons/capita/day Non-residential: 1,777 gallons/capita/day	Residential: 146 gallons/capita/day

The above rates are to be used only as a planning guide for the Town of Lake Park. Actual determination of flow rates used as a basis for plant capacity, main extension, and tax charges are negotiated by individual property owners and SUA through the "Developer's Agreement process."

SUA's average daily generation rate is 188 gallons per capita per day (gpcd) for planning purposes, which is consistent with the current system-wide usage (i.e., CUP 50-00365-W**).** SUA does not employ a non-residential generation rate; rather, all consumption for planning purposes is expressed on a per capita basis as determined by SFWMD. Therefore, to be consistent with the SUA data and projections provided in the LECWSP.

c. Potable Water Demand and Capacity Projections- SUA Service Area

Projected Demand

The LECWSP provides the projected potable water demand for the SUA. Since SUA provides water to all municipalities served by this authority and permits the use of such water with individual property owners through the use of development agreements, the analysis of the Town's water needs is included as part of the SUA service area in **Table 3**. However it is also separated out in **Table 4.**

Table 3 summarizes projected demand and available resources and capacities through 2045. The following conclusions can be drawn:

- The SUA, by virtue of its CUP, has **26.92 MGD of raw water available**, through 2032. Depending on the mix of Aquifers used, the resultant finished water amount could vary, however a reasonable estimate would be **22.65 MGD of potable water.**
- The SUA has the **capacity to treat more than that, up to 25.50 MGD from the Surficial Aquifer and 3.0 MGD from the Floridan Aquifer**, through 2045.
- The **demand for potable water** is projected to be **18.41 MGD for 2025, 19.47 MGD in 2035, and 20.03 MGD in 2045.**
- **Therefore, the SUA has sufficient supply and treatment capacity for the projected demand through 2045 and beyond.**

Table 3:

DEMAND AND CAPACITY PROJECTIONS SUA SERVICE AREA

POPULATION AND FINISHED WATER DEMAND PROJECTIONS				
	Existing	Projected		
	2021	2025	2035	2045
Population	96,473	97,911	103,369	106,537
Average per capita use (2017-2021)	188 gpd			
Potable Water Demands (mgd)	**18.14**	**18.41**	**19.47**	**20.03**
FDEP POTABLE WATER TREATMENT CAPACITY				
Permitted Capacity by Source-Cumulative Facility & Project Capacity (mgd)				
Surficial Aquifer	27.50	27.50	27.50	27.50
Floridan Aquifer	3.00	3.00	3.00	3.00
Total Potable Treatment Capacity (mgd)	**30.50**	**30.50**	**30.50**	**30.50**
RAW WATER SFWMD PERMITTED ALLOCATION CUP (Expires 2032)				
Surficial Aquifer	22.30	22.30		
Floridan Aquifer	8.90	8.90		
Total Permitted Allocation (mgd)	**26.92**	**26.92**		

Source: SFWMD 2024 LEC Appendix, Public Water Supply Utility Summary, page B-69
The utility summaries were updated with data from the Florida Department of Environmental Protection (FDEP) Drinking Water Database (FDEP 2022a), population estimates from the 2020 Decennial Census (United States Census Bureau 2020), the FDEP OCULUS database (FDEP 2022b), and the South Florida Water Management District (SFWMD or District) Water Use Permit database. In addition, proposed water supply projects were updated based on utility reports provided to the SFWMD in November 2022 and through direct contact with utilities in 2022–2023.

Water from both aquifers will be used to meet the projected demand for water. The CUP will need to be renewed for 2033 and beyond. At this time Seacoast cannot speculate as to whether or how the allocation may change. However, as 2045 demand is projected to be 20.3 MGD, the current CUP allocation which results in approximately 22.65 MGD of finished water is sufficient through 2045 and could conceivably be lowered if necessary. Should the allocation for the surficial aquifer be reduced in 2033, Seacoast has the treatment capacity to increase production from the Floridan aquifer.

Any change in the allocation will be determined by the South Florida Water Management District based on an assessment of use within the entire District, recognizing that fresh surface water and groundwater are limited, and future development and increased withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion. Thus the importance not only for Seacoast, but across the region of continued water conservation practices and use of alternative water supplies.

Projections for potable water demand have decreased slightly from those used in the 2020 update, due to a reduction in population estimates. The lands within the SUA eastern service area are predominantly built out. Population increases will come through redevelopment, but development with water-saving features and newer pipes water consumption for these users is expected to decrease per capita demand.

The figure used by SFWMD for average per capita daily use has dropped from 189 gpcd to 188 gpcd since the last work plan update, and Seacoast anticipates this trend will continue. Seacoast indicates that this is based on the proliferation of multi-family developments which use less water per capita on irrigation, the on-going replacement of aging plumbing fixtures with modern flow equipment, the inverted block commodity water rate system and local government conservation efforts. However Seacoast does not specify what gpcd might be anticipated in the future

The CUP states that the potential for induced movement of contaminants from known sources of pollution as a result of the withdrawal of the recommended allocation is considered minimal.

Water will continue to be supplied by the five wellfields, future development will not cause any impact; the wellfields will continue to be protected. Each wellfield has protection zones mapped by the Palm Beach County Department of Environmental Resources Management and are protected by the Palm Beach County Wellfield Protection Ordinance. Zones of protection are developed, and zone requirements are enforced by the Palm Beach County Department of Environmental Resources Management.

SUA also purchased a 6.12-acre parcel of surficial aquifer wellfield property located on Park Lane, immediately south of the Richard Road facility, securing permanent rights to construct replacement wells at this location.

Reclaimed Water: The LECWSP projects treatment capacity for reclaimed water will remain at 14.67 MGD through 2045.

d. Potable Water Demand Projections for the Town of Lake Park

The last two Work Plan updates by the Town utilized the average gpcd Seacoast service area figures. Rather than use the 188 gpcd that reflects Seacoast service area in 2024, this update has attempted to establish a gcpd based on figures related solely to the Town of Lake. The result is that the actual gpcd for the Town is considerably lower.

Based on 2025 figures provided by Seacoast, 5% of Seacoast's potable water sales were to the Town of Lake Park. In calendar 2025, Seacoast pumped a total of 6.804 billion gallons of finished water system-wide. Therefore, assuming uniform system losses and unaccounted water, Seacoast delivered 340.21 million gallons of water within the Town of Lake Park corporate limits.

The resultant gallons per capita figure is <u>103.4 gpcd.</u> This more accurately reflects actual Town usage, and this methodology should be used for future updates.

This significant difference between the Service area average and the Town average can be attributed to various reasons, among them:

- The Seacoast Service area encompasses numerus gated single-family communities with large lots and extensive landscaping, which drive up the per capita figure.
- Most Town residences were built prior to irrigation becoming standard, and thus many do not have irrigation systems.
- Many multi-family buildings are older, compared to north county condos with lush landscaping.
- Also, a significant percentage of Lake Park's industrial businesses relate to warehouse and distribution, with low employee volumes and few businesses that require water for any industrial purpose.

Table 4 presents the Town's projected finished potable water demand through 2045 using 104 gpcd. This figure remains constant throughout the planning period. Seasonal adjustments were not considered in the 2012 SFWMD Water Use Permit projections and are not included in the table.

Table 4 Lake Park Projected Finished Water Demand

Year	Lake Park Population Projections Residents[1]	Potable Water Demand (MGD)[2]
2025	9,079	.944
2030	9,644	1.00
2035	10,199	1.06
2040	10,472	1.09
2045	10,598	1.10

1. Source: Palm Beach County Planning Division, Population Allocation Model, 2020, unless otherwise noted.
2. Residents x ~~189~~ 104 gpcd, converted to MGD.
3. <u>Note</u>: The Town believes that Lake Park will experience a greater population growth than predicted by the Palm Beach County Planning Division, Population Allocation Model, which may be reflected in the next update.

It is projected that by 2045 growth and development will result in an increased demand for potable water from the current .944 MGD to 1.10 MGD by 2045, as shown in **Table 4,** above.

This need for 157,976 more gallons per day represents a 16% increase from the current (2025) demand, and will increase Lake Park's share of the total service area demand from 9.3% to 9.9% in the SUA service area.

However, while the total demand for potable water will increase during the planning term, there may be a slight drop in per capita consumption, for reasons discussed above. The projected population is likely to reside in multi-family units, which are recognized as having lower per capita water consumption as recognized above.

As the Town is substantially built out, these new units will be the result of redevelopment replacing older, antiquated buildings. Most units in Lake Park (75% - 80%) were constructed prior to water conservation regulations. New units will be required to meet Town conservation regulations such as ultra-low plumbing fixtures and irrigation systems with rain sensors and modern energy and water saving appliances such as washing machines and dishwashers will also assist with conservation.

The Town will continue coordinating with SUA through the development review and permitting processes to estimate and project potable water use and needs throughout the entire service area.

The current SUA Consumptive Use Permit issued by the SFWMD 2012 ensures adequate water supply throughout the service area through 2032, along with the various improvements completed by SUA since the Town's 2015 Work Plan Update.

SUA has ensured adequate water supply for its service area through2045, provided that there are no unforeseen impacts on existing and planned supplies

This Plan proposes additional initiatives in partnership with the SUA (below) which together with changing housing types should result in a lower the gpcd, however at this time it is difficult to quantify.

4. CONSERVATION AND ALTERNATIVE SUPPLY

Water conservation is the key to maintaining the health and productivity of the Surficial and Floridan Aquifers. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

4.1 SUA Initiatives

.The SUA promotes water conservation through a variety of means such as:

- A low per capita water use rates.
- Mandatory reclaimed water service areas.
- Blending source waters.
- Inverted rate structure.
- Conservation policies and regulatory tools.
- Public education.
- Offering low-cost kits to its customers to reduce water use in their homes.

SUA has included an extensive conservation program as part of its CUP, including the following components:

- Permanent Irrigation Ordinance - Palm Beach County adopted a Water and Irrigation Conservation Ordinance on January 19, 1993. This ordinance, which limits lawn irrigation to the hours of 5 p.m. to 9 a.m., is in effect countywide unless municipalities adopt an irrigation ordinance of their own.

- Use of native vegetation and drought-tolerant plants. Article 7, section 3.C of the Palm Beach County Unified Land Development encourages the use of native vegetation and drought-tolerant plants as a means of water conservation.

- Ultra-Low Volume Plumbing Fixtures - All five participating governments within SUA have adopted the Standard Plumbing Code, 1994 Edition, as amended, which provides for maximum flow of volumes for various plumbing fixtures in all new construction.

- Water Conservation Rate Structure - on June 1, 1994, SUA implanted a rate structure that incorporated inclining block commodity rates. SUA has indicated that the rate structure has been successful in encouraging water conservation.

- Automated Radio Read (AMR) with high use notification to SUA and customers.

- Leak Detection - SUA field personnel area trained to identify leaks using leak detection equipment and techniques. In addition, all accounts are metered, and SUA has an active meter testing and change-out program that test all large meters annually for accuracy and replaces smaller meters on either a “fixed service life” or “maximum mileage” basis.

- Rain Sensor Devices - Currently, all five member governments within SUA have code requirements for the installation of rain sensor overrides for new lawn irrigation systems.

- Water Conservation Education Program - SUA has an extensive public conservation education program and provides conservation-related pamphlets in its customer lobby.

- Reclaimed Water - SUA has been providing wastewater effluent for irrigation purposes since 1978. At present, SUA’s entire average daily wastewater flow is committed to active on-line reclaimed water consumers.

- Planning for Climate Change- Salt water/well interface has remained stable. While this will continue to be monitored the SUA does not anticipate any adverse impacts due to climate change.

As a result of these efforts, the SUA indicates that per capita consumption has slowly been dropping over the last 10 years.

4.2 Town Initiatives

The Town, as a member of the SUA, participates in, and has access to all the conservation efforts of the SUA in its service area, as described above. In addition the specific Town initiatives are listed below:

Adopted Ordinances Promoting Water Conservation

- The Town’s water conservation practices are aimed at Florida friendly landscaping/irrigation and effective implementation of water use permits. Ordinance No. 3, 1992 supports the restrictions on irrigation of landscape areas and design of low impact watering landscaping.

- Ordinance 10-02-04 is designed to preserve the authority of the Town to determine and implement water conservation measures required by a water use permit. Together these ordinances provide the Town effective water conservation practices.

- Ordinance 07-2013, adopted June 5, 2013, created new Article IV entitled “Florida Friendly Fertilizer Use” to reduce irrigation and non-point sources of nutrient pollution.

- Ordinance 03-2021 Since the last Update, the Town has adopted the South Florida Water Management District's Year Round Landscape Irrigation Conservation Measures, to comply with 40E-24-201 FAC.

- Ultra-Low Volume Plumbing Fixtures – The Town follows the Standard Plumbing Code, 1994 Edition, as amended, which provides for maximum flow of volumes for various plumbing fixtures in all new construction

- Rain Sensor Devices – Town code requires that rain sensor devices be installed on all new lawn irrigation systems

Future Conservation Initiatives

The Town will continue to encourage the reduction of annual average per person demand pursuant to policies in the Comprehensive Plan and as coordinated with SUA, Palm Beach County and the South Florida Water Management District. The Town will continue to actively support the SFWMD and Palm Beach County in the implementation of new regulations or programs that are designed to conserve water.

In addition, the Town will continue to support and expand existing goals, objectives and policies in the Comprehensive Plan that promote water conservation and reuse in a cost-effective and environmentally sensitive manner.

As described previously, redevelopment and the change in future housing types to predominantly multi-family is expected to help lower the gpcd. However the Town is committed to continuing to promote and enforce its existing conservation programs listed above.

The Town will consider new initiatives in partnership with the SUA for greater public outreach to encourage greater engagement in conservation. Such initiatives could include:

1. Partnering with the SUA for an enhanced leak detection program, including Town public outreach and education about the cost to homeowners of leaks and the SUA's leak detection program available to them.

2. Partnering with SUA to develop an educational program on water conservation for elementary school age children, who would then encourage these practices within their families.

3. Consideration of matching grants for installation of water conservation devices, for those dwellings constructed prior to regulations related to water conservation.

Green Infrastructure Initiatives by the Town

Although the Town of Lake Park does not operate its own potable water system, the Town plays a direct and critical role in the long-term protection of the Surficial Aquifer. The Town's ongoing stormwater improvements, including bioswales, underground exfiltration systems, green infrastructure retrofits, and low-impact development practices, enhance groundwater recharge, reduce pollutant loading, and protect the quality of water entering the regional aquifer system. These initiatives help maintain the integrity of SUA's permitted Consumptive Use Permit (CUP) allocations by decreasing the risk of contamination, supporting sustainable withdrawal levels, and improving overall watershed resilience.

Bostrom Park Underground Detention Chamber

Bostrom Park is a three acre Town-owned recreational park. As part of the Town's green infrastructure initiative the Town is constructing underground water storage and filtration chambers. This project incorporates subsurface detention chambers, exfiltration systems, and green-infrastructure filtration features that slow, capture, and treat stormwater before it reaches the Southern Outfall or discharges toward the Intracoastal Waterway. The project is anticipated to be completed in 2026. The Bostrom Park Underground Drainage and Green Infrastructure Project represents one of the most important demonstration projects supporting the Town's long-term water resource and resilience strategies.

Bostrom Park Project under construction 1/31/25





Depiction of the Underground Storage

Bioswales

In 2022 the Town began “Green Infrastructure” projects including the use of bioswales. While the main purpose is to reduce storm water runoff and pollutants before they enter the stormwater system, bioswales will also help the surficial aquifer that is the main source of water SUA.

Commonly, bioswales are designed to store a certain volume before discharging stormwater to the storm sewer system. The vegetation and soil-media filter system serve to uptake and infiltrate stormwater, removing pollutants before they reach downstream water bodies or percolate into the soil. Thus bioswales help the surficial aquifer by providing a natural filtration system that removes pollutants from stormwater runoff before it reaches the aquifer. By slowing down the flow of stormwater and allowing it to percolate through layers of soil and vegetation, bioswales help replenish groundwater supplies and improve water quality

A bioswale was constructed on 2nd Street to reduce flooding but also allows for greater percolation. The Town has also encouraged the use of bioswales by the Florida Department of Transportation (FDOT) in their plans for US #1 improvements through Lake Park.



10th St. Bioswale

Green infrastructure projects, such as the Bert Bostrom Park underground chamber system and the 2nd Street bioswale, directly advance water resource protection by improving infiltration, reducing peak discharge into the Southern Outfall, and filtering pollutants before percolation. These efforts complement the regional water supply strategy outlined in the Lower East Coast Water Supply Plan and demonstrate the Town’s commitment to aquifer protection despite relying on an external potable water supplier.

By reducing pollutant transport, increasing stormwater infiltration, and managing urban runoff more effectively, the Town's capital projects contribute to extending the usable life of groundwater resources and help sustain compliance with state-mandated CUP requirements. These initiatives strengthen the Town's coordination with SUA and the South Florida Water Management District and support the long-term sustainability of regional water supply sources.

These improvements directly advance the Work Plan's conservation objectives by reducing untreated runoff, improving aquifer recharge, and lowering long-term pollutant burdens. They also align with Palm Beach County and SFWMD strategies that emphasize Low Impact Development and green-infrastructure retrofits as essential components of water supply protection and climate adaptation."

The Town's Stormwater Master Plan Update (2021) has set a goal to provide green infrastructure, which includes bioswales and bio-retention, for 10% of the impervious surface over the next 25 years.

5. CAPITAL IMPROVEMENTS

5.1 Service Area Initiatives

In September 2006, SUA entered into a Service Area Agreement (R2005-1769) with Palm Beach County defining the service area boundary between the two providers. Delineation of the service area boundary was intended to eliminate or minimize duplication of facilities, and to provide for the orderly growth, expansion, and extension of respective water, wastewater, and reclaimed water utility systems. The Agreement benefited existing and future SUA customers by ensuring the most efficient delivery of public utility services.

There is no anticipated change to the service area in the future.

In addition, the SUA system is interconnected with the Town of Jupiter, City of Riviera Beach, and City of West Palm Beach water utility systems in the event of an emergency shortage. Interconnections are shown in **Figure 3** below and detailed in **Table 5**. Further, SUA has a Utility Bulk Service Agreement (R2017-0444) with Palm Beach County to provide SUA with up to 5 MGD of bulk potable water and bulk wastewater service. The Bulk Agreement's initial term is 30 years with 5-year automatic extensions.

Figure 3: Map of Interconnections

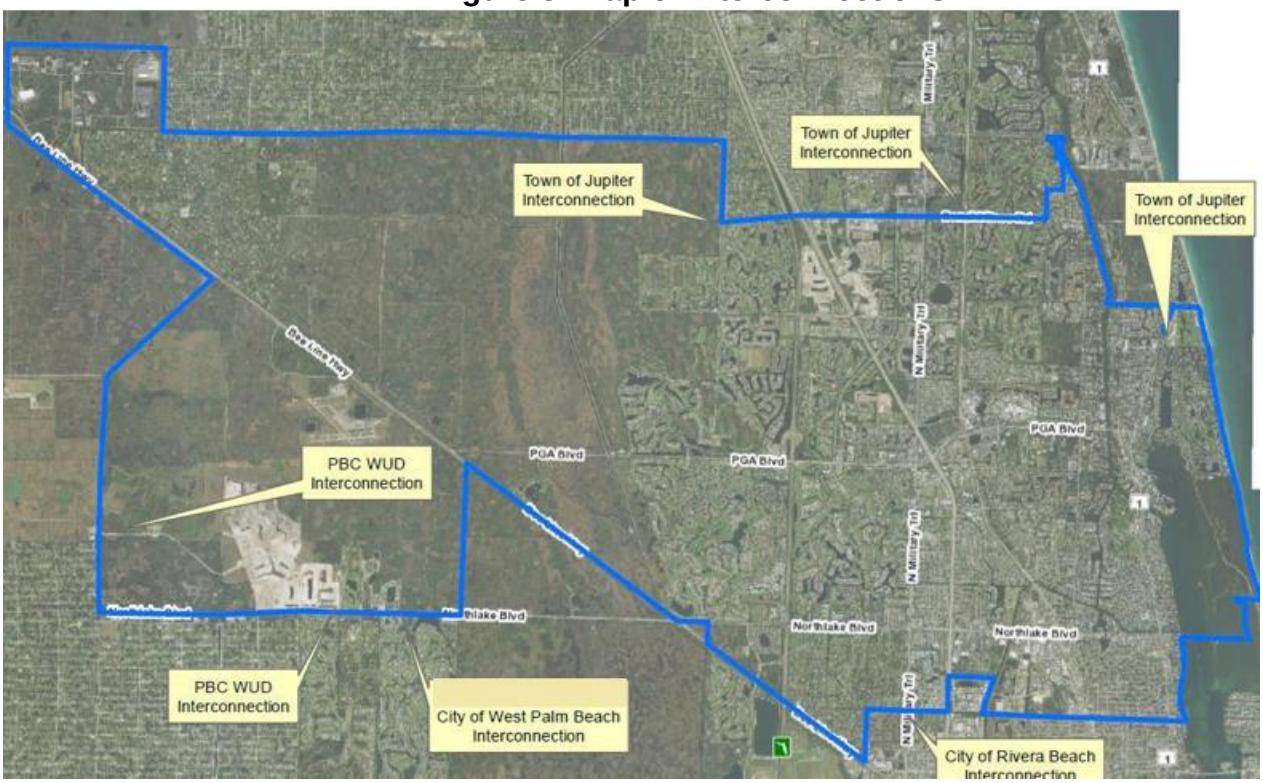


Table 5: SUA Interconnections

Entity	Purpose	Size (inches)	Capacity (gpm)	Location
Jupiter	Emergency	16	4,000	SR 811 and Donald Ross Road
Jupiter	Emergency	10	2,500	US 1 and Ocean Drive
Jupiter	Emergency	12	3,500	Jog Road and Donald Ross Road
Riviera Beach	Emergency	12	3,500	Military Trail and Leo Lane
Palm Beach County	Bulk Supply for western area	12	3,500	Northlake Boulevard at Palm Beach Gardens municipal golf course
Palm Beach County	Bulk Supply for western area		5,500	Northern terminus at Grapevine Boulevard and Royal Palm Beach Acreage
West Palm Beach	Emergency for western area			Northlake Boulevard and N State Road 7

Source: SUA, 2025

5.2 SUA Work Plan

The 2024 LECWSP (see excerpt below), does not show any projects proposed by SUA over the next 20 years related to capacity increases. The upgrading and expansion of the treatment plants and storage capacity completed in 2014 provide for adequate infrastructure through the 4045 planning period.

Project Summary						
Water Supply Projects	Source	Completion Date	Total Capital Cost ($ million)	Projected Cumulative Design Capacity (mgd)		
				2025	2035	2045
Potable Water						
No Projects						
Total Potable Water			**$0.00**	**0.00**	**0.00**	**0.00**
Nonpotable Water						
No Projects						
Total Nonpotable Water			**$0.00**	**0.00**	**0.00**	**0.00**
Total New Water			**$0.00**	**0.00**	**0.00**	**0.00**

Source: LECWSP Appendix, pg. B-6

However, the SUA's current five-year capital improvements program (Annual Water Quality Report 2024) includes various replacement and improvement projects to enhance water supply, service and facilities including:

- Expansion of existing technology applications, including telemetry, global positioning systems for buried infrastructure, and communication systems
- Improvements and updating of water treatment processes
- Improvements and updating of concrete water storage tanks
- Various roadway corridor piping replacement projects
- Neighborhood piping replacement projects (Lake Park, Juno Isles & Horseshoe Acres)
- Installation of water transmission main
- Hurricane and storm infrastructure hardening
- Hydrant and valve replacement

5.3 Capital Improvements Schedule – Lake Park

As the Town's water supplier, the SUA is responsible for capital improvement projects in the Town. There are no capital projects by the SUA required to meet the projected demand for potable water over the planning period, as capacity currently exists to meet future needs. However, the SUA will be undertaking neighborhood piping replacement projects in the Town.

SUA continues to work with Lake Park and developers through the development process to ensure proper sizing and delivery of potable water to meet any increased demands necessitated by development approvals prior to the approval of a building permit, or Certificate of occupancy or its equivalent.

The Town capital projects related to green infrastructure, discussed in section 4.2 contribute to water quality.

5.4 Funding

The costs of operating, maintaining, and improving the System are offset by water sales. The volume of water sold to customers is measured by water meters that are installed at each customer's address. The System is an enterprise fund of the SUA, separate from all other funds of the municipalities.

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6. INTERGOVERNMENTAL COORDINATION

The provision of water supply needs in Town of Lake Park is achieved in coordination with local, county, and regional partners including the SUA, Palm Beach County, and South Florida Water Management District. SUA is Lake Park’s primary water partner as they provide the Town its water service utilities. As discussed earlier, Lake Park, North Palm Beach, Palm Beach Gardens and Palm Beach County sit on the Board of the SUA, and intergovernmental coordination is of the utmost importance to insure the efficient and cost effective delivery of water into the future. SFWMD acts to protect the region’s water supply resources and coordinates the implementation of state water regulations and policies through local water planning efforts and water supply services.

The Palm Beach County Water Supply Work Plan (PBCWSP) outlines the interlocal agreements established between the County and SUA regarding the delivery of potable water utility services. The plan explains how Service Area Agreement (R2005-1769), which was executed in September 2005, ensures the sustainable delivery of potable water services for current and future utility customers. R2005-1769 defines the service area boundary between SUA and the County. The boundaries agreed to were intended to eliminate or minimize duplication of facilities; provide for orderly growth, expansion and extension of respective water, wastewater, and reclaimed water utility systems. No changes are anticipated to the existing boundaries shown in **Figure 1.**

7. COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES

Section 163.3177 (6) (c), F.S. requires that the Comprehensive Plan be amended to reflect the update of its 10 Year Water Supply Facilities Work Plan. Amendments include any needed changes to the Comprehensive Plan as the result of the update, and the adoption of the WSFWP Update by reference.

Relevant Comprehensive Plan Goals, Objectives, and Policies (GOPs) are included in the Infrastructure Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element; Capital Improvements Element; and the Conservation Element to ensure implementation and future updates of the Plan. The Town's updated WSFWP is adopted by reference in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element, Objective 8.

Appendix A contains the proposed amendments to the Comprehensive Plan based on this latest WSFWP update. The GOP contained in the Comprehensive Plan and these amendments are not part of the WSFWP, however they serve to implement the WSFWP. The amendments to the Comprehensive Plan will be adopted through the expedited review process set out by state statute.

Appendix A

Proposed amendments to the Town of Lake Park Comprehensive Plan

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER ELEMENT

6.7 GOAL, OBJECTIVES AND POLICIES

6.7.1 Objectives and Policies

Objective 1:

The Town shall ensure through the land development approval process that adequate public facility capacity is available or will be available in accordance with its Concurrency Management System.

Policy 1.5:

Prohibit the installation of individual wells in ~~Planning Area 3~~ Wellfield Protection Zones 3 and 4 due to proximity to the one-foot drawdown contour ~~(Zone 3~~) per the Palm Beach County Unified Land Development Code, Article 14 Chapter B, "Wellfield Protection".

Policy 1.8: The Town shall comply with the Palm Beach County Unified Land Development Code, Article 14 Chapter B, "Wellfield Protection" to insure that non-residential uses in zone 3 and 4 do not adversely impact water quality.

Objective 2: The Town shall establish and maintain a five-year schedule of capital improvement needs, to be updated annually, in conformance with the Capital Improvements Elements, in order to maintain and improve Town infrastructure and comply with all State statutory requirements.

Policy 2.4:
The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work Plan in accordance with State requirements.

Objective 7:

The Town shall actively participate in Potable Water conservation programs both as an ongoing and an emergency basis.

Policy 7.1:

The Town. shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code 'upon declaration of a water shortage emergency by the South Florida Water Management District.

Policy 7.2:

Florida friendly landscaping and use of drought tolerant landscape materials ~~Xeriscape~~ practices shall be promoted by the Town when considering all proposals for development and/or redevelopment.

Policy 7.3:

The Town shall ~~promote~~ require the use of low volume plumbing fixtures and rain sensor devices on all new lawn irrigation systems when reviewing all building permit applications.

Policy 7.4:

The Town, in concert with the Seacoast Utility Authority to educate and engage the public in conservation practices.

Policy 7.5

The Town, in concert with the Seacoast Utility Authority, will work to reduce average daily water consumption.

Objective 8

~~The Town shall comply with its 1 year Water Supply Facilities Work Plan (Work Plan) adopted May 2020 , as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on November 8, 2018. The Work Plan will be updated, at a minimum, every 5 years. The Town's Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those water supply projects, using all available technologies, necessary to meet the Town's water demands for a 1 -year period.~~

The Town of Lake Park hereby adopts by reference the Water Supply Facilities Work Plan (Work Plan) dated April 1, 2026 into the Town's Comprehensive Plan. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future developments within the Town for a planning period of not less than 10 years, as required by section 163.3177(6)(c), F.S.

Policy 8.1

~~Comply with the Town of Lake Park's 1 Year Work Plan and incorporate such Work Plan by~~

~~reference into the Town of Lake Park Comprehensive Plan.~~
The Work Plan shall be updated, at a minimum, every 5 years and within 18 months after the governing board of the South Florida Water Management District approves its Lower East Coast Water Supply Plan.

Policy 8.2

The Town shall coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan adopted ~~November 8, 2018~~ September 2024 and with the Seacoast Utility Authority. The Town shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District, Seacoast Utility Authority, and Palm Beach County plans.

Policy 8.3

Monitoring Measure: The Work Plan shall remain consistent with the Seacoast Utility Authority, Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. ~~The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.~~

CONSERVATION ELEMENT

Objective 3:
~~Conserve potable water supplies during periods of water shortage.~~
The Town shall actively participate in potable water conservation programs

Policy 3.1

Institute water conservation techniques and programs in cooperation with water, utilities managers and South Florida Water Management District and as included in Objective 7 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element, relating to potable water conservation.

Policy 6.6:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan (LECWSP), and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. The Town shall update its

Water Supply Facilities Plan every 5 years to reflect updates to the LECWSP in accordance with State Statute. ~~In addition, the Town shall prepare a Ten- Year Water Supply Facilities Work plan in accordance with State requirements~~.

Policy 6.7:
~~Implementation of the 1-year Work Plan shall~~ The Town shall coordinate with the Seacoast Utility Authority to ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the Town may experience

INTERGOVERNMENTAL COORDINATION ELEMENT

10.4 GOAL, OBJECTIVES AND POLICIES

Policy 4.7:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements.

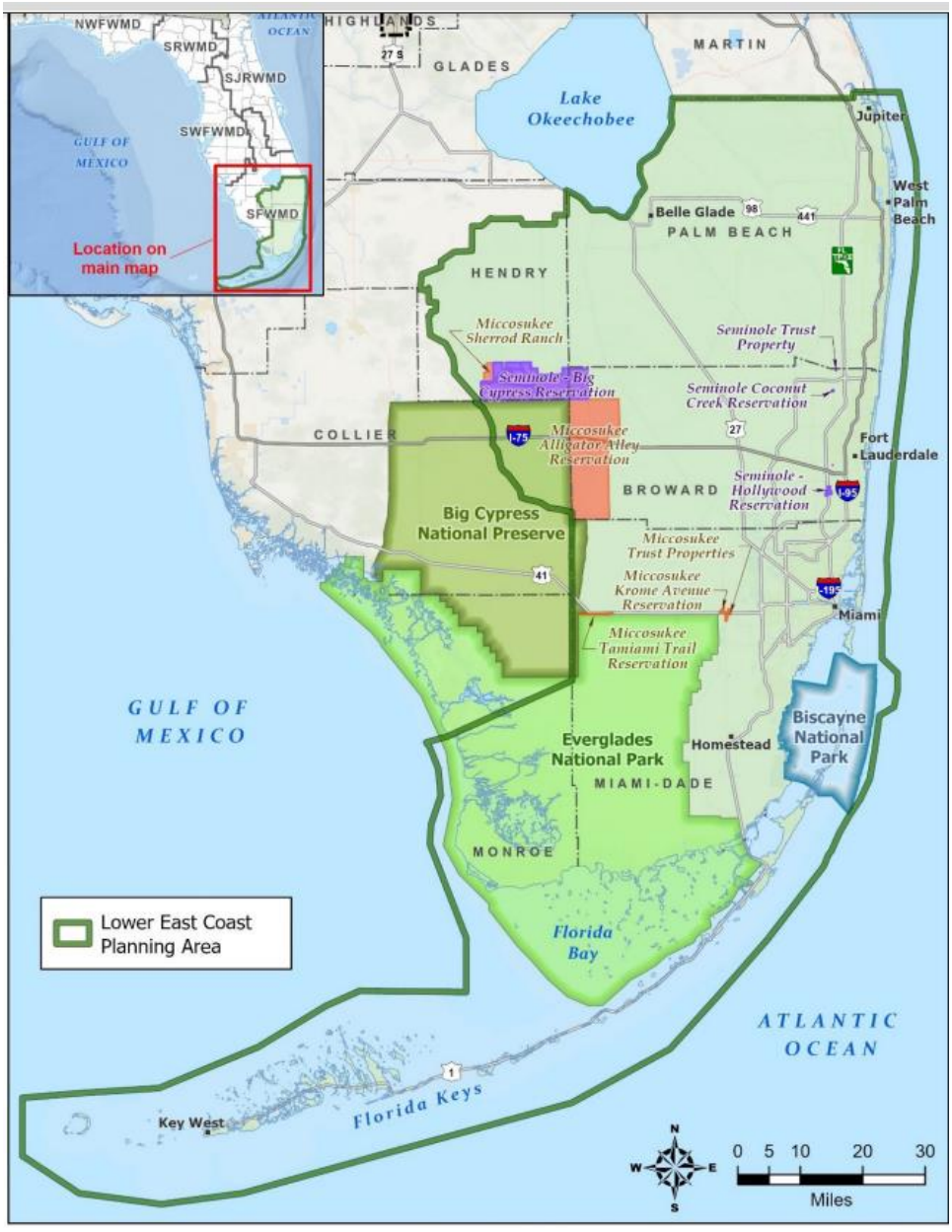
CAPITAL IMPROVEMENTS ELEMENT

Policy 5.4:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements

APPENDIX B:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
LOWER EAST COAST WATER SUPPLY PLANNING AREA



Appendix C

From: Work Plan Technical Assistance Guide

CHECKLIST FOR WATER SUPPLY FACILITIES WORK PLAN

Topics that need to be updated in a Water Supply Facilities Work Plan:

Page Location

27	Identified how the Work Plan will be incorporated into the Comprehensive Plan
1	Identified Work Plan format option
2	Statutory history
3	Statutory requirements
6	Local government overview
8	Data and analysis
4	Relevant regional issues
2	Planning time frames
14	Population projections
2	Identified current and future service areas
na	Identified areas served by domestic self-supply systems
15	Potable water level of service standard
15	Water demand projections
8	Water supply sources and projects
1	Water suppliers
19	Conservation and reuse efforts
27	Intergovernmental coordination activities
na	Sector Plans
24	Capital improvements schedule/water supply projects
28	Comprehensive Plan goals, objectives, and policies
29	Related Comprehensive Plan amendments
na	Evaluation and Appraisal Review

FLORIDACOMMERCE

Ron DeSantis GOVERNOR
J. Alex Kelly SECRETARY

February 20, 2026

The Honorable Roger Michaud
Mayor, Town of Lake Park
535 Park Avenue
Lake Park, Florida 33403

Dear Mayor Michaud,

FloridaCommerce has reviewed the proposed comprehensive plan amendment for the Town of Lake Park (Amendment No. 26-01ESR) received on January 23, 2026. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The Town should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the Town is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the Town. **If the Town receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the Town that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | Twitter: @FLACommerce

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If you have any questions concerning this review, please contact Avian Williams, Planning Analyst, by telephone at (850)-717-8504 or by email via Avian.Williams@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /aw

Enclosure(s): Procedures for Adoption

cc: Karen Golonka, Town Planner, Community Development Department, Town of Lake Park
Thomas Lanahan, Executive Director, Treasure Coast Regional Planning Council

An equal opportunity employer/program. Auxiliary aids and service are avail
upon request to individuals with disabilities. All voice telephone numbers on
document may be reached by persons using TTY/TTD equipment via the Flo
Relay Service at 711.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

From: Germain, Peter
To: Karen Golonka
Cc: dcpexter@commerce.fl.gov; Nazaire, Christina; sheidt@tcrpc.org; McCorkle, Sherry
Subject: Town of Lake Park 26-01ESR Proposed Comprehensive Plan and Water Supply Facilities Work Plan Update Comment Letter
Date: Tuesday, February 17, 2026 9:09:39 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

You don't often get email from pgermain@sfwmd.gov. Learn why this is important

The South Florida Water Management District (District) has completed its review of the proposed Comprehensive Plan Amendment package and Water Supply Facilities Work Plan (WSFWP) update submitted by the Town of Lake Park (Town). The submittal proposes to amend objectives and policies contained in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element. The District provides the following comments under Section 163.3184(3)(g), Florida Statutes (F.S.). The important state resource that is impacted by this amendment is regional water supply. The following comments need to be addressed before final adoption of this amendment:

Section: 3.2 Future Usage – Level of Service Standards

1. The Work Plan would benefit from a clearer linkage between ongoing conservation efforts and the adopted level of service (LOS) standards used in potable water demand projections. Clarifying whether the projected demand assumes continued conservation effectiveness, or enhanced conservation measures, would improve internal consistency between the data and analysis section and the conservation element.

Section: 4.0 Conservation and Reuse

1. The Work Plan provides a comprehensive description of existing water conservation measures implemented by the Seacoast Utility Authority (SUA) and supported by the Town, including rate structures, irrigation restrictions, plumbing codes, leak detection, and public education. However, the conservation element would benefit from a clearer forward-looking discussion of how these existing programs are expected to continue, expand, or be enhanced over the 10-year planning horizon to help offset projected increases in potable water demand associated with population growth and redevelopment.

The District requests that the Town forward a copy of the adopted amendment to the District at the following email mailbox address: SFLOCALGOVPLAN@sfwmd.gov. Please contact me if you have any questions or need additional information.

TOWN OF LAKE PARK

NOTICE OF PROPOSED ADOPTION OF AMENDMENTS TO THE COMPREHENSIVE PLAN

Notice is hereby given that the Town of Lake Park, in accordance with the requirements of Chapter 163, Part II, Florida Statutes and other authority, intends to consider the adoption on second reading of the following ordinance to amend the text of its adopted Comprehensive Plan.

ORDINANCE 02-2026

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN BY PROVIDING FOR AMENDMENTS TO THE TEXT OF THE SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER ELEMENT; CONSERVATION ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; AND CAPITAL IMPROVEMENTS ELEMENT, AND ADOPTING INTO THE PLAN THE UPDATE TO THE TOWN'S 10-YEAR WATER SUPPLY AND FACILITIES WORK PLAN; PROVIDING FOR THE ADOPTION OF THE AMENDMENTS BY THE TOWN COMMISSION; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

. Proposed amendments include:

- Adoption of the Town of Lake Park 10-year Water Supply and Facilities Work Plan (WSFWP) Update by reference in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element; Conservation Element of the Comprehensive Plan.
- Amendments to certain objectives and policies of the Comprehensive Plan elements to reflect new dates associated with the WSFWP update, and recent actions as recommended in the WSFWP update.

LAKE PARK TOWN COMMISSION ADOPTION HEARING

Wednesday April 15, 2026 at 6:30 pm or as soon thereafter as the matter can be heard, in the Town Commission Chambers, located in Town Hall, 535 Park Ave., Lake Park, FL 33403

To receive a copy of the ordinance or request information on the Comprehensive Plan amendments please call the Community Development Department at 561-881-3320, ext. 325.

If any person objects to any adopted Comprehensive Plan Amendment they may file a Petition with the Department of Administrative Hearings pursuant to section 163.3184, Florida Statutes.

Vivian Mendez, Town Clerk

PUB: April 5, 2025, The Palm Beach Post

Town of Lake Park
Business Impact Estimate Form

This Business Impact Estimate Form is provided in accordance with ***Section 166.041(4), Florida Statutes*** *and must be* ***included in the agenda item backup for each proposed ordinance on first reading. A Business Impact Estimate Form must be prepared and posted on the Town's website*** *for each ordinance by the date that the notice of the proposed ordinance is published, regardless of whether the ordinance is exempted under Section A below. This Business Impact Estimate Form may be revised following its initial posting.*

Title of Proposed Ordinance

ORDINANCE NO. 02-2026

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN BY PROVIDING FOR AMENDMENTS TO THE TEXT OF THE SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER ELEMENT; CONSERVATION ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; AND CAPITAL IMPROVEMENTS ELEMENT, AND ADOPTING INTO THE PLAN BY REFERENCE THE UPDATE TO THE TOWN'S 10-YEAR WATER SUPPLY AND FACILITIES WORK PLAN; PROVIDING FOR THE TRANSMITTAL OF THE AMENDMENTS TO THE FLORIDA DEPARTMENT OF COMMERCE; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Section A

Based on a review of the proposed ordinance (choose one):

____ The Town has determined that the statutory exemption(s) identified below apply to the proposed ordinance and no Business Impact Estimate is required.

__x_ The Town has determined that the statutory exemption(s) identified below apply to the proposed ordinance; however, the Town has prepared the Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance.

____ The Town has prepared a Business Impact Estimate pursuant to section 166.041(4), Florida Statutes

Exemptions

If one or more boxes are checked below, this means that the Town has determined that a Business Impact Estimate is not required by state law for the proposed ordinance:

x The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement one of the following:

a. Development orders and development permits, as those terms are defined in s. 163.3164, F.S., and development agreements as authorized by the Florida Local Government Development Agreement Act (ss. 163.3220-163.3243, FS);
b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality.
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

If an exemption in Section A is applicable, then only Section A needs to be completed. If there is no exemption in Section A, Section B must be completed.

Section B

This section with the business impact estimate must be completed if the proposed ordinance does not meet any of the exemptions in Section A.

1. A summary of the proposed ordinance which must include a statement of the public purpose (e.g., public health, safety, morals and welfare).

Chapter 163, Part II, F.S., requires that local governments prepare and adopt Water Supply Work Plans into their Comprehensive Plans every five years, within 18 months after the water management district approves a regional water supply plan (RWSP) or its update. The Lower East Coast Water Supply Plan Update (LECWSP), covering a planning horizon through 2045, was approved by the South Florida Water Management District (SFWMD) in September 2024.

The proposed ordinance is to amend the Town's Comprehensive Plan with the following:

- Adoption of the Town of Lake Park 10-year Water Supply and Facilities Work Plan (WSFWP) Update by reference in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element.
- Amendments to certain objectives and policies of the Comprehensive Plan elements to reflect new dates associated with the WSFWP update, and recent actions as recommended in the WSFWP update.

2. An estimate of the direct economic impact of the proposed ordinance on private, for- profit businesses in the Town, if any:

a) An estimate of direct compliance costs that businesses may reasonably incur.

There will be no economic impact on existing businesses in the Town.

The Comprehensive Plan amendment, Policy 1.8 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element recognizes that the Town is required to comply with the county-wide Palm Beach County "Wellfield Protection Ordinance". This ordinance could have an impact on new businesses that are located in a wellfield protection zone, however it is a pre-existing ordinance.

b) Any new charge or fee on businesses subject to the proposed ordinance, or for which businesses will be financially responsible.

There is no fee involved.

3. An estimate of the Town's regulatory costs, including an estimate of revenues from any new charges or fees to cover such costs.

No impact on Town's regulatory costs.

4. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None

5. Additional information/methodology for preparation, if any:

na

Prepared by:

Karen Golonka December 17, 2025

Print name and title Date

Karen J Golonka

Signature

Copy Uploaded to the Web on _____ Initials_____

1/30/24

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Special Events

Agenda Title: Special Event Permit Application - 2026 FAPRE Haitian Flag Day Celebration - Faith-Based Academy of Patriots Returning to Eden (FAPRE) - Bert Bostrom Park - Saturday, May 16, 2026 (3:00 PM to 9:00 PM)

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

Cost of Item: $2,378.00 **Funding Source:** Special Events Department Budget

Account Number: 600-57239 **Finance Signature:** Barbara A. Gould

Advertised:

Date: _____ **Newspaper:** _____

Attachments: 2026 FAPRE Haitian Flag Day Celebration Special Event Permit Application

Please initial one:

X Yes, I have notified everyone.

_____ Not applicable in this case

Summary Explanation/Background:

On January 7, 2026, the Special Events Department received a special event permit application from Faith-Based Academy of Patriots Returning to Eden (FAPRE) proposing to host their annual Haitian Flag Day Celebration at Bert Bostrom Park on Saturday, May 16, 2026, from 3:00 PM to 9:00 PM.

The proposed free event is expected to be attended by approximately 300 attendees and is planned to include live music, cultural performances by various artists, art, crafts, food and, beverages, nonprofit vendors, a soccer tournament, a kid's zone with a bounce house, games, activities and presentations from the PBSO Auxiliary Units and Palm Beach County Fire-Rescue.

Town staff has met with the organizers to discuss the Town's $10,000 contribution (FY 2026 Budget – General Fund), Town staff support and event logistics (including the use of Bert Bostrom Park, which will require Town Commission approval):

ENTRANCE
The only entrance to the event is proposed to be through the double gate on the southwest side of Bert Bostrom Park, near the basketball court. This will enable pedestrians and small vehicles to enter the park without disturbing the main multipurpose field that is currently used for the Town's soccer program.

STAGE, TENTS, TABLES, AND CHAIRS
The stage is proposed to be set up on the basketball court along with a 20' x 30' rental tent to cover the stage and another 20' x 30' tent for attendees (will include tables and chairs). On-site staff are planned to direct the rental company to come through the double gate located on the southwest side of the park, then turn left onto the basketball court.

VENDORS
The organizers are planning to set up 10' x 10' tents for the art, crafts and nonprofit vendors inside the gate (along the south side of the park). The PBSO Auxiliary Unit and PBC Fire-Rescue are planned to be set up in the grassy area outside the gate on the south side of the park.

FOOD TRUCKS (FOOD & BEVERAGES)
One (1) food truck is expected to be set up on the grassy area outside the gate (on the east side of the park) near the picnic pavilion. Tables and chairs are planned to be set up inside the picnic pavilion for attendees to use.

RESTROOMS
The event is planning to utilize the park restrooms that are located at the corner of Bayberry and 6th Street, as well as the restroom at the northeast corner of the park. The special event permit process requires the event organizers to pay for special restroom cleaning before the event and to provide a restroom attendant on site throughout the event.

BOUNCE HOUSE/GAMES
The kids' zone is expected to be set up inside the gate at the southeast corner of the park. This area has an elevated pad of grass that should result in minimal turf damage.

PARKING
The event organizers are expecting most attendees to walk or bike to the park. However, the following locations would be available to be reserved for official event parking:

- Swale - East Side of Park: The use of this area for parking may result in turf damage, soil compaction, rutting, grading disturbance, irrigation damage, and impairment of the swale's intended drainage function. Any damage, restoration, repair, or corrective work required as a result of event parking shall be the responsibility of the event organizer.
- Swale - West Side of Park: Use of this area for parking may result in turf damage, soil compaction, rutting, grading disturbance, irrigation damage, and impairment of the swale's intended drainage function. Any damage, restoration, repair, or corrective work required as a result of event parking shall be the responsibility of the event organizer.
- On-Street Parking – Various Locations: Bayberry Drive, Cypress Drive, Date Palm and 7th Street.
- Additional Surface Parking - CRA Parking Lot

SOCCER TOURNAMENT
The soccer tournament is planned to be held on the park's multipurpose field utilizing the current field layout (utilized by the Town's soccer program). All bleachers are expected to be installed inside the gate

on the east side of the park. Two (2) 20' x 20' tents (along with tables and chairs) will be set up outside the gate (on the east side of the park) for spectators to watch the games and eat.

TOWN STAFF SUPPORT

In accordance with the Town's facility rental policy, the organizers would be required to have Town staff on site during any activity within the park. This would include: pre-setup, day-of-event and breakdown. Staff would also monitor the load-in and load-out requirements that the organizer will be required to meet as well as to set up barricades and cones (along the inside of the field) to ensure that only the soccer tournament occurs north of the designated event area.

As a non-profit, the organization receives three (3) free facility rentals per year. However, the organizers would still be responsible for the refundable security deposit, staff fee, restroom cleaning fee and restroom attendant fee that are required to hold the event within the Town and on Town property.

Upon agreeing to the proposed logistics and site map changes requested by the Town, the organizers are requesting the Town to formally approve the use of Bert Bostrom Park and to provide additional assistance (including unbudgeted, financial support) to host the event:

REQUESTED CATEGORY	VALUE (monetary or other)	TOTAL
Restroom Cleaning Restroom cleaning for the restrooms located at Bert Bostrom Park.	$150	$150 (Direct Cost)
Restroom Attendant All park special event permits require a restroom attendant to be on-site throughout the event. This does not include the event setup and breakdown time. The fee from Image Cleaning is $25.00 per hour.	One Restroom Attendant at $25 Per Hour for Six Hours	$150 (Direct Cost)
Sanitation Service Delivery of (10) 95-gallon trash bins and (10) 95-gallon recycling bins. Town staff will deliver bins on Friday, May 15 and pick them up on Monday, May 18.	$3.90 per cart	$78 (Direct Cost)
Refundable Security Deposit Due to the high volume of large vehicles, trucks, and vans that would need to drive on the field to set up the stage, tents, tables, chairs, etc., staff is expecting that repairs may be required as a result of damage to the turf and sprinklers. The field will be required to be ready to support Summer Soccer Camp, which is expected to begin on Monday, June 1, 2026. The $2,000 refundable security deposit is an estimated cost that may increase or decrease depending on the extent of the damage. If waived, the Town would be responsible for the funding to repair the damages as a result of the event.	$2,000 (Flat Rate)	$2,000 (Indirect Cost)
Marketing Assistance • Use of the Town of Lake Park's logo on all event marketing materials	No monetary value	No monetary value

• Event flyer and information posted on the Town of Lake Park's website (Special Events Department webpage and Town calendar) and social media accounts		
Certificate of Insurance Requirement The organizers have requested the Town to waive the requested Certificate of Insurance requirement for this event (including the food and beverage vendors, various vendors, soccer games, etc.), which would require the Town to assume liability and potential costs as a result of the event.	No monetary value unless a claim is received	No monetary value unless a claim is received
Use of CRA Parking Lots The organizers have requested to utilize the CRA Parking Lot for vendor and event parking.	No monetary value	No monetary value
Use of Town Tents, Tables & Chairs The organizer has requested to use Town-owned tents, tables, chairs, barricades and cones.	No monetary value	No monetary value

Note: The event organizer have paid the Town's $50 special event permit application fee and are willing to pay the Town staff event fee ($1,444).

If approved, the waived funding would be provided from Account #600-57239 within the Special Events Department budget. This funding was previously approved to support games & activities expenditures for the Multicultural Festival scheduled for Saturday, September 19, 2026.

Recommended Motion:
The Town Commission is requested to provide consideration and direction on the proposed special event permit request from the Faith-Based Academy of Patriots Returning to Eden (FAPRE) to host their 2026 FAPRE Haitian Flag Day Celebration at Bert Bostrom Park on Saturday, May 16, 2026 (3:00 PM to 9:00 PM).

DATE/TIME RECEIVED:
01/07/2026
SV

TOWN OF LAKE PARK
SPECIAL EVENTS DEPARTMENT

SPECIAL EVENT PERMIT APPLICATION

For Events being held on Town Property, Town services may be requested for an additional fee(s). Please schedule a pre-submittal meeting with the Special Events Director at least 60 days in advance of your event by calling 561-840-0160.
This Application must be completed and submitted by the Event Organizer ("Applicant")

If this Event requires a Town facility rental, please contact our Special Events Department at 561-840-0160 regarding the completion of the Facility Usage Application PRIOR to submitting this application.

Instructions:

This completed Special Event Permit Application and all relevant attachments must be submitted to the Special Events Department not less than thirty (30) calendar days prior to the date of the proposed Event, For events being proposed wholly or partially on Town Property, the deadline to submit is sixty (60) calendar days prior to the date of the proposed Event, (45) calendar days if applying for Block Party Grant.

Application Fee Due and Payable Upon Submittal: $100.00 ***($50.00 for individuals or Non-profit organizations). Note: Application Fees are Non-Refundable.***

Non-Profit IRS Tax Identification Number ***(required if Applicant is a non-profit)*****:**
EIN#: 88-0621108
(If applicable)

Name of Applicant (i.e. Event Organizer):
FAPRE / LESLY BERRY

Name of Event: HAITIAN FLAG DAY CELEBRATION

Address/Location of Event:
BERT BOSTROM PARK 311 7TH ST, LAKE PARK 33403

Are you interested in sponsorship from the Town of Lake Park? Yes ✓ **No** ____

Dates/Times of the event (*as applicable*):

	Date	Day	Begin Time	End Time
Event Day 1	MAY 16,	SAT. 2026	( ) AM (X) PM 3:00	( ) AM (X) PM 9:00
Event Day 2			( ) AM ( ) PM	( ) AM ( ) PM
Event Day 3			( ) AM ( ) PM	( ) AM ( ) PM
Event Day 4			( ) AM ( ) PM	( ) AM ( ) PM
Event Day 5			( ) AM ( ) PM	( ) AM ( ) PM
Event Day 6			( ) AM ( ) PM	( ) AM ( ) PM

Additional Applicant Information:

Name: LESLY BERRY

Address: 143 LAKE OLIVE DR

State/Zip FL, 33411 WEST PALM BEACH

CONTACT PHONE: (561) 3605216 & (561) 667-9255

Alternate Phone # (561) 385-1648 / CHARLEMAGNE METAYER

Fax: _____

E-mail: beaucerveau@yahoo.com

Description and Purpose of the Event

EVENT IS TO CELEBRATE HAITIAN FLAG DAY
WE WANT TO CONNECT THE RESIDENTS OF OUR TOWN
Want to promote old good practices like physical, intellectual activities, entertainment would help avoid violence, gangsterism inside our neighborhoods

Estimated number of participants? 300

Has this event ever occurred in the Town of Lake Park? Yes ✓ No ____

Has this site had a Special Event Permit this calendar year? Yes ____ No ✓

Will there be an admission fee for the Event? *If yes, how much*? Yes ___ ($__)No ✓

THE FOLLOWING SECTIONS MAY NOT APPLY TO NON-COMMERCIAL EVENTS

Will your event require road closure? Yes ____ No ✓

If YES, describe the requested street segment closure and time and provide a Traffic Circulation Plan prepared by a Traffic Engineer, including a detour signage plan. You are responsible for notifying affected businesses/entities, including Palm Tran, regarding affected routes: ____B____

(Initial to acknowledge statement)

EVENT COMPONENTS (Check the items that will be associated with your event.)

____ Road closure (See above)
____ Electric service hook-up required
____ Water service hook-up required
____ Sidewalks blocked
✓ Municipal park(s) prepared
____ Booths or other temporary structures
____ Parking lots to be partially or completely closed
✓ Food Vendors (Liquid Propane Gas Log)
____ Town litter pick-up or street sweeping
✓ Tents (if yes, describe type and size ____)
____ Barricades ordered
____ Alcohol served
____ Security/Law Enforcement
✓ Music, bands, DJ
✓ Rides or other amusements
____ Animals
____ Fireworks
____ Bleachers
✓ Designated parking area (Grass covered section in the middle of 6th st)
✓ Town Restroom (if yes, please describe Facility Restroom)
✓ Portable Restrooms (if yes, please describe ____)
✓ Dumpsters/Trash Receptacles
✓ Portable stage
✓ Other (e.g., bounce house, etc.) [10'x10' 10'x20' 20'x30' ... TENTS]

EVENT VENDOR(S) LIST ALL NAMES ***(identify which ones are food trucks)***

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Will the event require the use of electricity? (GENERATOR) Yes ✓ No _____

Will the event require water hook-up? Yes ___ No ✓

*Will food and/or beverages be served? Yes ✓ No _____

*Will the event have vendors or concession sales, including food? Yes ✓ No _____

If the answer to the above question is YES, the Applicant/Event Organizer is responsible for securing all respective Palm Beach County and State of Florida Health Certificates for food vendors, as well as copies of all other commercial vendor licenses.

WILL THE EVENT INCLUDE FOOD TRUCKS? Yes ✓ No _____

If the answer to the above question is YES, all food trucks must have the proper State license, PBC Business Tax Receipt, and a current PBC Fire Rescue Safety Inspection Report. Copies of these documents must be provided to the Town no later than fourteen (14) calendar days prior to the event.

For events on Town property, the Liquid Propane Gas tanks will be inspected the day of the event for leaks prior to operating any gas appliances. Applicants must provide staff with their LPG Log at each event to ensure proper safety measures have been followed.

For events on Town property, Applicants must also provide to the Town a Certificate of Insurance issued no more than thirty (30) days prior to the date of the event and naming the Town of Lake Park (and the CRA, if the event is taking place within the CRA area) as certificate holder and an additional insured with respect to commercial general liability. The required limits are $1 million per occurrence and $2 million aggregate. $100,000 damage to rented premises must also be provided.

Applicants who are found to have attempted to circumvent this requirement by using another person/entity for the purposes of obtaining the required insurance coverage shall be barred from obtaining another special event permit within the Town for three years. _____

(Applicant initial to acknowledge statement)

The Applicant holds full responsibility and liability for its vendors. _____

(Initial to acknowledge statement)

**Will alcoholic beverages be served? Yes ___ No ✓

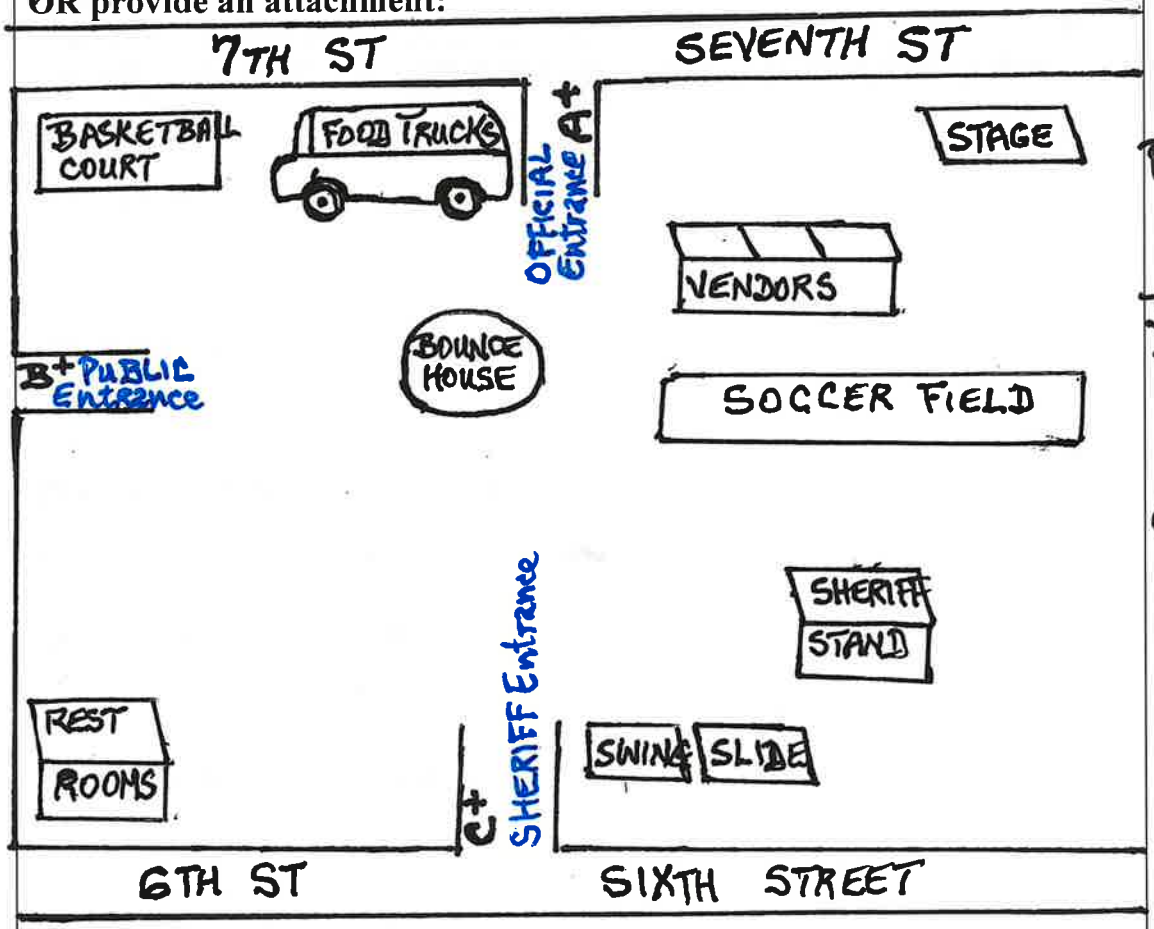
****If the answer to the above question is YES, additional liquor legal liability insurance usual to the insured's operations with a $1million limit must be included on the Certificate of Insurance.***

***Are you proposing signage? Yes ___ No ✓

****If the answer to the above question is YES, please fill out the Signage Permit Application available in the Community Development Department. An additional $100.00 application fee is required for this signage application. This application will be deemed incomplete if signage is proposed and a signage application is not submitted.***

Will the event have an official "Flyer" and/or promotional materials? Yes ✓ No _____
If yes, please provide a copy of the "Flyer".

Please provide a sketch of the Special Event site including: Proposed location of parking, tent(s), concession stand(s), booth(s), stage(s), etc. OR provide an attachment:



NOTE: Public parking spaces are on a first-come, first-serve basis, and may be metered depending on where your event is being held.

IF TENTS ARE BEING UTILIZED:
MAXIMUM ALLOWABLE TENT SIZE IS 35' X 45'.

For ALL tents larger than 10 ft. x 10 ft. (pop-up style), a *Certificate of Flame Resistance* is required and must accompany this Special Event Permit Application.

(All requirements imposed by any of the reviewing entities below, will be communicated to the Applicant early-on and must be secured no later than 14 calendar days in advance of the event, with verification provided to the Town prior to the issuance of the Special Events permit)

(FOR OFFICE USE ONLY)
SIGNATURES/APPROVALS:

Please Sign and Date

SPECIAL EVENTS DIRECTOR:

_____ **DATE:**_____

PUBLIC WORKS DIRECTOR:

_____ **DATE:**_____

PALM BEACH COUNTY SHERIFF:

_____ **DATE:**_____

PALM BEACH COUNTY FIRE-RESCUE:

_____ **DATE:**_____

RISK MANAGEMENT: *(If applicable)*

_____ **DATE:**_____

ADA Requirements

Insurance Requirements

CRA ADMINISTRATOR: *(If applicable)*

_____ **DATE:**_____

MARINA DIRECTOR: *(If applicable)*

_____ **DATE:**_____

COMMUNITY DEVELOPMENT DIRECTOR: **A copy will be provided to the Staff Member and/or Code Officer if on duty.**

_____ **DATE:**_____

Additional Comments (reviewers may include attachments):

APPLICANT SIGNATURE: Lesly Berry

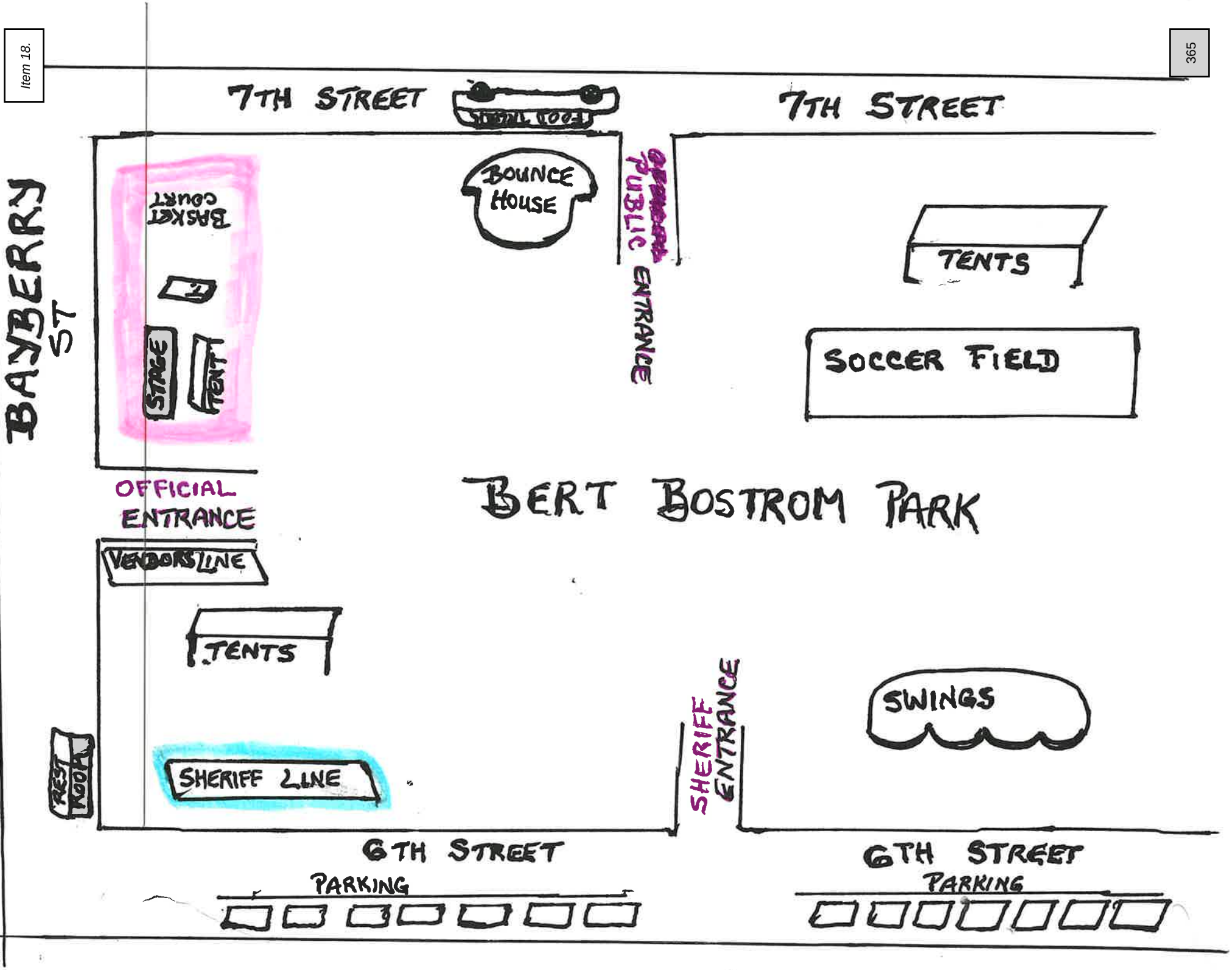
APPLICANT PRINTED NAME: LESLY BERRY **DATE:** 12-29-2025

PROPERTY OWNER: *(If Property Owner is not the Applicant)*

_____ **DATE:** _____

PROPERTY OWNER PRINTED NAME:

_____ **DATE:** _____


7TH STREET
7TH STREET
BAYBERRY ST
BOUNCE HOUSE
PUBLIC ENTRANCE
BASKET COURT
STAGE
TENT
TENTS
SOCCER FIELD
OFFICIAL ENTRANCE
BERT BOSTROM PARK
VENDORS LINE
TENTS
REST ROOM
SHERIFF LINE
SHERIFF ENTRANCE
SWINGS
6TH STREET
6TH STREET
PARKING
PARKING

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

FAITH-BASED ACADEMY OF PATRIOTS
RETURNING TO EDEN INC
C/O LESLY BERRY
439 AUSTRALIAN AVE
WEST PALM BEACH, FL 33403

Date:
11/13/2024
Employer ID number:
88-0621108
Person to contact:
Name: Paul F Cappel II
ID number: 1010762
Telephone: (877) 829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
January 23, 2022
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053465003204

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

FACILITY RENTAL INVOICE

NAME:	FAPRE / Lesly Berry		
ADDRESS:	143 Lake Oive Drive West Palm Beach, FL 33411		
PHONE:	561-360-5216		
EVENT DATE:	16-May-26		
EVENT TIME:	3:00 PM	**TO**	9:00 PM
SET–UP TIME:	1:00 PM	**TO**	3:00 PM
BREAK DOWN TIME:	9:00 PM	**TO**	10:00 PM
EVENT TYPE:	Haitian Flag Day		
LOCATION:	Bert Bostrom Park		
# of PEOPLE:	300		

EVENT DETAILS

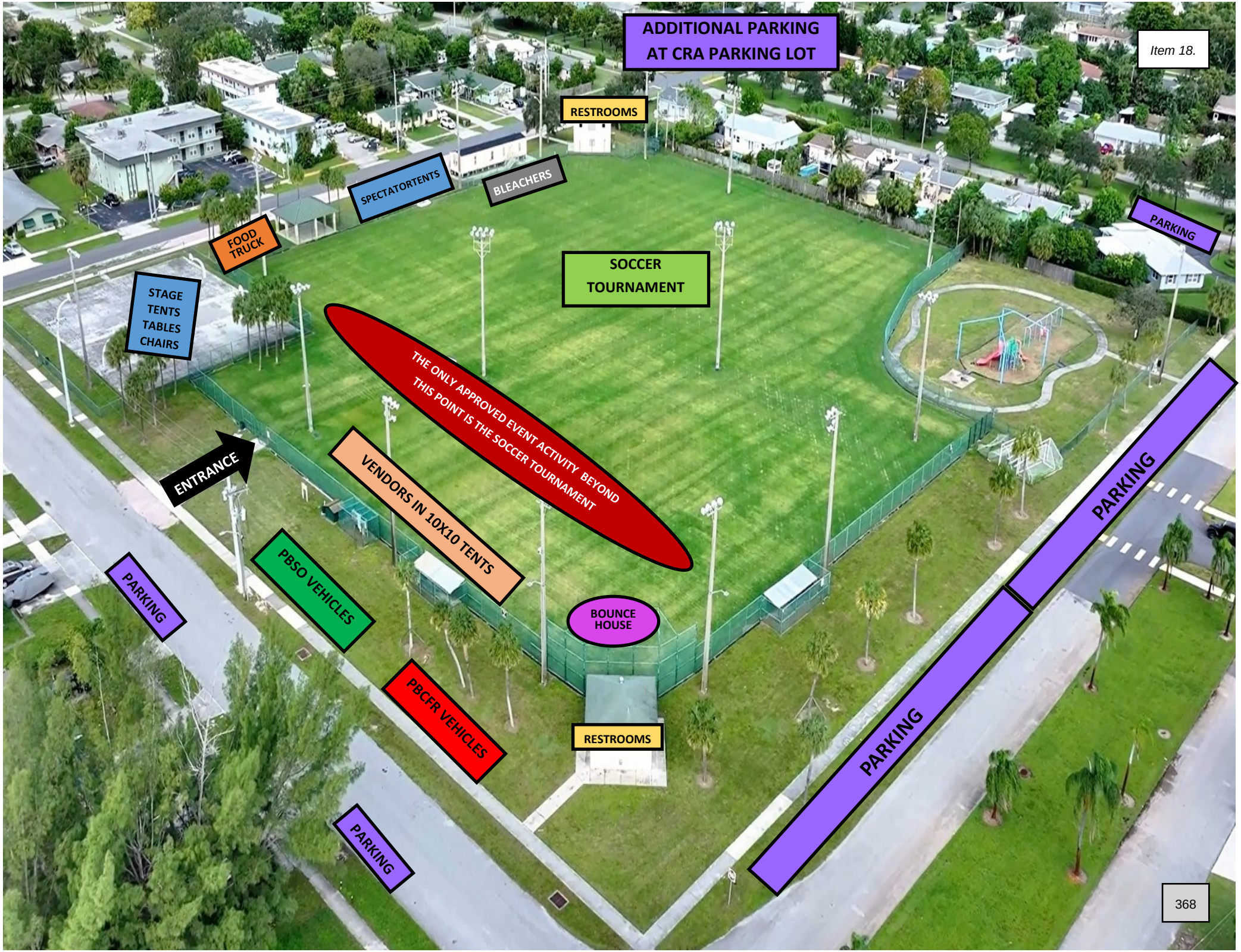
CODE	COST BREAKDOWN	TOTAL
→	**SECURITY DEPOSIT** *(non-taxable, DUE IN FULL AT INCEPTION & REFUNDABLE)*	
DEPPV	Park Pavilions/Gazebos	
DEPMB	Mirror Ballroom	
DEPPK	Kelsey Park Rental East/West	*$2,000.00*
→	**RENTAL FEES** *(7% Sales Tax applied)*	
RFRNT	Resident Fee $ ____ hrly x ____ hrs	*$0.00*
RFRNT	Non-Resident Fee $ ____ hrly x ____ hrs	*$0.00*
RFRNT	Flat Rate Rental Fee	
RFRNT	Flat Rate Cleaning Fee	*$150.00*
RFRNT	Restroom Attendent Fee $ 25 hrly x 6 hrs	*$150.00*
RFTAX	Sales Tax 6.5% *(collected first on balance payment)*	*TAX EXEMPT*
RSCUR	Personnel Fee $ 40 hrly x 36 hrs *(NON-taxable)*	*$1,440.00*
	TOTAL RENTAL FEES:	*$1,740.00*
FACRENT	**COMBINED TOTAL:** *(security deposit + rental fees)* — PARK PAV/GAZ	
	BALLROOM	
	KELSEY PARK	*$3,740.00*

PAYMENT DETAILS

first PAYMENT DATE:	INSTALLMENT DATE:	BALANCES & DUE DATE:
		YOUR FINAL PAYMENT IS DUE:
$0.00		
$0.00		
$2,000.00		
For internal accounting purposes		
		$0.00
		$0.00
		$0.00
		$150.00
		$150.00
TAX EXEMPT	*TAX EXEMPT*	*TAX EXEMPT*
		$1,440.00
$0.00		
PAID TODAY:	**PAID TODAY:**	**FINAL PAYMENT DUE:**
$2,000.00	*$0.00*	*$1,740.00*

NOTES: *Your **final balance is due 14 days before** the event.* ***If paying online, your invoice/reference # is:***

THANK YOU AND ENJOY YOUR EVENT!


ADDITIONAL PARKING AT CRA PARKING LOT
RESTROOMS
SPECTATORTENTS
BLEACHERS
FOOD TRUCK
PARKING
STAGE TENTS TABLES CHAIRS
SOCCER TOURNAMENT
THE ONLY APPROVED EVENT ACTIVITY BEYOND THIS POINT IS THE SOCCER TOURNAMENT
ENTRANCE
VENDORS IN 10X10 TENTS
PARKING
PBSO VEHICLES
BOUNCE HOUSE
PBCFR VEHICLES
RESTROOMS
PARKING
PARKING
PARKING

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Special Events

Agenda Title: Special Event Permit Application - Garage Sale & Craft Market - VFW Post 9610 – May 16, 2026 (8 a.m. to 2 p.m.)

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

Cost of Item: $0 **Funding Source:** _____

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

Advertised:

Date: _____ **Newspaper:** _____

Attachments: VFW Post 9610 Garage Sale & Craft Market Special Event Permit Application

Please initial one:

X Yes, I have notified everyone.

_____ Not applicable in this case

Summary Explanation/Background:

On March 31, 2026, the Special Events Department received a special event permit application from VFW Post 9610 proposing to host a Garage Sale & Craft Market on Saturday, May 16, 2026, from 8:00 a.m. to 2:00 p.m., at the VFW Building - 354 10th Street, Lake Park.

The proposed event would provide free admission and parking to the public; however, participating vendors would be required to pay $10.00 for a booth outside and $20.00 for a booth inside the building. Food & beverages are expected to be available for sale inside the building.

The event organizer has requested that the Town Commission approve the following requests, which may not be granted administratively:

REQUESTED CATEGORY	VALUE	TOTAL
Marketing Assistance • The use of the Town of Lake Park logo on all event marketing material. • Event flyer and information posted on the Town's calendar. • Event flyer and information posted on the Town's social media accounts.	The tasks that would need to be taken by the Town's Marketing Specialist would include reviewing the event flyer and posting it on the Town's website and social media accounts. These tasks would take approximately 15 minute to complete. Based on the Marketing Specialists' current salary, at 15 minutes, the total value of time spent completing the tasks would be $9.42	$9.42 Total value of time spent on tasks.

If approved, the Marketing Specialist would review the event flyer and post it on the Town's calendar and social media pages.

Recommended Motion:
The Town Commission is requested to provide consideration and direction on the proposed special event permit request from VFW Post 9610 to host their Garage Sale & Craft Market at the VFW Post 9610 on Saturday, May 16, 2026 (8 a.m. to 2 p.m.).

DATE/TIME RECEIVED:
3/31/26
RCF

TOWN OF LAKE PARK
SPECIAL EVENTS DEPARTMENT
SPECIAL EVENT PERMIT APPLICATION

For Events being held on Town Property, Town services may be requested for an additional fee(s). Please schedule a pre-submittal meeting with the Special Events Director at least 60 days in advance of your event by calling 561-840-0160.
This Application must be completed and submitted by the Event Organizer ("Applicant")

If this Event requires a Town facility rental, please contact our Special Events Department at 561-840-0160 regarding the completion of the Facility Usage Application PRIOR to submitting this application.

Instructions:

This completed Special Event Permit Application and all relevant attachments must be submitted to the Special Events Department not less than thirty (30) calendar days prior to the date of the proposed Event, For events being proposed wholly or partially on Town Property, the deadline to submit is sixty (60) calendar days prior to the date of the proposed Event, (45) calendar days if applying for Block Party Grant.

Application Fee Due and Payable Upon Submittal: $100.00 ***($50.00 for individuals or Non-profit organizations). Note: Application Fees are Non-Refundable.***

Non-Profit IRS Tax Identification Number ***(required if Applicant is a non-profit)*****:**
51-0205226
(If applicable)

Name of Applicant (i.e. Event Organizer):
Danielle Federico- VFW 9610

Name of Event:
Garage Sale & Vendor Craft Market

Address/Location of Event:
354 10th Street Lake Park FL 33403

Are you interested in sponsorship from the Town of Lake Park? Yes X No ____

Dates/Times of the event (*as applicable*):

	Date	Day	Begin Time	End Time
Event Day 1	5/16/26	Sat	(X) AM ( ) PM 8	( ) AM (X) PM 2
Event Day 2			( ) AM ( ) PM	( ) AM ( ) PM
Event Day 3			( ) AM ( ) PM	( ) AM ( ) PM
Event Day 4			( ) AM ( ) PM	( ) AM ( ) PM
Event Day 5			( ) AM ( ) PM	( ) AM ( ) PM
Event Day 6			( ) AM ( ) PM	( ) AM ( ) PM

Additional Applicant Information:

Name: Danielle Fedorko

Address: _____

State/Zip _____

CONTACT PHONE: 561-346-6996

Alternate Phone # _____

Fax: _____

E-mail: Dfedorko@jmislandtrading.com

Description and Purpose of the Event

a community Garage sale in parking lot & a craft market inside. $10.00 outside table $20.00 inside

Estimated number of participants? _____

Has this event ever occurred in the Town of Lake Park? Yes ___ No X

Has this site had a Special Event Permit this calendar year? Yes ___ No X

Will there be an admission fee for the Event? *If yes, how much*? Yes / ($_)No X

only if renting a table or spot.

THE FOLLOWING SECTIONS MAY NOT APPLY TO NON-COMMERCIAL EVENTS

Will your event require road closure? Yes ____ No X

If YES, describe the requested street segment closure and time and provide a Traffic Circulation Plan prepared by a Traffic Engineer, including a detour signage plan. You are responsible for notifying affected businesses/entities, including Palm Tran, regarding affected routes: _____
(Initial to acknowledge statement)

EVENT COMPONENTS (Check the items that will be associated with your event.)

_____ Road closure (See above)
_____ Electric service hook-up required
_____ Water service hook-up required
_____ Sidewalks blocked
_____ Municipal park(s) prepared
✓ Booths or other temporary structures
✓ Parking lots to be partially or completely closed
_____ Food Vendors (Liquid Propane Gas Log)
_____ Town litter pick-up or street sweeping
✓ Tents (if yes, describe type and size 10 x 10)
_____ Barricades ordered
_____ Alcohol served
_____ Security/Law Enforcement
✓ Music, bands, DJ
_____ Rides or other amusements
_____ Animals
_____ Fireworks
_____ Bleachers
✓ Designated parking area
_____ Town Restroom (if yes, please describe _____)
_____ Portable Restrooms (if yes, please describe _____)
✓ Dumpsters/Trash Receptacles
_____ Portable stage
_____ Other (e.g., bounce house, etc.)

EVENT VENDOR(S) LIST ALL NAMES *(identify which ones are food trucks)*

_____ _____
_____ _____
_____ _____
_____ _____
_____ _____

Will the event require the use of electricity? Yes ___ No X

Will the event require water hook-up? Yes ___ No X

*Will food and/or beverages be served? Yes ___ No X

*Will the event have vendors or concession sales, including food? Yes X No ___

If the answer to the above question is YES, the Applicant/Event Organizer is responsible for securing all respective Palm Beach County and State of Florida Health Certificates for food vendors, as well as copies of all other commercial vendor licenses.

WILL THE EVENT INCLUDE FOOD TRUCKS? Yes ___ No X

If the answer to the above question is YES, all food trucks must have the proper State license, PBC Business Tax Receipt, and a current PBC Fire Rescue Safety Inspection Report. Copies of these documents must be provided to the Town no later than fourteen (14) calendar days prior to the event.

For events on Town property, the Liquid Propane Gas tanks will be inspected the day of the event for leaks prior to operating any gas appliances. Applicants must provide staff with their LPG Log at each event to ensure proper safety measures have been followed.

For events on Town property, Applicants must also provide to the Town a Certificate of Insurance issued no more than thirty (30) days prior to the date of the event and naming the Town of Lake Park (and the CRA, if the event is taking place within the CRA area) as certificate holder and an additional insured with respect to commercial general liability. The required limits are $1 million per occurrence and $2 million aggregate. $100,000 damage to rented premises must also be provided.
Applicants who are found to have attempted to circumvent this requirement by using another person/entity for the purposes of obtaining the required insurance coverage shall be barred from obtaining another special event permit within the Town for three years. _____
(Applicant initial to acknowledge statement)

The Applicant holds full responsibility and liability for its vendors. JA
(Initial to acknowledge statement)

**Will alcoholic beverages be served? Yes ___ No X

****If the answer to the above question is YES, additional liquor legal liability insurance usual to the insured's operations with a $1million limit must be included on the Certificate of Insurance.***

***Are you proposing signage? Yes ___ No X

****If the answer to the above question is YES, please fill out the Signage Permit Application available in the Community Development Department. An additional $100.00 application fee is required for this signage application. This application will be deemed incomplete if signage is proposed and a signage application is not submitted.***

Will the event have an official "Flyer" and/or promotional materials? Yes X No _____
If yes, please provide a copy of the "Flyer". Will include when finished

Please provide a sketch of the Special Event site including: Proposed location of parking, tent(s), concession stand(s), booth(s), stage(s), etc. OR provide an attachment:

Will be held on VFW 9610 own Parking lot.

NOTE: Public parking spaces are on a first-come, first-serve basis, and may be metered depending on where your event is being held.

IF TENTS ARE BEING UTILIZED:
MAXIMUM ALLOWABLE TENT SIZE IS 35' X 45'.

For ALL tents larger than 10 ft. x 10 ft. (pop-up style), a *Certificate of Flame Resistance* is required and must accompany this Special Event Permit Application.

(All requirements imposed by any of the reviewing entities below, will be communicated to the Applicant early-on and must be secured no later than 14 calendar days in advance of the event, with verification provided to the Town prior to the issuance of the Special Events permit)

(FOR OFFICE USE ONLY)
SIGNATURES/APPROVALS:

Please Sign and Date

SPECIAL EVENTS DIRECTOR:

_____ **DATE:**_____

PUBLIC WORKS DIRECTOR:

_____ **DATE:**_____

PALM BEACH COUNTY SHERIFF:

_____ **DATE:**_____

PALM BEACH COUNTY FIRE-RESCUE:

_____ **DATE:**_____

RISK MANAGEMENT: *(If applicable)*

_____ **DATE:**_____

ADA Requirements

Insurance Requirements

CRA ADMINISTRATOR: *(If applicable)*

_____ **DATE:**_____

MARINA DIRECTOR: *(If applicable)*

_____ **DATE:**_____

COMMUNITY DEVELOPMENT DIRECTOR: A copy will be provided to the Staff Member and/or Code Officer if on duty.

_____ **DATE:**_____

Additional Comments (reviewers may include attachments):

APPLICANT SIGNATURE: Danielle Federico

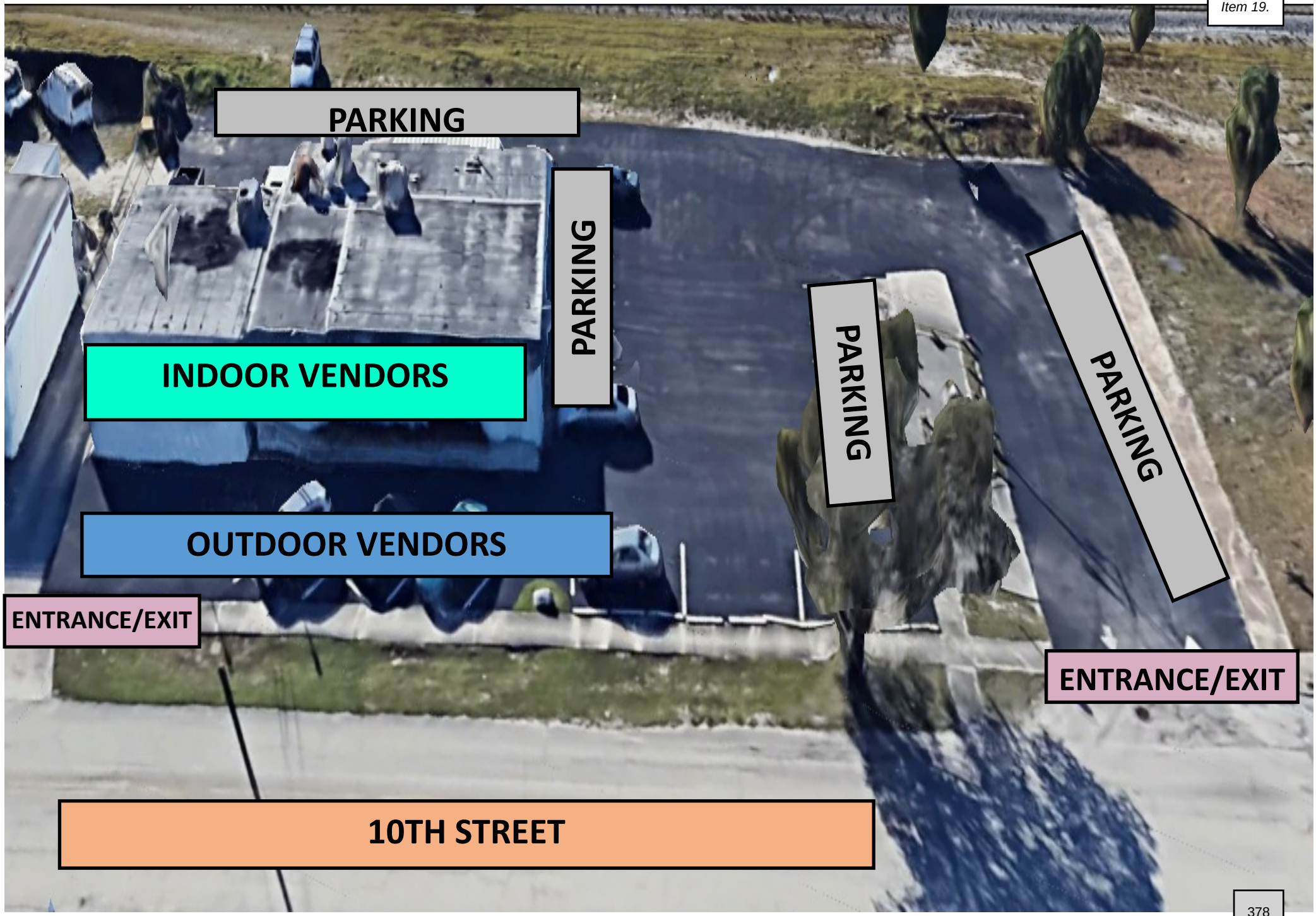
APPLICANT PRINTED NAME: Danielle Federico **DATE:** 3/31/26

PROPERTY OWNER: *(If Property Owner is not the Applicant)*

_____ **DATE:** _____

PROPERTY OWNER PRINTED NAME:

_____ **DATE:** _____


PARKING
PARKING
PARKING
PARKING
INDOOR VENDORS
OUTDOOR VENDORS
ENTRANCE/EXIT
ENTRANCE/EXIT
10TH STREET

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Community Development Department

Agenda Title: Discussion - Public Noticing Requirements - Proposed Land Development Regulations (LDR) Text Amendment

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

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

Cost of Item:	Legal Review	**Funding Source:**	Legal
Account Number:	#108	**Finance Signature:**	*Barbara Gould*
Advertised:			
Date:	N/A	**Newspaper:**	N/A

Attachments: NEW Draft Ordinance; Existing Regulations

Please initial one:

_____ Yes I have notified everyone

AV Not applicable in this case

Summary Explanation/Background:

Previously, Commissioner Judith Thomas, along with other members of the Town Commission, has expressed a desire to improve the public notice requirements for (re-)development projects within the Town. As a result, the Town Commission is requested to consider, discuss and provide additional input/direction on proceeding with proposed requirements within the Town's Land Development Regulations (LDR's) to improve public notice of proposed new (re-)development projects within the Town.

The proposed text amendments, if approved, would expand public noticing above the minimum state statutory requirements to better inform our community about new (re-)development projects and proposed code of ordinance changes in an effort to ensure as much public awareness and public input as possible.

Some of the proposed key features of the draft LDR text amendments include, but not limited to, the following:

- Require large, identifiable and readable/understandable signage to be posted on the property (by the applicant, property owner, developer, etc.) that is proposed to be (re-)developed (all costs undertaken by the applicant, property owner, developer, etc.)
- Incorporate project scaling tiers based on project intensity, which would determine the level of public notice and community outreach that may be required to our community
- Require large projects to hold public outreach meetings with the community at a local venue to address community concerns/ideas prior to consideration of the proposed (re-)development project by the Planning & Zoning Board and/or the Town Commission
- Revise how public noticing is provided for quasi-judicial items
- Codify the availability of the Town Commission to hold workshops on requested/proposed changes to certain LDR's and/or Comprehensive Plan amendments related to increases in density, intensity and/or height

Note: A potential concern has been identified with the proposed noticing requirements and, if approved, a process may need to be developed to ensure that the proposed public outreach meeting requirement does not impact the standards of the quasi-judicial process. The Community Development Department will work with the Town Attorney to address any potential concerns and/or resolutions.

The proposed new public notice requirements and additional outreach opportunities have been developed by the Community Development Department in conjunction with the Town Manager, Town Attorney and with reference to the noticing practices of other municipalities and counties.

Recommended Motion:
The Town Commission to consider, discuss and provide input/direction on proceeding with proposed requirements within the Town's Land Development Regulations (LDR's) to improve public notice of proposed new (re-)development projects within the Town.

Sec. 55-64. Noticing Requirements.

(a) Noticing requirements for development applications.

i. Certified mail notice required

A certified mail notice of public hearings to be held on a development application by the Planning and Zoning Board and the Town Commission shall be mailed by the applicant, return receipt requested, at the applicant's expense, to the owners of record of property located within the following radii from the property proposed for development:

Nonresidential projects up to 30,000 square feet of gross building area or residential projects up to 50 units: all properties within 300 feet;

Nonresidential projects greater than 30,000 but not more than 75,000 square feet of gross building area or residential projects with more than 50 but not more than 150 units: all properties within 2,500 feet;

Nonresidential projects exceeding 75,000 square feet of gross building area or residential projects exceeding 150 units: all properties within the Town's incorporated area, including all properties outside of the Town's incorporated area if they are captured within the minimum 300 foot buffer of the proposed project site.

All notices for development applications shall be mailed at least 14 days prior to the public meeting which is the subject of the notice, and shall state the date, time and place of the meeting, the name of the property owner, and applicant and the street address of the property. A newspaper ad containing same information shall be published in a newspaper of general circulation or by any other method provided by Florida Law, as amended.

Any applicant for a nonresidential project exceeding 75,000 square feet of gross building area and/or residential project over 150 units must conduct a community outreach meeting at a local venue (that does not include Town Hall) to inform the public of the project and solicit public feedback following the department's initial review of the applications for completeness and sufficiency. All notices for community outreach meetings shall be mailed to all town property owners and tenants by the applicant at the applicant's expense and shall state the date, time and place of the community outreach meeting, name of the property owner, the name of the project and applicant, and a general written description of the request and the location or specific street address of the property if available. Such notices shall be mailed by the applicant at least 21 days in advance of the scheduled date for the community outreach meeting. All community outreach meetings shall additionally be noticed on the Town's available social media and other notification platforms, including, but not limited to, the Town website and any other available tools and resources. Community outreach notices may be sent by regular mail.

Applicants for development projects which do not require a public hearing pursuant to live local laws or other applicable laws, must conduct a community outreach meeting at a local venue (that does not include Town Hall) to inform the public of the project and solicit public feedback following the department's initial review of the applications for completeness and sufficiency. All noticing for community outreach meetings shall be mailed to all town property owners and tenants by the applicant at the applicant's expense and shall state the date, time and place of the community outreach meeting, name of the property owner, the project name, the name and contact information of the project applicant and developer, and a general written description of the request and the location or specific street address of the property if available. Such notices shall be mailed by the applicant at least 21 days in advance of the scheduled date for the community outreach meeting. All community outreach meetings shall additionally be noticed on the Town's available social media and other notification platforms, including, but not limited to, the Town website. Community outreach notices may be sent by regular mail.

All outreach materials/flyers shall be provided to the Town's Public Information Officer at least 14 days in advance of the desired publication date, for review and approval.

ii. *Posting of public notice signage on property – applicable to all projects.*

Development project applicants shall post a high-contrast public notice sign on the property along all street fronts abutting the project area and shall be clearly visible and legible from all abutting rights-of-way and located within 25 feet of the property frontage. Signs shall be at least 6 feet in height and contain a minimum face area of (TBD). The signs shall be continuously maintained so as to be clearly visible and legible, and the department may require an applicant to replace any sign that is not meeting this requirement. The signs posted on the property may be taken down no sooner than 10 days after the Town Commission has taken final action on the application, until an applicant withdraws an application, or otherwise as prescribed.

(b) Noticing requirements for Town-initiated proposals to increase density, intensity, or height

For changes of land development regulations or comprehensive plan amendments that increase density, intensity or height, the Town Commission may hold a workshop on the proposed changes prior to any formal consideration by the Planning and Zoning Board or Town Commission. A notice of the workshop including a brief description of the proposed changes shall be mailed by regular mail to all property owners and tenants within 500 feet of the impacted zoning district or districts at least 14 days in advance of the date of the workshop, and posted on the Town's website. Applicant-initiated amendments shall follow these same procedures but the notice shall be sent by the applicant at the applicant's expense.

(c) *Additional workshops/meetings*: At the discretion of the Town Commission, the Town Commission may propose additional workshops and/or meetings at any time, and all such required workshops and/or meetings must adhere to the associated noticing category hereinabove.

(Ord. No. 17-2003, § 2(33-74), 11-5-2003)

Editor's note(s)—Section 2 of Ord. No. 17-2003, adopted Nov. 5, 2003, enacted provisions to be designated as § 33-74. In order to maintain the categorical standards of the Code, said provisions have been redesignated as § 55-64.

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Sec. 55-64. Certified mail notice to adjacent owners.

A certified mail notice of public hearings on development applications conducted by the planning and zoning commission and hearing of the town commission shall be mailed by the town return receipt requested, at the applicant's expense, to the owners of record of property within a radius of 300 feet of the property described in the application, ten days prior to the meeting. The notice shall state the date, time and place of the meeting, the name of the owner of the property, the name of the project and/or applicant, and a general written description of the request and the location, or specific street address of the property. Failure to receive such notice, however, shall not affect any action or proceeding taken thereon, nor is it intended to supplement the required notice provisions of state law for due process or any other purposes.

(Ord. No. 17-2003, § 2(33-74), 11-5-2003)

Editor's note(s)—Section 2 of Ord. No. 17-2003, adopted Nov. 5, 2003, enacted provisions to be designated as § 33-74. In order to maintain the categorical standards of the Code, said provisions have been redesignated as § 55-64.