



**Minutes
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, May 4, 2022 7:36 PM
Town Hall Commission Chamber,
535 Park Avenue, Lake Park, Florida 33403**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, May 4, 2022 at 7:36 p.m. Present were Mayor O'Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners John Linden, and Mary Beth Taylor, Town Manager John D'Agostino, Attorney Thomas Baird, and Deputy Town Clerk Shaquita Edwards. Commissioner Roger Michaud was absent.

Deputy Town Clerk Edwards performed the roll call and Mayor O'Rourke led the pledge of allegiance.

SPECIAL PRESENTATION/REPORT:

1. Proclamation – National Public Works Week May 15-21, 2022

Mayor O'Rourke presented the proclamation to Public Works Director Roberto Travieso and Public Works Staff. Public Works Director Travieso expressed gratitude to the Commission and the Public Works Department.

PUBLIC COMMENTS:

Brady Drew, Tree Board Chair, informed the Commission of the Residential Tree Program funded by Florida Power & Light and the Arbor Day Foundation. He explained that the program provided free trees for residents in hopes to reduce energy bills. He explained that the program recently run out of its tree inventory. He requested that the Commission fund a similar program for Town of Lake Park residents. He explained the benefits of tree planting, and the costs of the Arbor Day Program was \$30.00 per tree.

Henry DiGiacinto requested approval of the Commission to expedite the application process for Bright Futures Academy to occupy 1220 10th Street. He explained the process took an average of six months and he hopes to have it expedited in one month.

Sandi Russell, Principal of Bright Futures Academy, commented in support of expediting the application process. She explained that Bright Futures Academy would be a great benefit to the Town of Lake Park. She pleaded with the Commission to consider assisting the faculty and students.

Town Manager D'Agostino read Section 78-72 (8) C-2 Business District of the Town Code of Ordinances for the record (see Exhibit "A").

Amisha Shockency-Russell, 3rd Grade Educator, commented in support of Bright Futures Academy.

Ken Bowers, Operation Hope, commented in support of Bright Futures Academy.

George Gentile commented in support of Bright Futures Academy. He explained that he was aware of the special exception application process and would assist Mr. DiGiacinto. Vice-Chair Glas-Castro questioned if there was a Florida Statute that allowed an expedited application process for Charter Schools on commercial property. Mr. Gentile explained that he was unsure but would conduct research.

William Reitz commented that he would like free access to the Tennis Courts returned to residents.

Steven Artjunp commented in support of bringing the Tennis community back to the Town of Lake Park upon the expiration of the agreement with Elite Sports Management.

Christian Cassini commented in support of the Town of Lake Park Tennis community and the use of the Tennis Courts.

Town Manager D'Agostino provided a brief history of the previous "Request for Proposal" process for Tennis Center Management Services. He explained that a 90-Day Termination Notice had been forwarded to Elite Sports Management. He suggested that there was a need for separate facilities for Tennis and Pickleball. He explained that the Tennis Courts were being resurfaced, the Tennis Court lighting was being upgraded, and the Town of Lake Park was working to accommodate Tennis and Pickleball Programs within the Kelsey and Lake Shore Parks Master Plan.

CONSENT AGENDA

2. April 20, 2022 Regular Commission Meeting Minutes.

3. Proclamation- Florida Water Reuse Week May 15-21, 2022.

4. Request to Authorize the Town Manager to Accept a Proposal from Raftelis Financial Consultants, Inc., (Consultant) for the Provision of Utility Rate and Financial Consulting Services, per the Pricing, Terms, and Conditions of Martin County/Consultant's Agreement NO. RFP2021-3343 (Cooperative Purchase).

5. Resolution 27-05-22 Authorizing and Directing the Mayor to Execute an Agreement with Raftelis Financial Consultants, Inc., for the Provision of Utility Rate and Financial Consulting Services, per the Pricing Terms, and Conditions of Martin County/Consultant's Agreement Number Request for Proposal 2021-3343 (Cooperative Purchase).

6. Request to Authorize the Town Manager to Encumber and Disburse Payment to Southern Sewer Equipment Sales for Goods and Services Associated with Repairs to Stormwater Vacuum Equipment No. 52.

Per the request of Commissioner Linden, Consent Agenda Items 4 & 5 were pulled for discussion.

Motion: Commissioner Linden moved to approve items 2, 3, and 6 of the consent agenda; Commissioner Taylor seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

4. Request to Authorize the Town Manager to Accept a Proposal from Raftelis Financial Consultants, Inc., (Consultant) for the Provision of Utility Rate and Financial Consulting Services, per the Pricing, Terms, and Conditions of Martin County/Consultant's Agreement NO. RFP2021-3343 (Cooperative Purchase).

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Commissioner Linden expressed concerns regarding items four and five. Town Manager D'Agostino provided clarification, and explained the sanitation fund deficit of \$62,400.00. He explained the need for the Rate Study and that the Town had received notice from the Solid Waste Authority (SWA) of a seven percent increase for disposal costs. He explained that multi-family units generate more waste than the single-family homes. Commissioner Linden announced that he would not support a four-year study. Public Works Director Travieso provided additional clarification of the items, differences between multi-family and single-family rates, and explained the associated costs. Attorney Baird explained the significance of the Martin County agreement as related to the Town of Lake Park. He explained the multi-family study would be completed for \$22,000.00 and the possibility of a different study for the next fiscal year. He explained that the Town would enter into an agreement with the consultant and directing the consultant to complete a rate study for \$22,000.00. He explained that it was not a four-year study.

Mayor O'Rourke explained that the topic was Commissioner Linden's burden to carry. He stated, "When the sanitation fund was first discussed under the plan of increasing fees for this Enterprise Fund that had not been increased for many years. You then came up with a proposal to lower the reserve funds for sanitation. That suggestion was approved by members of the Commission with the exception of one. When that was approved, it put us in a financial bind with regard to our Enterprise Fund for this area. If you want to own it, you can own it. But the problem with the sanitation fund by reducing the reserve funds has put us in the position where we are now working with a fund that is not funded and it is supposed to be. That is your suggestion. And I don't get why you attack this fund, it will eventually cost the Town services that they will not be able to afford if we continue of the path of you going to war in every aspect of trying to balance our funding for sanitation. I'm sorry if those are not kind words, but you bring it up every time. And I

am going to remind you that you're the one that suggested this funding be changed. Now we're suffering because of your suggestion. You want to own it you can; you have a solution for it...that's what we're looking for".

Commissioner Linden stated, "That is twice that you have attacked me on this same item, and I take offense to that because four out of five people listened and did the same vote. If you remember correctly if we followed their suggestion, we would have had over 500k in a reserve by constantly raising that rate year after year. We heard stories, we need a truck, and we need this and that. It was a ploy in my opinion, to build up the Sanitation Fund and now were taking more out of the Sanitation Fund. If we went from \$322k down to \$52k, no one has ever told me where that money went. And you are right Mayor, I will own it. I was the one who brought it up when this came up, and I am here to tell you that there is something wrong with this because this particular one for \$22k to come up with that had nothing to do with the actual fund. They are going to come back later on with the Stormwater Management Fund and propose the amount of money. But if you remember correctly, I will be glad to bring those papers back next Commission Meeting and show you those numbers. They were so inflated by the time we had percentage increase, we would have more money than we know what to do with. That the same issue with some of the other funds. Rest assured when they come back there going to come back with inflated numbers because that's what they want to see or hey are influenced to come back with those numbers."

Mayor O'Rourke questioned if Commissioner Linden was comfortable moving forward without a consultant. Commissioner Linden answered, "No". Brief discussion ensued regarding the need to retain a consultant.

Motion: Vice-Mayor Glas-Castro moved to adopt Resolution 27-05-22 and authorize the Town Manager to approve the proposal submitted by Raftelis Financial Consulting, Inc. for the provision of sanitation utility rate and financial consulting services associated with the multi-family sanitation rate class; Commissioner Taylor seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

7. Ordinance 02-2022 Homestead Exemption for the Owners of Residential Property, Persons 65 Years of Age and Older Provided the Owners Annual Income does not exceed the Maximum Income Established in the Law.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING A HOMESTEAD EXEMPTION IN

ACCORDANCE WITH SECTION 196.075 FLORIDA STATUTES TO BE INCLUDED IN THE TAX BILLS FOR THE OWNERS OF RESIDENTIAL PROPERTIES IN THE TOWN WHO ARE PERSONS 65 YEARS AND OLDER PROVIDED THE OWNERS ANNUAL INCOME DOES NOT EXCEED THE MAXIMUM INCOME ESTABLISHED IN THE LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Manager D'Agostino explained the item.

Motion: Vice-Mayor Glas-Castro moved to approve Ordinance No. 02-2022 on first reading; Commissioner Taylor seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

Attorney Baird read the Ordinance by title only.

PUBLIC HEARING – ORDINANCE ON SECOND READING:
None

NEW BUSINESS:

8. A Request from Bridges at Lake Park Regarding Requests for Haitian Flag Day Event in Kelsey Park.

Special Events Director Riunite Franks explained the item.

Motion: Commissioner Taylor moved to approve the requests made by Bridges at Lake Park; Commissioner Linden seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

8a. A Request from Faith-Based Academy of Patriots Returning to Eden regarding the proposed Celebration of Haitian Flag Day in Bert Bostrom Park.

Special Events Director Franks explained the item. Mayor O'Rourke asked for clarification of the waiver of insurance and liability to the Town. Assistant Town Manager/Human Resources Director Bambi McKibbon-Turner announced that per the Commissions' approval to provide sponsorship, the event would be covered by the Towns' insurance policy.

Motion: Commissioner Linden moved to approve the request from Faith-Based Academy of Patriots Returning to Eden and to co-sponsor the event; Commissioner Taylor seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

9. Resolution 28-05-22 for Approval of the Interlocal Agreement between the Town of Lake Park and the Village of North Palm Beach for the 2022 Summer Camp Program.

Special Events Director Franks explained the item. Commissioner Linden requested that the number of registered Lake Park residents could be increased from 10 to 20. Brief discussion ensued regarding previous Town of Lake Park Summer Camp Programs.

Motion: Commissioner Taylor moved to approve Resolution 28-05-22 and allowing up to 20 participants; Commissioner Linden seconded the motion.

Vote on Motion:

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

Motion passed 4-0.

10. Park Avenue Extension Road Update and Selection of Alternate Alignment Options.

Town Manager D'Agostino explained the item.

PUBLIC COMMENT

Brady Drew, Tree Board Chair, questioned why the Town wanted to include the road in the five-year plan. He commented that the project would work against the Tree Boards preservation efforts that he was interested to learn of the benefits of the project.

Vice-Mayor Glas-Castro questioned if traffic control devices were included in the extension. Town Manager D'Agostino explained that traffic controls had not been included up to this point. He announced that he would make an inquiry regarding the traffic controls to Palm Beach County. Community Development Director Nadia DiTommaso explained that Palm Beach County had indicated they would accept both options. Commissioner Linden expressed concerns regarding backed-up traffic on Old Dixie and Park Avenue, and opposed to moving the Town owned building.

Motion: Commissioner Taylor moved to approve Alternate A or A1 and transit this selection to Palm Beach County; Vice-Chair Glas-Castro seconded the motion.

Vote on Motion:

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

Motion passed 3-1.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird had no comments

Town Manager D'Agostino announced comments within Exhibit "B". He announced that Town Planner Anders Viane would graduate Florida Atlantic University on May 6, 2022 with a Master of Urban and Regional Planning. The Commission approved the Proclamation Request for National Gun Violence Awareness Day.

Commissioner Linden announced his attendance at the May 3, 2022 Centennial Celebration Committee, he was appointed as Chair of the Committee.

Commissioner Michaud was absent.

Commissioner Taylor had no comments.

Vice-Mayor Glas-Castro requested an email to update the Commission on the Public-Private Partnership for the Lake Park Harbor Marina.

Mayor O'Rourke wished Commissioner Roger Michaud a Happy Birthday.

ADJOURNMENT

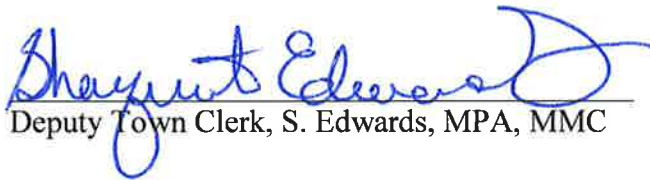
There being no further business to come before the Commission and by unanimous vote, the meeting adjourned at 9:34 p.m.



Mayor Michael O'Rourke



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, S. Edwards, MPA, MMC



Approved on this 18 of May, 2022



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 5/14/22

Cards must be submitted before the item is discussed!!

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

Name: Brady Dreyer

Address: 432 Abaco Palm Dr

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

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

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

Residential tree giveaway

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.

7



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 4/4/22

Cards must be submitted before the item is discussed!!

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

Name: Henry Di Giacinto
Address: 623 Westwood Rd WPB 33401

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

Bright Futures Academy

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.

(2)



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: May 4, 2022

Cards must be submitted before the item is discussed!!

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

Name: Sandi Russell

Address: 9211 Birmingham Dr PBG, FL 33410

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

909
Northern Dr
Lake Park, FL
33403

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

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

Bright Futures Academy
IS: PUBLIC COMMENTS

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.

3



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 5/4/22

Cards must be submitted before the item is discussed!!

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

Name: Amisha Shockenly-Rusell
Address: 9241 Birmingham Drive P.O. Box 1909 North Palm Beach, FL 33410
If you are interested in receiving Town information through Email, please
provide your E-mail address: Amisha.nicole@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):

Bright Futures Academy
→ P = PUBLIC COMMENTS

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.

4



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 5-4-2022

Cards must be submitted before the item is discussed!!

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

Name: Ken Bowers

Address: 1253 10th St Lake Park GA

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

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

B.R. At Futures Academy

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

Bright Futures Academy
D: PUBLIC COMMENTS

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.

5



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 5/4/2022

WANTS to SPEAK
LAST ON
BRIGHT
Futures
IF NEEDED

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

Name: George G. Gentile
Address: 1907 Commercial Lane Suite 101 Jupiter, FL 33458
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:

Item D - Public Certificates

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.

6



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 5/4/22

Cards must be submitted before the item is discussed!!

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

Name: William Reitz

Address: 901 Lake Shore Dr. P 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:

Item 1

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

Item 2

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

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TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: MAY 4, 2022

Cards must be submitted before the item is discussed!!

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

Name: STEPHEN ARJUMP

Address: 5901 BROADWAY #12, Doral Beach, FL 33177

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:

NEW CONTRACT FOR LAKE PARK TOWN OF TRANSFORMATION

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.

(8)



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: _____

Cards must be submitted before the item is discussed!!

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

Name: ROBERTA GIBSON

Address: 3025 CYPRESS DR

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

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

TENNIS CENTER

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.

8



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 5-4-22

Cards must be submitted before the item is discussed!!

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

Name: Doug E Rhudy

Address: 108 LAKE SHORE DR., NPB 33408

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):

D - PUBLIC COMMENTS

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.

left
before
speaking



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 5/14/22

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

Name: Bradley Dwyer

Address: 582 Seabrook Palm Bldg

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:

Park Ave Extension

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.

9

Exhibit "A"

Sec. 78-72. C-2 business districts.

Within C-2 business districts, the following regulations shall apply:

- (1) *Uses permitted.* Within C-2 business districts, no building, structure or land shall be used and no building shall be erected, structurally altered or enlarged, unless otherwise permitted by these regulations, except for the following uses:
 - a. Appliance stores, including radio and television services.
 - b. Bakeries having not more than five employees.
 - c. Bakeries the products of which are sold at retail but not produced on the premises.
 - d. Banks.
 - e. Barbershops, beauty shops, chiropodists and masseurs.
 - f. Grocery stores, specialty, at least 2,000 square feet and not more than 10,000 square feet with at least 50 percent of the sales area, including shelving, containing foods of a specialty or ethnic nature and otherwise subject to the requirements of section 78-70(r).
 - g. Clubs for social, recreational, fraternal or benevolent purposes.
 - h. Fertilizer, stored and sold at retail only.
 - i. Ice delivery stations.
 - j. Laundry pickup stations.
 - k. Offices, business and professional.
 - l. Outdoor miniature golf courses, all objects limited to eight feet in height and the building or premises is located not less than 500 feet from the premises of an existing nursery school, elementary school or high school.
 - m. Restaurants.
 - n. Shops, including shops for making articles without use of machinery, to be sold, at retail on the premises.
 - o. Theatres.
 - p. No residences, dwellings or living quarters shall be permitted in C-2 business districts.
 - q. Transient residential use.
- (2) *Special exception uses permitted.* Within the C-2 business district, no building, structure or land shall be used, and no building shall be erected, structurally altered or enlarged for the following uses unless a special exception has been approved by the town commission, pursuant to section 78-184 and the standards set forth herein:
 - a. Boats and marine engines. Sales, service and installation thereof in an enclosed building.
 - b. Building supplies/garden center, retail and wholesale outlets.
 - c. Bus stations.
 - d. Electric substations.
 - e. Garages.
 - f. Gasoline and other motor-fuel stations.

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- g. Hospitals, sanitariums and medical clinics.
 - h. Laundries, dry cleaning and dyeing establishments.
 - i. Mortuaries.
 - j. Motor vehicle sales on property on which a permanent building is erected, shall mean the area where buildings are used in connection with the sale or lease of motor vehicles and the areas where motor vehicles are displayed for lease or sale.
 - k. Printing and publishing plants.
 - l. Planned unit developments.
 - m. Railroad passenger station.
 - n. Storage warehouses.

The town commission may permit special exception uses in the C-2 zoning district provided the town commission determines that the proposed use meets the special exception zoning criteria established in this chapter and is consistent with the goals, objectives and policies of the town's comprehensive plan. In order to ensure that the special exception use is consistent with and implements good zoning practices and the goals, objectives and policies of the town's comprehensive plan. The town commission may impose conditions upon the approval of a special exception use, including, but not limited to, conditions which require an applicant to exceed standards which have been adopted pursuant to the town's land development regulations.

- o. ***Brewpub.*** Is an establishment that manufactures and sells beer products in conjunction with a restaurant that acts as the primary use. A brewpub may only be located within the boundaries of the town's community redevelopment area. In addition to meeting the land development regulations established for the use of restaurant in the appropriate zoning district, a brewpub shall comply with the following:
 - 1. Revenue from food sales shall constitute more than 50 percent of the total business revenues;
 - 2. No more than 50 percent of the total gross floor area of the establishment shall be used to brew beer including, but not limited to, the brewing house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
 - 3. Where permitted by local ordinance, state and federal law, retail carryout sale of beer produced on the premises is permitted provided the product is sealed in a growler or crowler holding no more than a U.S. gallon (3,785 ml/128 US fluid ounces);
 - 4. Brewpubs shall produce no more than 15,000 barrels (465,000 US gallons/17,602.16 hectoliters) of beer per year and may sell beer in keg containers larger than a U.S. gallon (3,785 ml/128 US fluid ounces) for the following purposes and in the following amounts:
 - (a) An unlimited number of kegs for special events, the primary purpose of which is the exposition of beers brewed by brewpubs, which may include the participation several brewers;
 - (b) An unlimited number of kegs for town co-sponsored events where the purpose of the event is not for commercial profit and where the beer is not wholesaled to the event co-sponsors but is instead, dispensed by employees of the brewpub.

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5. All mechanical equipment visible from public streets, or rights-of-way, an adjacent residential use or residential zoning district shall be screened such that they are not visible using architectural features which are consistent with the principal structure;
 6. Access and loading bays shall not face toward any street, excluding alleys;
 7. Access and loading bays facing an adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of raw materials used for brewing, and finished products into and out of the building;
 8. Service trucks for the purpose of loading and unloading materials and equipment are prohibited between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;
 9. No outdoor storage of materials, supplies, portable storage units, cargo containers and/or permanent parking of tractor trailers is permitted.
- p. *Microbrewery*. Is an establishment that manufactures and sells beer products in conjunction with an accessory use such as a restaurant, tasting room, or other retail sales. A microbrewery may only be located within the boundaries of the town's community redevelopment area. In addition to meeting the land development regulations for the use of restaurant, tasting room, or retail use types in the appropriate zoning district, a microbrewery shall comply with the following:
1. The microbrewery shall produce no more than 15,000 barrels (465,000 US gallons/17,602.16 hectoliters) of beer per year;
 2. This use shall be permitted only in conjunction with the use of restaurant, tasting room or other retail sales and service:
 - (a) No more than 75 percent of the total gross floor space of the establishment shall be used to brew beer including, but not limited to, the brewing house, boiling and water treatment areas, bottling and kegging lines, malt milling and storage, fermentation tanks, conditioning tanks and serving tanks;
 - (b) The façade of an interior accessory use(s) (examples listed hereinabove) shall be oriented toward the street, and, if located in a shopping center, to spaces of public access;
 - (c) Pedestrian connections shall be provided between public sidewalks and the primary entrance(s) to any accessory use(s).
 3. All mechanical equipment visible from the street, or public right-of-way, an adjacent residential use or residential zoning district shall be screened using architectural features consistent with the principal structure;
 4. Access and loading bays shall not be located along primary facades.
 5. Access and loading bays facing any street, adjacent residential use or residential zoning district, shall have the doors closed at all times, except during the movement of raw materials used for brewing, and finished products into and out of the building;
 6. Service trucks for the purpose of loading and unloading materials and equipment are prohibited between the hours of 8:00 a.m. and 8:00 p.m. Monday through Saturday and between 11:00 a.m. and 7:00 p.m. on Sundays and national holidays;
 7. No outdoor storage of portable storage units, cargo containers, or permanent parking of tractor trailers, is permitted except spent or used grain may be stored outdoors for more than 24 hours consecutively. The temporary storage area of spent or used grain shall be:

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- (a) Designated on the approved plan that identifies the outdoor areas;
 - (b) Permitted within the interior side or rear yard or within the minimum building setbacks;
 - (c) Prohibited within any yard directly abutting a residential use or a residential zoning district;
 - (d) Fully enclosed within a suitable container, secured and screened behind a solid, opaque fence or wall measuring a minimum five feet in height.
- q. *Brewery—Regional (small) and large brewery.* Is an establishment that manufactures beer products. A brewery may only be located within the boundaries of the town's community redevelopment area. Regional (small) and large breweries shall comply with the microbrewery standards herein, but shall be permitted to occupy 100 percent of the total gross floor space of the establishment. A public viewing area shall be made available and opened during certain hours.
- (3) *Building height limit.* No building or structure shall exceed two stories or 30 feet in height and the minimum external height shall not be less than 13 feet. The minimum internal height from floor to ceiling shall be eight feet. No dwelling structure shall exceed two stories or 30 feet in height.
- (4) *Building site area.* The minimum width and length of any store building shall be 25 feet.
- (5) *Minimum floor area.* For dwelling structures, the following restrictions shall apply:
- a. The minimum required first floor area of a single-family dwelling structure shall be 1,000 square feet, exclusive of carport, garage, unenclosed terraces and porches. Where a carport or garage is attached to the structure, the required first floor area may be reduced to 900 square feet. The minimum required first floor area of a two-family dwelling structure (duplex) shall be 1,400 square feet, exclusive of carports, garages, unenclosed terraces and porches, with each unit 700 square feet. A one-bedroom unit of not less than 580 square feet may be built together with a second unit of not less than 820 square feet.
 - b. Where a utility or storage room is constructed and finished in a like manner and type of construction as the balance of the living quarters and has direct entrance and access to the living quarters, such utility room may be considered a part of the living quarters.
 - c. For structures of more than two dwelling units, the minimum required floor area shall have an additional 580 square feet for each dwelling unit in excess of two, added to the base of 1,400 square feet.
 - d. The minimum required first floor area of a business or commercial structure shall be 1,200 square feet and in no event less than 25 feet in depth.
- (6) *Yard regulations.*
- a. *Front yard.* There shall be a front yard of not less than 25 feet measured from the street or highway or highway right-of-way line to the front wall of the building or structure. On "thru" lots having frontages on two streets, the required front yard shall be provided on both streets.
 - b. *Side yard.* On a corner lot, there shall be a side yard of not less than 15 feet from the property line of the intersecting streets.
- However, there shall be a rear yard of not less than five feet on all property lying east of the Florida East Coast Railroad right-of-way and west of 10th Court between North Lake Boulevard and Northern Drive.

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- c. *Rear yard.* There shall be a rear yard of not less than 15 feet, except where there is an existing dedicated alleyway adjacent to the rear lot line, the rear yard shall be not less than five feet.

(7) *Off-street parking.* See section 78-142 for off-street parking regulations.

(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.
- 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.

(Code 1966, § 45-37; Ord. No. 32-1967, § II, 6-19-1967; Ord. No. 10-1984, § 1, 8-1-1984; Ord. No. 7-1992, § XI, 8-5-1992; Ord. No. 14-1995, § I, 8-15-1995; Ord. No. 25-2001, § 1, 1-2-2002; Ord. No. 23-2002, § 1, 9-18-2002; Code 1978, § 32-52; Ord. No. 1-2005, § 2, 4-20-2005; Ord. No. 12-2009, § 3, 9-16-2009; Ord. No. 05-2017, § 12, 6-7-2017; Ord. No. 02-2018, § 3, 1-17-2018; Ord. No. 02-2019, § 2, 4-17-2019)



TOWN MANAGER COMMENTS

TOWN COMMISSION MEETING Wednesday, May 4, 2022

Exhibit "B"

COMMUNICATIONS AND GRANTS

JETSETV FC, one of the two recipients of a grant from the Town's grant program, will be holding their soccer game that is funded through the grant from June 6 through June 10. The organization's director, Jonathan Marcella, would like to invite each member of the Commission to be a guest of honor at the closing and award ceremony on June 10. Commissioners who wish to attend are asked to arrive no later than 11:45 a.m. in order to speak briefly, help to hand out the awards, and pose for some photos. It is expected that Commissioner participation will not last more than about 45 minutes.

COMMUNITY DEVELOPMENT

- The Parks Master Plan initiative for Kelsey and Lake Shore Park is moving forward. Many people have been responding to the survey. We encourage EVERYONE to respond. Links to the survey are also available on the Town Website. A reminder that the first public workshop is scheduled for Saturday, May 21 at 9 a.m. here at Town Hall. Please join us!
- NUE Urban Concepts is working on the Town's Mobility Plan and Fee Ordinance. Just yesterday they informed Staff that they would like to hold a public meeting series on Thursday, May 19. Two sessions are proposed, 2 p.m.- 4p.m. AND 5 p.m. – 7 p.m. to accommodate everyone. A flyer, press release and survey will be posted on our website and social media channels early next week and NUE Urban will also handle notification to all properties in Town and will hand distribute to businesses and schools. The purpose of the meeting is to introduce Mobility and complete streets to the community and explain their draft master plan for Mobility, and allow the public to share ideas. Everyone's participation is strongly encouraged and of course the Commission and P&Z Board is always invited and hopefully this date is convenient for all.

HUMAN RESOURCES

Important Employee News

We are very pleased and proud to announce that on May 5, 2022, our Planner Anders Viane will be receiving his Master of Urban and Regional Planning through Florida Atlantic University's School of Urban and Regional Planning. His commencement ceremony is scheduled for 1:00 p.m. on May 5, 2022 and will be webcast at the following link: www.fau.edu/grad

Our sincere congratulations to Anders for his hard work and dedication. Anders is very appreciative to the Commission for the Town's tuition reimbursement in support of his educational program.

Town Job Openings

- The Communications and Grants Department is seeking to hire a qualified individual to work as the Marketing Specialist. Must have a Bachelor's Degree in Marketing, Communications or a related field, as well as skill in the use of social media and proficiency in graphic design programs. The deadline by which to apply is 5:00 p.m. on May 16, 2022. Those interested in applying may contact the Town's Human Resources Department at 561-881-3300 Option 8, or may visit the Town's official website at www.lakeparkflorida.gov for additional information and to download an employment application.
- The Public Works Department is seeking to hire qualified individuals with valid Florida Class B Commercial Drivers Licenses to work as Sanitation Truck Operators I and II and Sanitation Truck Operator Trainee. The deadline by which to apply is 5:00 p.m. on May 9, 2022. Those interested in applying may contact the Town's Human Resources Department at 561-881-3300 Option 8, or may visit the Town's official website at www.lakeparkflorida.gov for additional information and to download an employment application.
- The Public Works Department is also seeking a qualified individual with a valid Florida Class B Commercial Drivers License to work as a Maintenance Worker. The deadline by which to apply is 5:00 p.m. on May 16, 2022. Those interested in applying may contact the Town's Human Resources Department at 561-881-3300 Option 8, or may visit the Town's official website at www.lakeparkflorida.gov for additional information and to download an employment application.
- The Lake Park Harbor Marina is seeking a qualified individual with a valid Florida driver's license and the ability to swim to work as a Dock Attendant. The deadline by which to apply is 5:00 p.m. on May 16, 2022. Those interested in applying may contact the Town's Human Resources Department at 561-881-3300 Option 8, or may visit the Town's official website at www.lakeparkflorida.gov for additional information and to download an employment application.

PUBLIC WORKS

- **Public Input Requested:** As part of the 2021 regular session, the State of Florida Legislature recognized the need for long-term planning for the provision of stormwater and wastewater municipal services and future funding requirements. Accordingly, local governments are now required to perform a 20-Year Needs Analysis for Stormwater and Wastewater and update the plan every five (5) years. While we are including project initiatives proposed in the Stormwater Master Plan, we are still seeking input from the Town Commission and the public on

additional project ideas. Please respond by Friday, May 13, 2022, to facilitate timely submittal of the report. For additional information or to submit comments, please contact the Department of Public Works at 561-881-3345 or email publicworks@lakeparkflorida.gov.

- **Tennis Court Fence Replacement Project:** We are pleased to announce that work to replace fencing surrounding the Kelsey Park tennis courts was completed on April 30 and the facility has returned to operation. Additionally, work to replace the Lake Shore Park tennis court fencing is currently underway and is expected to be completed by May 21, 2022. As a reminder, during this period, Lake Shore Park Tennis courts AND Pickleball courts remain closed to the public. For additional information, please contact the Department of Public Works at 561-881-3345 or email publicworks@lakeparkflorida.gov.
- **Swale Planting Ordinance Review:** The Department of Public Works, in coordination with the Office of the Town Manager and the Community Development Department is currently reviewing Town Ordinance related to tree plantings and improvements in swales and other Town-owned or controlled property and rights-of-ways. The goals are to clarify language in the Ordinance, foster improved Town aesthetics, facilitate compliance and enforcement of associated Code, and promote environmentally sound policy that includes best management practices for effective stormwater management. Recommendations will be presented to the Tree Board at a future meeting and subsequently to the Town Commission for consideration. For additional information, please contact the Department of Public Works at 561-881-3345 or email publicworks@lakeparkflorida.gov.

SPECIAL EVENTS

Sunset Celebration

The Town of Lake Park will host its monthly Sunset Celebration on Friday, May 27 from 6:00 p.m. – 9:00 p.m. at the Lake Park Harbor Marina. This month's event will feature live entertainment from Memory Lane providing true renditions of some of your favorite Motown and old school R&B hits! There will be a full cash bar, happy hour prices, and a variety of food and arts & crafts vendors. For more information please contact the Special Events Department at 561-881-3300 Option 4.

Memorial Day Ceremony

The Town will host its annual Memorial Day Ceremony in Kelsey Park on Monday, May 30 at 11:00 a.m. The event is sponsored by the VFW Post 9610 and the Women's Auxiliary. For more information please contact the Special Events Department at 561-881-3300 Option 4.

TOWN COMMISSION CONSENSUS

Seeking Town Commission consensus on a Proclamation request to declare June 3, 2022 as National Gun Violence Awareness Day requested by Moms Demand Action for Gun Sense in America. The weekend of June 3-5 will be Wear Orange weekend, with several activities available to raise community awareness of gun violence throughout the nation. This organization is requesting that the Town of Lake Park also honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to reduce gun violence. Seeking Commission approval to place a Proclamation on a future Town Commission meeting agenda.

Approved.

SUNSET CELEBRATION

FREE MUSIC CONCERT

FEATURING

Memory Lane



FOOD VENDORS * CASH BAR * HAPPY HOUR

FRIDAY, MAY 27

6:00 PM - 9:00 PM

LAKE PARK HARBOR MARINA

105 LAKE SHORE DRIVE

LAKE PARK, FL 33403

**EVENT WILL FOLLOW CURRENT CDC GUIDELINES
NO OUTSIDE FOOD OR DRINKS**

**FOR MORE INFORMATION
CALL 561-840-0160 OR EMAIL
SPECIALEVENTS@LAKEPARKFLORIDA.GOV**





MEMORIAL DAY CEREMONY

**HONORING THE MEN AND WOMEN
WHO GAVE THEIR LIVES
IN SERVICE PROTECTING
OUR NATION'S FREEDOM**



**MONDAY, MAY 30
11:00 AM - 12:00 PM
KELSEY PARK
601 US HIGHWAY 1
LAKE PARK, FL 33403**

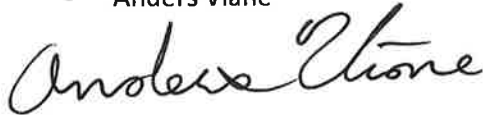
SPONSORED BY VFW POST 9610

To: Mayor Michael O'Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioner John Linden, Commissioner Roger Michaud, and former Commissioner Erin Flaherty.

On October 30, 2019, the Lake Park Town Commission voted to execute a tuition reimbursement agreement with me to cover my schooling expenses as part of the Town's tuition reimbursement policy. This agreement has allowed me to continue my education in urban planning part time at Florida Atlantic University while working as your Town Planner. At the close of this spring 2022 semester, my educational journey is concluding with the completion of the Masters in Urban and Regional Planning program at FAU and my commencement will occur on May 6. This accomplishment comes as a direct result of the Commission's generous provision of tuition reimbursement funds, which have allowed me to complete my education in a timely manner without incurring any student loan debt or other financial hardship. I will always remember the kindness the Commission has shown to me in allocating these funds and I hope to repay their generosity through my continued services as their Town Planner.

In sincerest appreciation,

- Anders Viane

A handwritten signature in black ink that reads "Anders Viane". The signature is written in a cursive, flowing style.