



**TOWN LAKE OF PARK  
PLANNING & ZONING BOARD  
STAFF REPORT  
MEETING DATE: November 1, 2023**

**APPLICATION:** Empire Landscaping

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

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

- Parcel 1 – PCN: 3643422000007400

**BACKGROUND:**

Owner & Applicant(s):	Empire Landscape
Agent and Consultant:	James Leserra, Empire Landscaping
Location:	3643422000007400 (No Address)
Net Acreage (total):	0.333 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	CLIC-1
Future Land Use:	Light Industrial and Commercial

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



# LAKE PARK ZONING MAP



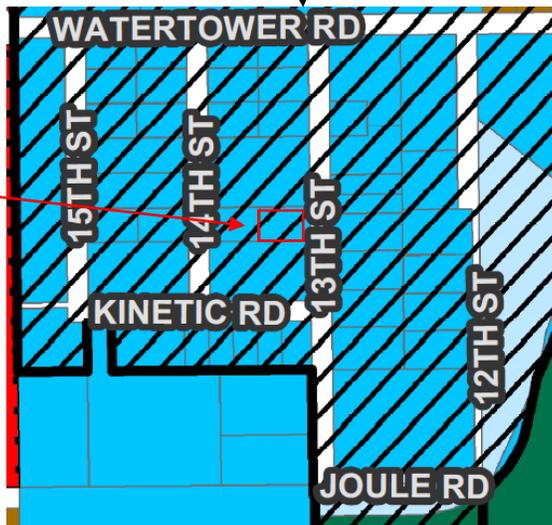
## Lake Park Zoning Map



**Legend**

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

Subject Site



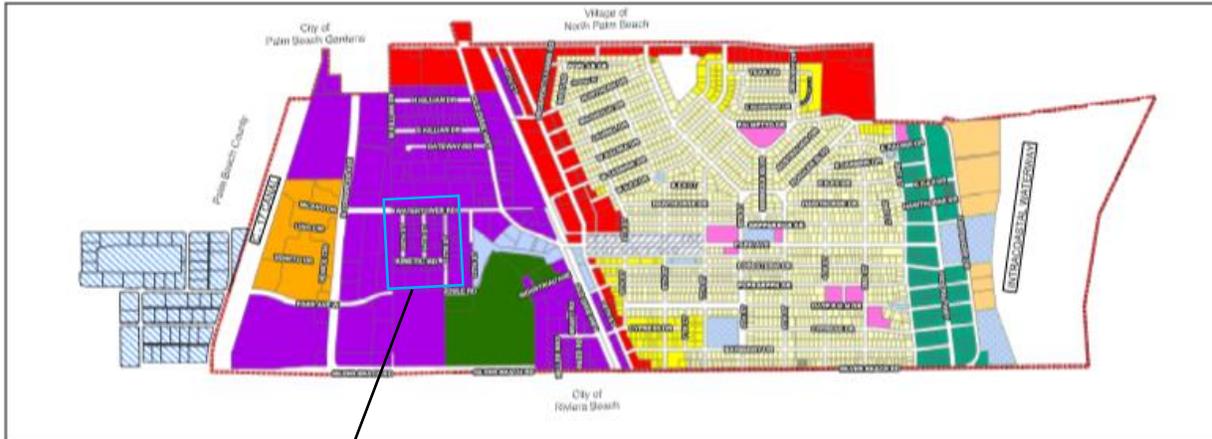
**Adjacent Zoning:**

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

# LAKE PARK FUTURE LAND USE MAP

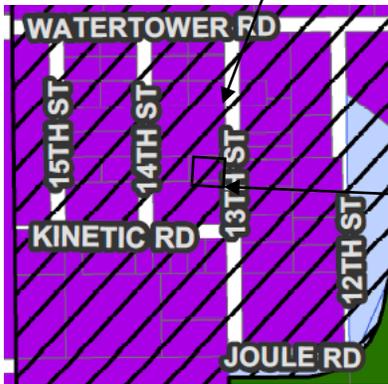


## Lake Park Future Land Use Map



**Legend**

TOWN BOUNDARY	COMMERCIAL	COMMERCIAL AND LIGHT INDUSTRIAL	PUBLIC BUILDINGS & GROUNDS	RESIDENTIAL LOW DENSITY
DOWNTOWN	CONSERVATION	MIXED RESIDENTIAL AND COMMERCIAL	RECREATION OVERLAY	RESIDENTIAL MEDIUM DENSITY
Annexation	FEDERAL HIGHWAY MIXED USE DISTRICT	OTHER PUBLIC FACILITIES	SINGLE-FAMILY RESIDENTIAL	RESIDENTIAL HIGH DENSITY
Other				



Subject Site

### Adjacent Existing Land Use

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

## **PART I: SITE PLAN APPLICATION**

The site plan application for Empire Landscape has been reviewed by the Town's consulting Engineers, Landscape Architect, Palm Beach County Fire Rescue, Seacoast Utility Authority, Palm Beach County Sheriff's Office (PBSO) for Crime Prevention Through Environmental Design (CPTED), Lake Park Public Works Staff, and Lake Park Community Development Department Staff. Based on these reviews, the project substantially complies with our Land Development Regulations and Comprehensive Plan.

**\*\*This project has been noticed by certified mail to property owners within 300 feet on 8/30/23 and advertised in the Palm Beach Post on Friday 9/1/23 \*\***

### **SITE PLAN PROJECT DETAILS**

**Comprehensive Plan**: The proposal is consistent with the goals, objectives and policies of the Town's Comprehensive Plan, including:

- **3.4.2 Objectives and Policies, Policy 1.5:** *The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development and adopted Levels of Service (LOS) standards.*

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

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

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

- **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

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

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

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

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

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

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

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

At the Planning and Zoning Board meeting, Chair Ahrens noted concerns with the architectural elevation plan, including identifying the material types on the elevation plan sheets, the type of roof and whether its fasteners would be visible, and the location of downspouts and gutters. Additionally, planning staff noted deficiencies in identifying the proposed paint color percentages and the proposed percentage of fenestration and other features of interest as defined under Section 78-336 (4) that were still not identified as compliant going into the P and Z meeting. As of the 10/18/23 revision to the architecture plans, all these concerns have been addressed with Planning staff satisfied with the additional paint percentage and façade detail percentages and the Building Official noting no concerns with the constructability of the proposed architectural elevations.

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

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

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

At the Planning and Zoning Board meeting, Chair Ahrens noted concerns with a conflict between the lighting placement and landscaping. Subsequently, the applicant has modified their landscape placement to alleviate any possible conflict; the Town's consulting Landscape Architect reviewed the revised design and approved 10/20/23.

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

At the Planning and Zoning Board Meeting, Chair Ahrens noted concerns with proposed grades and ADA accessibility. To address these issues, the applicant has added notes clarifying that the pedestrian gate proposed along 13<sup>th</sup> Street will be accessible and vehicular gates are to remain open during business hours. The applicant also added additional grading information to their civil plans, which were reviewed again by the Town's Civil reviewer and approved 10/20/23.

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

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

**Fire:** PBC Fire Rescue reviewed the site plan and found it to be in compliance with PBC Fire Rescue best practices on 8/28/23. An additional round of fire review will be conducted during the building permit phase, which is standard procedure.

**PBSO:** The Crime Prevention Through Environmental Design (CPTED) review was performed by D/S Adam Pozsonyi at the Palm Beach County Sheriff's Office and the proposal was found to be compliant with best-practice principles for CPTED on 8/25/23.

## **PART II: STAFF RECOMMENDATION**

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