



**TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING MINUTES
JANUARY 7, 2013**

CALL TO ORDER

The Planning & Zoning Board Meeting was called to order by Chair Judith Thomas upon the adjournment of the Local Planning Agency Meeting at 7:50 p.m.

ROLL CALL

Chair Judith Thomas	Present
Vice-Chair Natalie Schneider	Present
Anthony Bontrager	Present
James Lloyd	Present
Kimberly Glas-Castro	Present

Also present were Thomas J. Baird, Town Attorney; Nadia DiTommaso, Community Development Director; Debbie Abraham, Planner; and Kimberly Rowley, Board Secretary.

APPROVAL OF AGENDA

Chair Thomas asked for a motion for the approval of the Agenda as submitted. Board Member Lloyd made a motion to approve the Agenda as submitted, and the motion was seconded by Vice-Chair Schneider. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Natalie Schneider	X	
Anthony Bontrager	X	
Kimberly Glas-Castro	X	
James Lloyd	X	

The Motion carried 5-0 and the Agenda was unanimously approved.

APPROVAL OF MINUTES

Chair Thomas asked for a motion for the approval of the Minutes of the December 3, 2012, Planning & Zoning Board Meeting as submitted. Vice-Chair Schneider made a motion to approve the Minutes, and the motion was seconded by Board Member Bontrager. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Natalie Schneider	X	
Anthony Bontrager	X	
Kimberly Glas-Castro	X	
James Lloyd	X	

The Motion carried 5-0 and the Minutes of the December 3, 2012, Planning & Zoning Board Meeting were unanimously approved as submitted.

ORDER OF BUSINESS

Chair Thomas outlined the procedure for the Order of Business and Public Comments.

PUBLIC COMMENTS

There were no comments from the public.

NEW BUSINESS

Chair Thomas requested that the Planner make one presentation for both of the New Business items, and upon completion the Board would have discussion and vote of each item.

A. ZONING CODE TEXT AMENDMENT FOR THE CREATION OF THE CONSERVATION DISTRICT (C-District).

Applicant: Town of Lake Park. Presenter: Debbie Abraham, Planner

Debbie Abraham, Town Planner, addressed the Planning & Zoning Board and presented the request for a Zoning Code Text Amendment for the creation of the Conservation District (C-District).

Ms. Abraham explained that the 2003 Interlocal Agreement between Palm Beach County and the Town of Lake Park requires the Town to create a compatible zoning district for Palm Beach County’s Scrub Area in order to ensure the protection and preservation of environmentally significant or sensitive lands. Currently, the Town’s Code does not recognize environmentally significant or sensitive areas. The Palm Beach County Scrub Area is an example of a region within the Town of Lake Park which requires preservation and protection from intrusive development, and it also requires a definition of permitted uses which can be incorporated within the environmentally significant lands.

Ms. Abraham explained that the Conservation District would allow the following uses: natural areas, passive public parks, recreation centers, nature centers, nature trails, hiking trails, wildlife observation platforms, greenways and education stations for environmental

research and restoration. Ms. Abraham stated that upon review of the Management Plan for the Palm Beach County Scrub Area and Codes of adjacent municipalities, Staff is proposing that the following Property Development Regulations be incorporated into the Conservation Zoning District, all of which have been reviewed with Palm Beach County: Minimum Site Area: 20 acres (historical sites for preservation are exempt from this requirement); Minimum Lot Width: 300 feet (historical sites for preservation are exempt from this requirement); Maximum Density: 1 unit/20 acres; Maximum Lot Coverage: 1%; Maximum Building Height: 2 stories/36 feet; and Minimum Building Setbacks: Front – 100'; Side – 50'; Side (Facing Street) – 90'; and Rear – 100'. Parking Requirements will be pursuant to Table 78-142-1 in the Town Code of Ordinances.

Ms. Abraham stated that Staff, in an attempt to protect the Town's natural areas, is recommending that the Planning & Zoning Board approve the creation of *Section 78-76.1 – Conservation District (C-District)* as proposed and to include the Conservation Zoning District within the Town's Code of Ordinances.

Sandy Mann, Environmental Program Supervisor, Palm Beach County Department of Environmental Resources Management (PBCDERM), stated that Palm Beach County has reviewed both of these items and they both are in concurrence.

Ms. Bessie Brown, a resident of Riviera Beach, questioned the distance between the Palm Beach County Scrub Area and Congress Avenue. Ms. DiTommaso stated that she would estimate the distance to be at least 3,000 feet.

Board Member Glas-Castro requested clarification of the *“historical sites for preservation are exempt from this requirement”* under Minimum Site Area and Minimum Lot Width, and asked if *“historical sites”* is referring to the historic preservation portion of the Code, and what is a historic site that would be exempt from the provisions. Ms. DiTommaso stated that during discussions between the Town and Palm Beach County, the County questioned if there were any historic sites in Lake Park which would be included in the Conservation Zoning District, and the response from the Town was no. That, although there are historic properties in the Town, there are no historic districts or historic sites to designate as Conservation, and that the language referring to historical sites should be stricken. Sandy Mann, PBCDERM, stated that, although it is not a requirement of PBC for the scrub area, the County's recommendation was that since the Town was creating a new Conservation Zoning District it should look at the zoning to see if there was anything else that might be included under the *“conservation umbrella”*, such as historic properties. Town Attorney Baird stated that technically zoning wouldn't be assigned to historic sites, but that properties in Lake Park would go through the historic designation process in order to protect those properties. Attorney Baird stated that any reference to historic sites or historic references should be stricken.

There being no further discussion, Chair Thomas requested a motion to approve Staff's recommendation of a Zoning Code Text Amendment Creating Section 78-76-1 – Conservation District (C-District), *striking all references to historical sites*. Board Member

Bontrager made a motion for approval, and the motion was seconded by Board Member Lloyd. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Natalie Schneider	X	
Anthony Bontrager	X	
Kimberly Glas-Castro	X	
James Lloyd	X	

The Motion carried 5-0, and Staff's recommendation for a Zoning Code Text Amendment Creating Section 78-76-1 – Conservation District (C-District), striking all references to historical sites, was unanimously approved.

B. REQUEST TO RE-ZONE PALM BEACH COUNTY'S SCRUB AREA FROM "CAMPUS LIGHT INDUSTRIAL/COMMERCIAL DISTRICT" to "CONSERVATION"

Applicant: Town of Lake Park. Presenter: Debbie Abraham

Debbie Abraham, Town Planner, addressed the Planning & Zoning Board and presented the Rezoning request for the Palm Beach County Scrub Area. Ms. Abraham explained that this Staff initiated application is a proposal to rezone six (6) parcels of land totaling 54.93 acres, owned by Palm Beach County within the Palm Beach County Scrub Area. The existing zoning is "Campus Light Industrial/Commercial" and the future land use designation is "Conservation". The zoning and the land use designations are inconsistent with the Town's Comprehensive Plan and the 2003 Interlocal Agreement between the Town of Lake Park and Palm Beach County. Ms. Abraham further explained that the Palm Beach County Scrub Area is surrounded by the Campus Light Industrial/Commercial District and the Public District. Since the Scrub Area is an environmentally sensitive site, Staff is requesting that the entire Scrub Area, as newly defined by the corrected boundaries presented at the Local Planning Agency Meeting, be rezoned from "Campus Light Industrial/Commercial" to "Conservation District" (C-District). Including these parcels in the Conservative District will protect the site from potentially intrusive development using the Town's Zoning Code and allow for the appropriate development to take place, which will be in line with the Scrub Area Management Plan. Staff is recommending that the P&Z Board approve the request to rezone the 54.93 acre Palm Beach County Scrub Area to the "Conservation District".

Chair Thomas noted a discrepancy in amount of acreage between the 2003 Interlocal Agreement which states the County acquired 58.9116 acres, and the agenda item which states 54.93 acres, and asked the Town Attorney that since there appears to be a discrepancy, would there be a need to amend the Interlocal Agreement? Town Attorney Baird stated that since the County initiated the Interlocal Agreement, it would be up to the County as to whether or not there is a need to amend it. Sandy Mann, PBCDERM, addressed the Board and stated that reasons for the discrepancy are that a portion of the land that Palm Beach

County originally acquired in the Lake Park Scrub Area was not environmentally sensitive, and was therefore sold to Palm Beach County Engineering, and that some of the land was exchanged with the Town of Lake Park for the Park Avenue Extension. Ms. Mann also stated that the current acreage, based on surveys, is 54.93 acres, and that Palm Beach County does not typically amend its' Interlocal Agreements for minor changes in land area size.

There being no further discussion, Chair Thomas asked for a motion to approve Staff's recommendation to rezone the 54.93 acre Palm Beach County Scrub Area from "Campus Light Industrial/Commercial District" to "Conservation District (C-District)". Board Member Schneider made a motion for approval, and the motion was seconded by Board Member Lloyd. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Natalie Schneider	X	
Anthony Bontrager	X	
Kimberly Glas-Castro	X	
James Lloyd	X	

The Motion carried 5-0, and the motion to approve Staff's recommendation to Rezone the 54.93 acre Palm Beach County Scrub Area from "Campus Light Industrial/Commercial District" to "Conservation District (C-District)" was unanimously approved.

COMMENTS FROM THE COMMUNITY DEVELOPMENT DIRECTOR

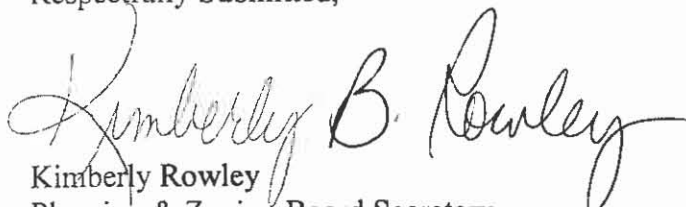
There were no comments from the Community Development Director.

ADJOURNMENT


Chair Thomas questioned if Mason Brown was still a member of the Planning and Zoning Board. Ms. Di Tommaso stated that Mr. Brown is no longer on the Board.

There being no further business before the Board, Chair Thomas adjourned the Meeting at 8:10 p.m.

Respectfully Submitted,


 Kimberly Rowley
 Planning & Zoning Board Secretary

PLANNING & ZONING BOARD APPROVAL:



Judith Thomas, Chair
Town of Lake Park Planning & Zoning Board

DATE:

2/4/2013