



**TOWN OF LAKE PARK
LOCAL PLANNING AGENCY
MEETING MINUTES
MAY 4, 2015**

CALL TO ORDER

The Local Planning Agency Meeting was called to order by Chair Judith Thomas upon the conclusion of the Historical Preservation Board Meeting at 7:24 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Michele Dubois	Present
Martin Schneider	Present
Ludie Francois	Excused
Anne Lynch, Alternate	Present

Also in attendance were Thomas Baird, Town Attorney; Nadia DiTommaso, Community Development Director; Scott Schultz, Town Planner, and Kimberly Rowley, Recording Secretary.

Chair Thomas requested a motion for approval of the Agenda as submitted. Board Member Schneider made the motion, and it was seconded by Alternate Board Member Lynch. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Anne Lynch	X	

The Motion carried 4-0 and the Agenda was approved as submitted.

APPROVAL OF MINUTES

Chair Thomas requested a motion for the approval of the April 6, 2015, Local Planning Agency Minutes as submitted. Board Member Schneider made a motion for approval, and it was seconded by Board Member Dubois. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Anne Lynch	X	

The Motion carried 4-0, and the Minutes of the April 6, 2015, Local Planning Agency Meeting were approved as submitted.

PUBLIC COMMENTS

Chair Thomas reviewed the procedure for Public Comments.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

- 1) A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT FOR A 0.49 ACRE PORTION OF EAST JASMINE DRIVE**

STAFF PRESENTATION

Nadia DiTommaso, Community Development Director, addressed the Local Planning Agency (LPA) Board Members and stated this Application is being brought forth by Earl Stewart Toyota LLC and Commercial Investments LLC. Ms. DiTommaso stated that at the February 2, 2015, and March 2, 2015, Planning & Zoning Board Meetings, the LPA Board Members, sitting as the Planning & Zoning Board, previously considered various components by the Applicant relating to the expansion of the existing dealership. The components, being the site plan presentation and the rezoning for the site, then moved forward to the Town Commission Meeting of April 1, 2015. At the Meeting, the Town Commission continued the items and asked Staff to come back with all of the various components related to the proposed dealership expansion as a “package” at the May 20, 2015, Town Commission Meeting.

Ms. DiTommaso explained that one of the components involves a Future Land Use Map Amendment for a 0.49 acre portion of East Jasmine Drive. She explained the reason this component was left out is because the abandonment had not been approved by the Town Commission, and therefore this item is contingent upon the approval of the abandonment of the right-of-way and the site plan which proposes to expand the boundaries of the PUD by the Town Commission. Ms. DiTommaso presented a visual of the location of the subject property and pointed out the surrounding land uses.

STAFF RECOMMENDATION

Ms. DiTommaso stated that Staff is recommending approval of the Future Land Use Map Amendment for a 0.49 acre portion of East Jasmine Drive from a public right-of-way to a Residential/Commercial Land Use Designation, contingent upon the approval of the abandonment of East Jasmine Drive by the Town Commission.

APPLICANT PRESENTATION

Ms. Anne Booth of Urban Design Kilday Studios addressed the LPA Board Members and stated she is representing the Applicant, Earl Stewart LLC. Ms. Booth stated Ms. DiTommaso gave an excellent presentation and then reviewed the subject 0.49 acre parcel and the surrounding areas. Ms. Booth stated the proposed future land use designation of residential/commercial is consistent with abutting properties to the north and south; is consistent with the commercial zoning and the PUD modification, and is contingent upon the approval of the abandonment of the East Jasmine Drive public right-of-way by the Town Commission.

PUBLIC COMMENTS

There were no public comments.

BOARD DISCUSSION

Chair Thomas asked for comments from the Board. Board Member Schneider questioned the process for approval of the Amendment and the expansion project. Ms. DiTommaso outlined the required steps of the approval process for the Earl Stewart expansion project. Chair Thomas asked if the Agenda would need to be reordered. Chair Thomas questioned if there are maximum/minimum block size requirements. Ms. DiTommaso responded that Town Code does set minimum width and length requirements for residential lots only, as the Land Development Regulations dictate commercial.

PLANNING & ZONING BOARD RECOMMENDATION

There being no further discussion, Chair Thomas requested a motion for the approval of Staff's recommendation. Board Member Schneider made a motion to recommend approval and the motion was seconded by Board Member Dubois, and the vote was as follows:

	Aye	Nay
Judith Thomas		X
Michele Dubois	X	
Martin Schneider	X	
Anne Lynch, Alternate	X	

The Motion carried 3-1 and the Future Land Use Map Amendment for a 0.49 acre portion of East Jasmine Drive from a public right-of-way to a Residential/Commercial Land Use Designation, contingent upon the approval of the abandonment of the East Jasmine Drive by the Town Commission, was approved.

2) TOWN OF LAKE PARK 20-YEAR WATER SUPPLY FACILITIES WORK PLAN UPDATE- AMENDMENTS TO THE COMPREHENSIVE PLAN.

STAFF PRESENTATION

Nadia DiTommaso, Community Development Director, addressed the LPA and stated the 20-Year Water Supply Facilities Work Plan is required to be updated per Florida Statutes. She explained that this Plan and the related Comprehensive Plan Amendments were originally presented to the LPA on April 6, 2015. Ms. DiTommaso explained that while this meeting and the agenda item contents were published on the Town Website and also sent to the intergovernmental agencies through the form of a Clearinghouse Notice, it was not advertised in The Palm Beach Post. Ms. DiTommaso explained that in order to ensure that the public notice requirement has been fully satisfied, Staff is again bringing the item forward to the LPA for approval, this time with an advertisement being placed in The Palm Beach Post.

Ms. DiTommaso stated that upon his follow-up of the April 6th LPA Meeting, Mr. David of the Bell David Planning Group, reached out to Rim Bishop, Executive Director of the Seacoast Utility Authority (SUA), in order to understand the purpose of the SUA's \$88 million dollar Five-Year Capital Improvement Program to replace two lime softening treatment facilities. Mr. Bishop's response is included within the agenda packet for tonight's meeting. Ms. DiTommaso stated that otherwise this agenda item proposal remains the same as presented on April 6, 2015. Following the recommendation of approval by the LPA, the Plan will move forward to the Town Commission on June 3, 2015, for approval - after which it will be transmitted to the State for comments.

STAFF RECOMMENDATION

Ms. DiTommaso stated Staff is recommending approval as in the April 6, 2015, LPA Meeting.

PUBLIC COMMENTS

There were no public comments.

BOARD DISCUSSION

Chair Thomas asked for comments from the Board. Alternate Board Member Lynch stated she is not well informed on this subject since she was not present at the April 6, 2015, LPA Agency Meeting and asked how the Plan will impact the Town. Ms. DiTommaso stated the Plan ensures the Town has sufficient water capacity over a 20-year period, and up-dates are required every five (5) years.

There were no comments from Board Member Dubois.

There were no comments from Board Member Schneider.

Chair Thomas questioned why this item is coming back in front of the LPA again. Ms. DiTommaso reiterated there was a miscommunication regarding public notice being placed in The Palm Beach Post prior to the April 6, 2015, LPA Meeting.

PLANNING & ZONING BOARD RECOMMENDATION

There being no further discussion, Chair Thomas requested a motion for the approval of Staff's recommendation. Board Member Schneider made a motion to recommend approval of the Town of Lake Park 20-Year Water Supply Facilities Work Plan Update, with Amendments to the Comprehensive Plan. The motion was seconded by Board Member Dubois, and the vote was as follows:

	Aye	Nay
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Anne Lynch, Alternate	X	

The Motion carried 4-0 and was unanimously approved.

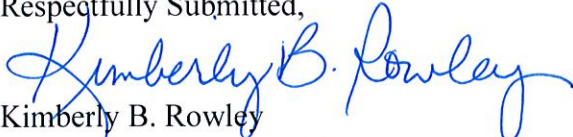
COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

Ms. DiTommaso welcomed Alternate Board Member Anne Lynch.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 7:40 p.m.

Respectfully Submitted,


 Kimberly B. Rowley
 Planning & Zoning Board Recording Secretary

PLANNING & ZONING BOARD APPROVAL:


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

DATE: 7/11/2016