



**TOWN OF LAKE PARK  
SPECIAL CALL LOCAL PLANNING AGENCY  
MEETING MINUTES  
AUGUST 22, 2016**

**CALL TO ORDER**

The Special Call Local Planning Agency Meeting was called to order by Chair Judith Thomas at 6:41 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Judith Thomas, Chair	Present
Martin Schneider, Vice-Chair	Present
Anthony Bontrager	Absent
Lanae Barnes	Present

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

**APPROVAL OF AGENDA**

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

	<b>Aye</b>	<b>Nay</b>
Judith Thomas	X	
Martin Schneider	X	
Lanae Barnes	X	

**The Motion carried 3-0, and the Agenda was approved as amended.**

**APPROVAL OF MINUTES**

Chair Thomas requested a motion for the approval of the July 11, 2016, Special Call Local Planning Agency Minutes as submitted. Vice-Chair Schneider made a motion for approval, and the motion was seconded by Board Member Barnes. The vote was as follows:

	<b>Aye</b>	<b>Nay</b>
Judith Thomas	X	
Martin Schneider	X	
Lanae Barnes	X	

**The Motion carried 3-0, and the Minutes of the July 11, 2016, Special Call Local Planning Agency Minutes were approved.**

Chair Thomas requested a motion for the approval of the August 1, 2016, Local Planning Agency Minutes as submitted. Vice-Chair Schneider made a motion for approval, and the motion was seconded by Board Member Barnes. The vote was as follows:

	<b>Aye</b>	<b>Nay</b>
Judith Thomas	X	
Martin Schneider	X	
Lanae Barnes	X	

**The Motion carried 3-0, and the Minutes of the August 1, 2016, Local Planning Agency Minutes were approved.**

**PUBLIC COMMENTS**

Chair Thomas outlined the Public Comment procedure.

**ORDER OF BUSINESS**

Chair Thomas outlined the Order of Business.

**NEW BUSINESS**

- A. COMPREHENSIVE PLAN CAPACITY ANALYSIS AND FUTURE LAND USE ELEMENT POLICY MODIFICATIONS FOR THE COMMERCIAL/RESIDENTIAL LAND USE DESIGNATION AND CONSIDERATION OF THE PROPOSED LAND DEVELOPMENT REGULATIONS FOR THE CREATION OF A MIXED-USE ZONING OVERLAY DISTRICT FOR A DETERMINATION ON THEIR CONSISTENCY WITH THE COMPREHENSIVE PLAN.**

Nadia DiTommaso, Community Development Director, addressed the Local Planning Agency (LPA) and explained that this item was continued from the July 11, 2016, LPA Meeting to the August 1<sup>st</sup> LPA Meeting, and then continued to tonight's Special Call LPA Meeting. Ms. DiTommaso stated that she will be presenting this evening, alongside Consultants Alex David and Camillo Lopez of Alex David & Associates, and Scott Schultz, Town Planner.

Ms. DiTommaso explained that following the July 11, 2016, LPA Meeting, one-on-one meetings were held with the LPA Members to review the incorporations since the last meeting. She stated the Agenda Packets include responses to comments, a piece on the Comprehensive Plan Amendments, and revised Zoning Land Development Regulations, which will be reviewed this evening by the Planning & Zoning Board. Ms. DiTommaso stated Alex David will review the changes to the Comprehensive Plan which were incorporated since the last LPA Meeting. Some of the main changes relate to Policy 9.6, the creation of a new Policy 9.6.1, as well as additional flexibility incorporated for the percentage split of the mixed-use residential vs. commercial in Policy 9.6. Ms. DiTommaso explained that in order for Staff to move this forward to the Town Commission and then move forward to the State for their review, a favorable recommendation is needed by the LPA, otherwise the entire process will be at a standstill. She stated there is still ample time however to continue to work through the zoning land use regulations.

Mr. Alex David of Alex David & Associates, addressed the LPA. Mr. David stated that extensive notes were taken at the last LPA/P&Z Meeting and fifty-two (52) comments were taken from the meeting, four (4) of which are related to the Comprehensive Plan, which he will address as well as the Capacity Analysis which has been broken down by sub-districts. Mr. David stated that language was added to Policy 9.6 for percentages overall, allowing for an overall mix throughout the whole district. Mr. David explained that the percentages have been revised to 51%-90% for residential; and 10%-49% for office and retail services, allowing for a lot more flexibility on each parcel, based upon comments from the last meeting. Mr. David stated that a new Policy has been added concerning the Urban Neighborhood Edge, stating that... *by January 2018 the Town shall develop and adopt within the Land Development Regulations (LDR) standards for parcels located within the Urban Neighborhood Edge District. Underlying zoning district regulations shall be utilized to redevelop these parcels until which time the Zoning Ordinance addresses the Urban Neighborhood Edge Sub-District.*

Ms. DiTommaso stated there is another item within the Capacity Analysis and pointed out a comment was raised as to whether the Palm Beach County Scrub Conservation Area could be incorporated into the calculation for parks, since there is a deficiency of 0.8 acres at build out, which is highly unlikely. She stated there is a notation for the State to consider the 54+ acre PBC Scrub Conservation Area into the calculation if they are able, otherwise there would remain a 0.8 acre deficiency for parks at maximum capacity build out.

*Note: Board Member Bontrager arrived at 6:52 p.m.*

Vice-Chair Schneider stated that he does not agree the PBC Conservation Area should be considered as a part of the park land level-of-service, as that is for more active-type parks and it is a PBC facility rather than a Town facility. If capacity does head towards maximum build out, then the Town could get input from developers to assist with meeting the LOS.

Vice-Chair Schneider asked Mr. David he looked into his question from the previous meeting regarding student numbers and if the number was adjusted. Mr. David stated the numbers were reviewed and revised to +344 elementary; +176 middle and +280 senior.

Vice-Chair Schneider asked how the mixed-use percentages would be enforced and tabulated district-wide and noted that the words “district wide” are not included. Mr. David replied the words “district wide” will be added and the Town should do the tabulation/accounting, rather than the developers. Chair Thomas asked Nadia if Staff has given thought as to how they would keep track of the district-wide calculations. Ms. DiTommaso responded that historically spreadsheets have been utilized, however, she would like to look into another method of tracking the various developments.

Chair Thomas commended Staff and the Consultants and expressed her appreciation to them for addressing all of the many various concerns from the previous meetings.

Board Member Bontrager stated he would like to see a push for the buildings to be LEED Certified and eco-friendly. Ms. DiTommaso acknowledged his suggestion and stated the LEED component will be addressed when zoning is discussed.

## **PUBLIC COMMENTS**

*James Sullivan* – Mr. Sullivan, a Town resident, stated his concern and said he would like to see the Town move forward quickly with the development of U.S.1/Federal Highway, as conditions are now favorable. Mr. Sullivan stated the Town needs to ensure that landscaping, and especially trees, are incorporated to absorb carbon monoxide from vehicles travelling on Federal Highway.

*Tim Stevens* – a former Town Commissioner and Lake Park property owner, stated he has concerns about the proposed changes. He stated the LPA, P&Z Board and the Town Commission should create a truly Comprehensive Plan which provides for equal protection and the same rights and benefits for residents located on the west side of U.S. 1/Federal Highway. He stated the Town is squandering an valuable opportunity by not fully and comprehensively including these residents and properties into the MUZ Comprehensive Plan Amendments and land development amendments from the beginning rather than in arbitrary phases. Mr. Stevens stated that though some issues have been addressed since the last meeting, some vital information and steps are still missing, including: 1) no notice or opportunity for feedback for residents situated between U.S. 1 and 2<sup>nd</sup> Street who are being directly impacted by the proposal; 2) no date certain for Phase 2 to begin and this will leave residents in the Urban Neighborhood Edge waiting in limbo until the 2018 Workshops; 3) no further information or date for Staff completion of the Code overhaul update to uses or information for when the Town will adopt specific developmental regulations for mixed-use; and 4) there are no proposed language changes to Policies 9.2, 9.3, 9.4 or 9.7 – only Policy 9.6 and Policy 9.6.1 is being amended despite the interrelatedness of these Policies that all fall under Objective 9. Mr. Stevens expressed he does not understand the need to rush such a monumental change to the Town’s valuable waterfront without proper due diligence, and the Phase 1 plan unfairly segregates and harms Lake Park residents on the west side and ultimately harms Lake Park’s true future potential along this corridor.

There were no further comments from the LPA, and Chair Thomas called for a motion. Vice-Chair Schneider stated, in response to the public comments, that he understands the concerns but pulling back now would only delay the east side from moving forward. He stated that there is language and a deadline for Objective 9.6.1, and he is comfortable with handling the east side first and then working on the west side.

**LOCAL PLANNING AGENCY RECOMMENDATION**

Vice-Chair Schneider made a motion for approval with the amendment of adding “district-wide” to the mixed-use percentages, and to remove the references to the PBC Scrub Conservation Area. Board Member Barnes seconded the motion. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Martin Schneider	X	
Lanae Barnes	X	
Anthony Bontrager		X

The vote was 3-1 in favor of amending the Comprehensive Plan with the amendment of adding “district-wide” to the mixed-use percentages, and to remove the references to the PBC Scrub Conservation Area.

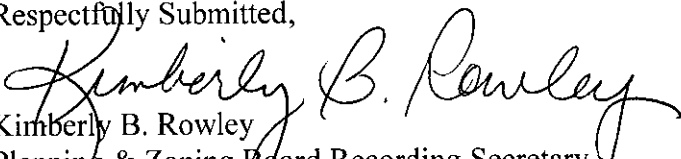
**COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

There were no comments from the Community Development Director.


**ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 7:10 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: 12/5/2016