



**Town of Lake Park, Florida
Local Planning Agency
Meeting Minutes
December 5, 2016, 7:00 PM**

CALL TO ORDER

Chair Judith Thomas called the Local Planning Agency Meeting to order at 7:02 p.m.

PLEDGE OF ALLEGIANCE

Chair Thomas led the Pledge of Allegiance.

ROLL CALL

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

Also in attendance were Community Development Director Nadia DiTommaso, Town Attorney Thomas Baird and Assistant to the Community Development Director Kimberly Rowley.

APPROVAL OF AGENDA

Chair Thomas asked for a motion to amend the Agenda to include the Local Planning Agency Minutes of August 22, 2016.

Motion: Vice-Chair Schneider moved to amend the Agenda; Board Member Barnes seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Barnes	X		
Board Member Bontrager	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 5-0.

Chair Thomas asked for a motion to approve the amended Agenda.

Motion: Vice-Chair Schneider moved to approve the amended agenda; Board Member Bontrager seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Barnes	X		
Board Member Bontrager	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 5-0.

Approval of Minutes

Chair Thomas asked for a motion to approve the Minutes of the August 22, 2016, Local Planning Agency Meeting. Vice-Chair Schneider requested that Staff re-listen to the recording for clarification of the bottom paragraph on Page 3.

Motion: Vice-Chair Schneider moved to approve the Minutes; Board Member Bontrager seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Barnes	X		
Board Member Bontrager	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 5-0.

Public Comment

Chair Thomas explained the Public Comment procedure.

ORDER OF BUSINESS

The normal order of business for Hearings on agenda items are as follows:

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of staff and applicant
- Public Comments – limited to 3 minutes per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor

- Vote of Board

NEW BUSINESS – SITE PLAN APPLICATIONS:

1. EVALUATION AND APPRAISAL BASED AMENDMENTS TO THE COMPREHENSIVE PLAN TO THE COASTAL MANAGEMENT ELEMENT AND THE TRANSPORTATION ELEMENT.

Community Development Director Nadia DiTommaso called Consultant Alex David of Alex David & Associates to the podium to present the item for the Town. Mr. David provided a brief history and stated that in 2011 the State Legislature changed growth management laws again, and consequently municipalities are now able to look at their Comp Plans and see how they have changed since the last full EAR in 2008. Therefore, the Comprehensive Plan was reviewed to look for any additional changes that need to be made based on the new legislation. Mr. David explained that based upon the review there are a couple recommended amendments to comprehensive plan, one dealing with transportation concurrency and the Transportation Element and the other dealing with the coastal height hazard area and the Coastal Management Element. (See Ordinance No. 12-2016 attached as Exhibit “A”).

Board Discussion

Chair Thomas asked for comments from the Board. There were no comments from Board Member Bontrager. Chair Thomas welcomed new Board Member Joseph Rice. Board Member Rice asked Mr. David to elaborate on the flood resistant construction. There were no questions or comments from Vice-Chair Schneider. Chair Thomas inquired about the two-month delay in the transmittal of the amendments to the Florida Department of Economic Opportunity and will it affect the Town. Mr. David replied that he checked with the DEO and there is not a problem since these are minor amendments. Chair Thomas asked for clarification of the strike-through in the Coastal Management Element coastal high hazard area and has the area been renamed SLOSH? Mr. David responded that the true name is the coastal high hazard area. Chair Thomas commented that it would have been apropos for the Board Members to have received a coastal high hazard area map. Vice-Chair Schneider pointed out several misspellings of the word “Coastal” in the transmittal document.

Motion: Vice-Chair Schneider moved to approve the transmittal of the Amendments with the correction of the misspellings; Board Member Barnes seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Barnes	X		
Board Member Bontrager	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 5-0.

Planning & Zoning Board Member Comments

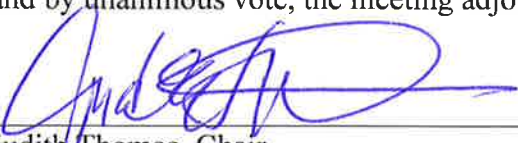
Vice-Chair Schneider asked Staff the status of One Park Place. Ms. DiTommaso provided an update and stated the building should be finished up by early 2017. Chair Thomas stated she is glad to see a full Board and wished everyone a Happy Holiday.

Community Development Director Comments

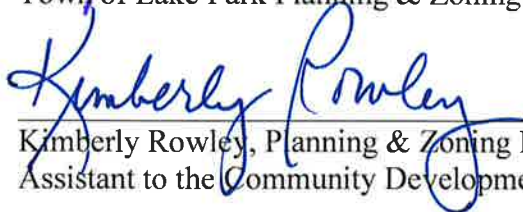
Ms. DiTommaso welcomed Board Member Rice and wished Happy Holidays to all.

ADJOURNMENT

There being no further business to come before the Local Planning Agency, and after a motion to adjourn by Board Member Bontrager and seconded by Board Member Barnes, and by unanimous vote, the meeting adjourned at 7:20 p.m.



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



Kimberly Rowley, Planning & Zoning Board Recording Secretary
Assistant to the Community Development Director

ORDINANCE NO. 12-2016

AN ORDINANCE ADOPTING THE TOWN OF LAKE PARK EVALUATION AND APPRAISAL-BASED AMENDMENTS TO THE COMPREHENSIVE PLAN AND AUTHORIZING TRANSMITTAL TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park has completed its Evaluation and Notification Letter pursuant to the requirements of Chapter 163.3191(2), F.S., and;

WHEREAS, the Town of Lake Park has transmitted the Evaluation and Appraisal Notification Letter to the Department of Economic Opportunity, and;

WHEREAS, in its September 22, 2015 letter to the Town, the Department of Economic Opportunity acknowledged receipt of the Evaluation and Notification Letter and indicated that the Town has until October 1, 2016 to transmit its proposed Comprehensive Plan amendments based on the letter, and;

WHEREAS, the Town's consultant who is working through the Evaluation & Appraisal-Based Amendments has informed the Florida Department of Economic Opportunity that these Amendments would be brought to a Local Planning Agency meeting in December 2016 followed by a transmittal hearing by the Town Commission in either late December 2016 or early January 2017, and

WHEREAS, the Local Planning Agency has reviewed the proposed amendments to the Comprehensive Plan, held an advertised public hearing, provided for public participation in the process and rendered its recommendation to the Town Commission, and;

WHEREAS, the Town Commission, upon first reading of this Ordinance, authorized transmittal of the Evaluation and Appraisal-based Amendments to the Department of Economic Opportunity and review agencies for the purpose of a review in accordance with Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AS FOLLOWS:

Section 1. That Lake Park adopt the Evaluation and Appraisal-based amendments, attached hereto and made a part hereof as Exhibit "A", and transmit them to the Department of Economic Opportunity and other review agencies.

Section 2. This Ordinance shall become effective upon its adoption in accordance with law.

AMENDMENTS BASED ON 2015 EVALUATION OF THE TOWN'S COMPREHENSIVE PLAN

Transportation Element

Add New Policy 1.6 in the Transportation Element as follows:

Policy 1.6 The Town shall allow transportation concurrency requirements to be satisfied in accordance with the provisions contained in F.S. 163.3180(5)(h).

Coastal Management Element

Amend Policy 5.1 in the Coastal Management Element as follows:

Policy 5.1: The Town shall define its coastal high hazard as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. ~~The Coastal High Hazard Area is identified on the Future Land Use Map. No part of the Town of Lake Park is in the Coastal High Hazard Area.~~

Add New Policy 5.10 in the Coastal Management Element as follows:

Policy 5.10: The Town shall require that new development and redevelopment in areas that are of high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise incorporate building design specifications, engineering solutions, site development techniques, and management practices (i.e. requiring higher minimum floor elevations, retrofitting buildings for increased flood risk, designing infrastructure that can withstand higher water levels such as raising seawalls and installing tidal valves, implementing natural drainage features such as bioswales,...) that reduce risk and losses due to flooding.

Add New Policy 5.11 in the Coastal Management Element as follows:

Policy 5.11: The Town shall require that new development and redevelopment in areas with a high risk of flooding due to storm surge, high tide events, flash flood, stormwater runoff, and sea level rise meets or exceed the flood-resistant construction requirements of the Florida Building Code (i.e. requiring higher minimum floor elevations, retrofitting buildings for increased flood risk, requiring the use of flood damage-resistant materials,...).