



**TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING MINUTES
APRIL 3, 2017**

CALL TO ORDER

The Planning & Zoning Board Meeting was called to order by Chair Thomas at 7:01 p.m.

ROLL CALL

Judith Thomas, Chair	Present
Martin Schneider, Vice-Chair	Present
Joseph Rice	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. Vice-Chair Schneider made a motion for approval, and it was seconded by Board Member Rice. The vote was as follows:

	Aye	Nay
Joseph Rice	X	
Martin Schneider	X	
Judith Thomas	X	

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

APPROVAL OF MINUTES

Chair Thomas asked for a motion for the approval of the Minutes of the February 6, 2017, Planning & Zoning Board Meeting. Board Member Rice made a motion for approval, and the motion was seconded by Vice-Chair Schneider. The vote was as follows:

	Aye	Nay
Joseph Rice	X	
Martin Schneider	X	
Judith Thomas	X	

The Motion carried 3-0 and the February 6, 2017, Planning & Zoning Board Meeting Minutes were approved.

PUBLIC COMMENTS

Chair Thomas explained the Public Comment procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

1. **PZ CASE 17-004: MEDICAL MARIJUANA DISPENSARIES AND TREATMENT CENTERS – PROPOSED REGULATIONS**

STAFF PRESENTATION – PZ CASE 17-004

Nadia DiTommaso, Community Development Director, addressed the Board and explained this item is a follow-up from the discussion that took place at the February 6, 2017, Planning and Zoning Board Meeting. She stated Staff has reworked the item with the comments and recommendations taken from the Planning & Zoning Board, and the Town Attorney has added additional provisions in order to make the proposal more comprehensive. Ms. DiTommaso explained that Section 78-2, which relates to both medical marijuana dispensaries and medical marijuana treatment centers, serves to define the various terms in the proposal, with additional definitions for dispensing organization; medical marijuana; medical marijuana dispensary (dealing with the distribution and transportation of marijuana); and the medical marijuana treatment center (specifically dealing with the cultivation and processing of medical marijuana).

Ms. DiTommaso explained that, similar to the last discussion, these uses have been added as Special Exception Uses, referring to medical marijuana dispensaries in the lower intensity C-1 and C-2 commercial areas (the commercial corridors of Northlake Boulevard and Federal Highway and 10th Street). The medical marijuana treatment centers are located in the C-4 and the CLIC (Campus Light Industrial Commercial) areas which are higher intensity light industrial areas west of the railroad tracks.

Ms. DiTommaso explained there are additional sections being proposed to further define and regulate medical marijuana dispensaries contained within Section 78-83, with additional categories for loitering; drive-through service; transport or delivery service of medical marijuana; on premise consumption; alcoholic beverages; outside display; hours of operation; security measures; other activities and additional provisions relating to business tax receipt requirement and distance separation requirements.

Ms. DiTommaso stated that proposed Section 78-84 also deals with medical marijuana treatment centers and the term will be added in the Section for the cultivation and processing. The Section again outlines provisions including the business tax receipt requirements and separation distance requirements to like uses within 1,000 feet of public or private schools, child-care facilities or licensed substance abuse treatment centers.

Ms. DiTommaso informed the Board that since Staff is proposing changes to the various Sections in the Code, including 78-81 for the C-1 District, Staff is taking the opportunity to clarify the intent (and make a two word change) to Section 78-71(2)(g) as it relates to the vehicle and boat sales and rentals Special Exception Use.

STAFF RECOMMENDATION

Ms. DiTommaso stated Staff is recommending approval and is open for any recommendations or questions.

PUBLIC COMMENTS

There were no public comments.

BOARD COMMENTS/DISCUSSION

Board Member Rice had no comments.

Vice-Chair Schneider asked Staff for clarification of the distance separation requirements in Section 78-83 – Medical Marijuana Dispensaries, and Section 78-84 – Medical Marijuana Cultivation; Processing, as Section 78-83(k) states that a dispensary must not be located within 1,000 feet of another dispensary and cannot be within 500 feet of a public/private school, and within Section 78-84 (b) we have again medical marijuana treatment centers shall not be within 1,000 feet of a school or child care facility or another substance abuse treatment provider, and further Section 78-84 (d) no medical marijuana treatment center or dispensary again, which appears to be redundant. Ms. DiTommaso stated Section 78-84 (b) and (d) are redundant and need to be combined, since they reference the same thing, with the exception of Florida Statute reference. Vice-Chair Schneider clarified that, as proposed, dispensaries will not have a separation requirement from day care, but there is a distance separation requirement for treatment centers. Board Member Rice requested that a distance separation requirement be added to *Section 78-83(k) Distance Separations* for child care facilities for dispensaries. Vice-Chair Schneider suggested that because child care facilities will be added to *Section 78-83(k) Distance Separations* that Staff should provide a separation map to the Town Commission because when child care facilities are added it might eliminate potential commercial sites on 10th Street.

BOARD RECOMMENDATION

Upon conclusion of the discussion, Board Member Rice made a motion for approval with the amendment as discussed. The motion was seconded by Vice-Chair Schnieder and the vote was as follows:

	Aye	Nay
Joseph Rice	X	
Martin Schneider	X	
Judith Thomas	X	

The vote was 3-0 in favor of approval with the amendment as discussed.

2. **PZ CASE 17-005: SITE PLAN APPLICATION – 1220 NORTHLAKE BOULEVARD**

A SITE PLAN APPLICATION BY THE STERLING ORGANIZATION FOR PARCEL B OF THE PLAZA AT LAKE PARK PLANNED UNIT DEVELOPMENT (PUD) AS IT RELATES TO THE EXTERIOR ARCHITECTURAL ELEVATIONS ASSOCIATED WITH THE PROPOSED BURLINGTON RETAIL STORE

STAFF PRESENTATION – PZ CASE 17-005

Nadia DiTommaso, Community Development Director, addressed the Board and explained this is a Site Plan Application for Parcel B of the Plaza at Lake Park Planned Unit Development (PUD), also known as The K-Mart Plaza. The Application only relates to the exterior architectural elevations associated with the proposed Burlington Retail Store. Ms. DiTommaso explained the reason this is being brought forward is not because the exterior renovation value exceeds 50% of the assessed value, which would have required full compliance with the Code, but rather because the proposed exterior elevations for the Burlington Store propose a significant reconstruction and material change to the façade of a commercial building, which requires compliance with the Architectural Guidelines to the best extent possible. The owner of the Plaza is SC Lake Park Associates, LLLP, and the Applicant is The Sterling Organization LLC. The two (2) elevations distributed in the agenda packets were Elevation EL-09 and Elevation A5.0, which reflect approximately 214' of frontage, essentially the western portion of Parcel "B" of the Planned Unit Development. The Burlington retail store will incorporate approximately 45,000 square feet of the building, which is equal to approximately 50% of the existing space. Ms. DiTommaso further explained the agenda item includes a timeline of events to give the P&Z Board an idea of where the project currently stands. She expressed the Town is very excited about this project and getting the building filled with the Burlington Retail Store, which will be the only one in the Northern Palm Beach County area.

Ms. DiTommaso stated that the proposal is fairly simple and straight forward, with Burlington proposing to reconstruct the building entrance located further to the west. Exterior architectural elevations have been submitted and the Applicant has agreed to incorporate a trash receptacle, bike rack and bench at the front of the property, as noted on the Elevations. The Elevations were reviewed pursuant to the Town's Architectural Design Guidelines, for which all the provisions have been met. In an effort to expedite the request from a business friendly and economic development perspective, and given their tight schedule so as not to have the owners risk losing the Burlington retail store as a tenant, Staff scheduled this agenda item this evening in front of the P&Z Board, and assuming approval by the Board, it will be brought to the Town Commission this up-coming Wednesday as an agenda item.

Ms. DiTommaso showed a proposed elevation rendering on the screen and stated that everyone within 300' of the project was noticed via Certified Mail and a Legal Ad was placed in The Palm Beach Post.

STAFF RECOMMENDATION

Ms. DiTommaso stated Staff is recommending approval and is open for any recommendations or questions, and the Applicant is present to answer any questions.

BOARD COMMENTS/DISCUSSION

Vice-Chair Schneider questioned if the Legal Ad indicated both the Planning & Zoning Board Meeting and the Town Commission Meeting dates/times. Ms. DiTommaso confirmed that both meetings were advertised. He stated it is straightforward, he does not have any problems with it and is excited that the project is going to be completed quickly. Vice-Chair asked if there are any changes to the parking lot, to which Ms. DiTommaso replied no changes to the parking lot.

Board Member Rice stated the project sounds good and welcomed Burlington to the Town.

Chair Thomas questioned when Hobby Lobby will be coming before the P&Z Board. Ms. DiTommaso replied it is a separate item and a few months out, as their contractual requirements are different from Burlington. Chair Thomas stated that she is very excited about the project, which will be a great addition to the Town.

ADJOURNMENT

There being no further comments before the Board, Chair Thomas asked for a motion. Vice-Chair Schneider made a motion to approve, and it was seconded by Board Member Rice. The vote was as follows:

	Aye	Nay
Joseph Rice	X	
Martin Schneider	X	
Judith Thomas	X	

The vote was 3-0 in favor of approval.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

The Community Development Director announced that once again this year a Commissioners and Planning & Zoning Board Member Workshop may be coordinated for the Fall of 2017, and the P&Z Members will be provided with details of last year’s Workshop. Chair Thomas asked if there are any applications for Planning & Zoning Board Members. Ms. DiTommaso stated that one application may be coming forward within the next month.

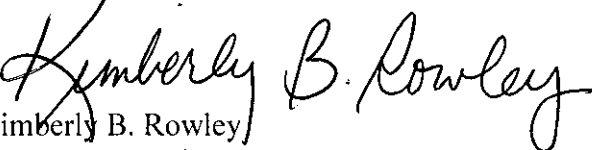
ADJOURNMENT

There being no further business before the Board, Chair Thomas asked for a motion to adjourn. Vice-Chair Schneider made the motion and it was seconded by Board Member Rice. The vote was as follows:

	Aye	Nay
Joseph Rice	X	
Martin Schneider	X	
Judith Thomas	X	

The vote was 3-0 and the Meeting was adjourned at 7:20 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: 5/8/2017