



**Town of Lake Park, Florida
 Planning & Zoning Board
 Meeting Minutes
 Monday, October 2, 2017, 7:00 PM**

CALL TO ORDER

Chair Judith Thomas called the Planning & Zoning Board Meeting to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

Chair Thomas led the Pledge of Allegiance. The Board held a moment of silence in remembrance of the victims in Las Vegas Nevada.

ROLL CALL

Judith Thomas, Chair	Present
Martin Schneider, Vice-Chair	Present
Lawrence Malanga	Not Present
Charlemagne Metayer	Present
Joseph Rice	Present

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

APPROVAL OF AGENDA

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

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Malanga			Absent
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 4-0.

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. Staff initiated Town Code Text Amendment to Section 78-2 to allow flexibility to the Code's current definition for "Sheds" in the Town's residential areas.

Community Development Director Nadia DiTommaso explained the item (see Exhibit "A").

Public Comment open:

Mr. John Linden stated that the issue of shed height directly affects a shed he wanted to install on his property.

Public Comment closed:

Vice-Chair Schneider asked how the item was brought to staff's attention. Community Development Director DiTommaso explained that several residents brought similar issues to staff's attention during the Building Permit review process. Vice-Chair Schneider asked what was the minimum setback from the rear and side for a shed. Community Development Director DiTommaso explained that if it was an interior lot it was 10 feet from the side and 7 feet from the rear. If it was a corner lot then it was 15 feet from the side and 7 feet from the rear. Chair Thomas asked what was the minimum setback from the primary structure. Community Development Director DiTommaso explained that the Town Code did not have language to that effect and that the Building Official followed the Florida Building Code, which states 3 feet. Vice-Chair Schneider asked if all sheds required a permit. Community Development Director DiTommaso stated "yes".

Motion: Board Member Rice moved to approve option 2 to amend Section 78-2 – Sheds of the Town Code; Board Member Metayer seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Malanga			Absent
Board Member Metayer	X		
Board Member Rice	X		
Vice-Chair Schneider	X		
Chair Thomas	X		

Motion passed 4-0.

Planning & Zoning Board Member Comments

There were no Board member comments.

Community Development Director Comments

Chair Thomas asked if the next meeting of the Board would be the joint meeting with North Palm Beach. Community Development Director DiTommaso explained that the next meeting would be a joint meeting with North Palm Beach and a new proposed date of Tuesday, October 24, 2017 at 6:30 p.m. in the Commission Chamber was set. She also announced that the next US-1 Mixed-Use Initiative public meeting was scheduled for Monday, October 23, 2017 at 6:00 p.m. conducted by Redevelopment Management Associates (RMA).

Vice-Chair Schneider asked how long the road closures would last on Park Avenue. Community Development Director DiTommaso explained that it was a Public Works project and she would forward any information regarding the project to the Board. Her understanding was that the road would be closed one block at a time while under construction.

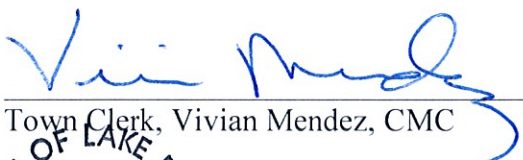
Chair Thomas asked about the Planner position. Community Development Director DiTommaso explained that there is no longer a Town Planner and that an advertisement of the position would be placed. She stated that if the Board had any Planning or Zoning questions to contact her.

ADJOURNMENT

There being no further business to come before the Planning & Zoning Board and after a motion to adjourn by Board Member Rice and seconded by Vice-Chair Schneider, and by unanimous vote, the meeting adjourned at 7:14 p.m.



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



Town Clerk, Vivian Mendez, CMC



APPROVED BY THE BOARD
FLORIDA
Approved on this 6 of November, 2017

Exhibit "A"



**TOWN LAKE OF PARK
PLANNING & ZONING BOARD**

MEETING DATE:	October 2, 2017
CASE:	PZ17-018

STAFF REPORT

PROPOSAL:

A text amendment that will allow more flexibility to the Town's current code Section 78-2 – "Sheds", which provides a definition with standards for sheds throughout the Town's residential areas.

BACKGROUND:

Over the past several years staff has received consistent feedback from building permit applicants and from persons making general zoning inquiries to staff that the Town's Code of Ordinances regarding maximum shed height is inadequate. Specifically, that the current Code is not flexible enough to allow for a shed with varied roof styles (e.g. gable, hip, sloped, etc.). The current code limits the maximum height of a shed to 8', which is measured from finished grade to roof peak. Therefore, under the current code the only style shed available to residents would be an 8' tall shed with a flat roof or a shed that has shorter walls to accommodate a higher roof peak.

The Town's Code for sheds is as follows:

Sec. 78-2. – Definitions.

Shed means an accessory structure intended to store lawn, garden, pool care equipment, or other similar items, of a height no greater than eight feet, and the total square footage of which does not exceed 120 square feet. Such structures shall be limited to side and rear yards. Structure materials shall be of a color and design that are compatible in relation to other structures in the immediate area. The structure shall be appropriately landscaped when viewed from a public way or neighboring property.

Staff researched the Ordinances of other jurisdictions located in Palm Beach County and found that of those municipalities who regulate sheds that the Town's Code's was the same or very similar in regard to shed height. However, the code of several municipalities provided some additional flexibility in regard to their allowable roof height for sheds. These regulations are specific to the height of a shed and the maximum square footage or size a shed may be. In the following table staff has summarized the shed regulations of other Palm Beach County Municipalities who do regulate sheds:

MUNICIPALITY	MAXIMUM SQUARE FOOTAGE	MAXIMUM HEIGHT
1. Boca	500 SF	15'
2. Boynton Beach	100 SF	8' for a flat roof shed or 9' for a sloped roof shed.
3. Delray	No limitation on size.	Not to exceed height of principle structure
4. Greenacres	200 SF	15'
5. Haverhill	70-250 SF (based on lot size)	9'
6. Hypoluxo	120 SF	8'
7. Jupiter	144 SF	8'
8. Lake Clarke shores	144 SF	9.5'
9. Palm Springs	168 SF	Shed walls may not exceed 8' in height. The roof peak may not exceed 12' measured from grade.
10. PBC	Not to exceed square footage of principle structure.	Not to exceed height of principle structure.
11. Riviera	30% of rear yard	Not to exceed height of principle structure. 8'
12. Royal Palm	n/a	OR For every additional foot in height over 8' the rear and side yard setback shall increase by 1 foot.
13. Wellington	120 SF	8.5'
14. WPB	75 % of primary structure with a maximum floor area of 1,000 square feet.	25'
15. Palm Beach Gardens	144 SF	Not to exceed height of principle structure

In addition to researching the regulations of Countywide jurisdictions, staff also consulted local companies who manufacture and sell sheds to learn if the Town's current shed Code is too restrictive. In those conversations staff found that the local companies can produce a shed that meets the Town's 8' maximum height. They explained it is possible by simply reducing the height of the shed wall so that the roof trusses do not exceed the maximum allowed height. However, they explained this is not always desirable to their customers due to factors that include a lessened storage capacity inside the shed due to having shorter walls, limited door availability due to the reduced height, and one company mentioned that the modifying the roof trusses are less preferable in terms of structural durability.

All of the research explained herein were considered in creating this report. While the Town's Code does not prevent a resident from acquiring a compliant shed that is available for purchase at a local company, the code may be modified to add additional flexibility to the roof height so that additional styles are available to residents. In the following section of this report staff presents several options for the Board's consideration.

Staff Recommended Options

1. Do not modify the Town’s shed regulations since there are compliant models that are commercially available. *(In this scenario shed style is restricted)*
2. Amend Section 78-2 – “Sheds” of the Town Code as follows:

	Maximum Shed Height
Existing	<i>Shed</i> means an accessory structure intended to store lawn, garden, pool care equipment, or other similar items, of a height no greater than eight feet, and the total square footage of which does not exceed 120 square feet. Such structures shall be limited to side and rear yards. Structure materials shall be of a color and design that are compatible in relation to other structures in the immediate area. The structure shall be appropriately landscaped when viewed from a public way or neighboring property.
Proposed	<i>Shed</i> means an accessory structure intended to store lawn, garden, pool care equipment, or other similar items, of a height no greater than eight feet , having a wall height not to exceed 8’ feet in height and a roof peak that is no greater than 12 feet in height that is measured from finished grade, and the total square footage of which does not exceed 120 square feet. Such structures shall be limited to side and rear yards. Structure materials shall be of a color and design that are compatible in relation to other structures in the immediate area. The structure shall be appropriately landscaped when viewed from a public way or neighboring property.