



**AGENDA
LOCAL PLANNING AGENCY
MONDAY, DECEMBER 3, 2007
535 PARK AVENUE
LAKE PARK, FLORIDA
7:00 P.M.**

PLANNING & ZONING BOARD MEETING TO FOLLOW IMMEDIATELY

CALL TO ORDER

ROLL CALL:

Chairman Jeff Blakely
Vice Chairman James Dubois
Jeanine Longtin
Diane Munroe
Todd Dry
Tim Stevens, 1st Alt.
Town Commission Liaison Vice Mayor Ed Daly

Board Attorney Karen Roselli
Dir. of Community Development
Patrick Sullivan
Board Secretary Linda Otto

APPROVAL OF AGENDA

APPROVAL OF MINUTES

Approve minutes from the Local Planning Agency dated November 5, 2007.

ORDER OF BUSINESS: The normal order of business for hearings on agenda items is as follows:

- Staff presentation
- Applicant presentation
- Board member questions of Staff and Applicant
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

PUBLIC COMMENT: Any person wishing to speak on an agenda item is asked to complete a public comment card located in the rear of the chambers, and give it to the Recording Secretary. Cards must be submitted before item is discussed.

REGULAR AGENDA:

New Business

A. Review and recommend approval of an Application for Small-Scale Land Use Amendment to amend the future land use designation of 3 parcels of land totaling 1.384 acres, located at Silver Beach Road, Lots 17 thru 32, Block 48 from Residential Medium Density to Commercial filed by William Upthegrove, agent for Twiggs Learning Tree Child Care & Kindergarten, Inc.

ADJOURNMENT OF LOCAL PLANNING AGENCY

CONVENE PLANNING & ZONING BOARD

CALL TO ORDER

ROLL CALL:

- | | | | |
|--|--------------------------|-------------------------------|--------------------------|
| Chairman Jeff Blakely | <input type="checkbox"/> | Board Attorney Karen Roselli | <input type="checkbox"/> |
| Vice Chairman James Dubois | <input type="checkbox"/> | Dir. of Community Development | |
| Jeanine Longtin | <input type="checkbox"/> | Patrick Sullivan | <input type="checkbox"/> |
| Diane Munroe | <input type="checkbox"/> | Board Secretary Linda Otto | <input type="checkbox"/> |
| Todd Dry | <input type="checkbox"/> | | |
| Tim Stevens, 1 st Alt. | <input type="checkbox"/> | | |
| Town Commission Liaison Vice Mayor Ed Daly | <input type="checkbox"/> | | |

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REGULAR AGENDA

New Business

A. A Site Plan Application filed by Kimley-Horn and Associates, Inc., agent for Kohl's Department Store, to construct a 98,165 square foot retail building at the northeast corner of Congress Avenue and Watertower Road on 10.94 acres, in the C-2 Business District.

QUASI-JUDICIAL HEARING (All witnesses or persons desiring to speak on the matter presently being discussed must be sworn in. Board members must disclose any ex parte communications.

B. A Variance Application by Bev Smith Ford for 1240 & 1242 Gateway Road, Lake Park, Florida, to request relief from Section 78-253(A).(2)(c)&(e) Minimum Landscape Requirements. Parking and storage in non-residential districts are required to be screened from public view.

C. A Special Exception filed by Old Dixie Associates, LLC, as agent for Westpoint Industries, Inc., to expand the use of machinery, sales, and manufacturing facility within the C-4 business district for property located at 1300 Old Dixie Highway, Suite 101, Lake Park, Florida.

D. An Application for Text Amendment filed by Asa C. Kenna, Fischer Gaeta Corp., agent for Tra Nguyen, owner of 524 Northlake Blvd., Lake Park, Florida, to allow a Martial Arts School in the C-1 Zoning District as a permitted use.

COMMENTS FROM PATRICK SULLIVAN, COMMUNITY DEVELOPMENT DIRECTOR

ADJOURNMENT OF PLANNING & ZONING BOARD MEETING