

**MINUTES**  
**PLANNING & ZONING BOARD**  
**MONDAY, SEPTEMBER 11, 2006**  
**535 PARK AVENUE**  
**LAKE PARK, FLORIDA**

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**I. Call to order: 7:27 p.m.**

**II. Roll Call**

Jeff Blakely	Present
James Dubois	Present
Edie McConville	Present
Jeanine Longtin	Present
Tim Stevens, 1 <sup>st</sup> Alt.	Present
Diane Munroe, 2 <sup>nd</sup> Alt.	Present
Commissioner Ed Daly, Liaison	Present

**III. Approval of Agenda**

Mr. Dubois made a motion to approve the agenda. Seconded by Ms. McConville.

	Aye	Nay
Jeff Blakley	X	
James Dubois	X	
Edie McConville	X	
Jeanine Longtin	X	
Tim Stevens	X	

**Motion 5-0**

**IV. Approval of Minutes**

Ms. McConville made a motion to approve the Planning & Zoning Minutes from July 10, 2006. Seconded by Ms. Longtin for discussion. Ms. Longtin asked for clarification on Page 7 as to who decides on whether a member is excused or not. Chairman Blakely and Mr. Sullivan stated that it is the Town Clerk who makes the decision.

	Aye	Nay
Jeff Blakely	X	
James Dubois	X	
Edie McConville	X	
Jeanine Longtin	X	
Tim Stevens	X	

**Motion carried 5-0**



35 **V. Public Comment**

36

37 None

38

39 **VI. New Business**

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41 Site Plan review of telecommunication tower to replace existing tower at 650 Old Dixie  
42 Highway, and recommendation to Town Commission per Chapter 74.

43

44 Mr. Patrick Sullivan, Community Development Director, stated that a request to build a  
45 telecommunication tower had been made by Andy Przybysz, agent for Sprint-Nextel, and  
46 this new tower would replace the existing tower. Mr. Sullivan stated that the town will  
47 enter into an agreement with Sprint-Nextel to replace the tower, and in exchange, Sprint-  
48 Nextel will utilize the tower along with the town. Mr. Sullivan stated that the town will  
49 own the tower and the site, and will lease it to Sprint-Nextel and the town will receive a  
50 good income from the agreement.

51

52 Mr. Sullivan stated that there was a slight change in what was stated in the staff report.  
53 Originally, it was to be 106 feet tall and it was to be a cell tower that looks like a flag  
54 pole. Mr. Sullivan stated we can not relocate the town's communication antennas on the  
55 American Tower Antenna for a variety of reasons. In order to retain our communication  
56 ability as to what it is today, we need to place those towers at the top of the tower that is  
57 now there, on top of the tower that will be built. The tower that will be built, will be  
58 similar to the one located in the parking lot of Town Hall. Mr. Sullivan felt the board  
59 should be informed of the last minute changes because of the technical changes of putting  
60 the town's communications tower on another tower.

61

62 Ms. Karen Roselli, Town Attorney, confirmed what Mr. Sullivan stated. Also, the new  
63 cell tower will be able to accommodate 3 to 4 other users which will generate substantial  
64 revenues for the town. Mr. Sullivan stated that new landscaping will also be installed  
65 according to code.

66

67 Mr. Andrew Przybysz identified himself for the record and stated that he works for  
68 Clough, Harbour & Associates, engineering services that represent Sprint-Nextel. He  
69 stated that traditionally they would have between 9 and 12 antennas and they would need  
70 their equipment placed at about 80 feet on the tower.

71

72 Ms McConville stated that she was being asked to vote on a site plan which is different  
73 than what is being presented to her, and therefore, until she sees what it will look like, she  
74 would be making an uninformed decision.

75

76 Mr. Przybysz stated that the final design will be based on soil bearing test and final  
77 loading as each cell tower is designed specifically on site by the manufacturer. Mr.  
78 Przybysz suggested that Mr. Stevens take a look at the cell tower in the Town Hall  
79 parking lot. Mr. Przybysz stated that they are still working on the lease, but once they

80 deed the tower over, the actual tower will belong to the town. He also stated that each  
81 carrier will erect their own fence as part of their site plan review and building permit.

82  
83 Chairman Blakely made a brief summary of what had been discussed:

84  
85 "We have a current tower on the site that is operated by the Town for Public  
86 Works and it is 150 feet tall. The new tower is 150 feet tall; however, it has the capacity  
87 for more antennas on it than the current one. In essence, one tower will be taken down  
88 and putting up another tower in the same location, on town property, and it will be owned  
89 by the Town, and it will be income producing for the Town".

90  
91 Mr. James Dubois made a motion to approve the application with the stipulated  
92 conditions regarding landscaping supplied by the town's planning director. Ms.  
93 McConville seconded the motion for discussion. Ms. McConville stated that her  
94 comments remain that at the last minute they were told that the town's communications  
95 would have to be removed to the Sprint-Nextel tower; therefore, until she can see what it  
96 looks like and what it involves, and she would be opposed to approving the site plan.

97  
98 Mr. Dubois stated that he did not see that much difference between the two towers and  
99 especially because of the area that it will be located at. Mr. Dubois felt it would be a vast  
100 improvement over what is located there right now. Chairman Blakely stated that it was a  
101 good deal for the town. Mr. Stevens stated that he had no objections to the cell tower so  
102 long as it would produce revenue for the town, be located at the Public Works site, and it  
103 would not have guy wires. Chairman Blakely called for a vote.

104

	Aye	Nay
Jeff Blakely	X	
James Dubois	X	
Edie McConville		X
Jeanine Longtin		X
Tim Stevens	X	

105 **Motion carried 3-2**

106  
107 **VII. Community Development Director Comments**

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109 Ms. McConville asked for an update on Park Avenue Ribs. Mr. Sullivan stated that in  
110 order for them to proceed forward, they would like to do so at the same time with the  
111 Town as the Town moves forward with the alleyways. At present, the bids are being  
112 returned. Mr. Sullivan stated that one of the issues is where he could put his outside  
113 dining, and the town is hoping for a spring date for completion. Mr. Sullivan explained  
114 that we have been to town commission, and we have the resolution to do the assessments;  
115 the next step is to get the bids, and then after that the final assessment will be set, and  
116 then construction will be started.

118 Ms. McConville asked for an update on One Park Place. Mr. Sullivan stated that the sand  
119 pit will be coming down shortly; an agreement has now been signed by Mr. Ahrens that  
120 he will perform certain things by certain dates, and he is moving forward.

121

122 Mr. Dubois stated that if the Planning & Zoning Board failed to recommend the cell  
123 tower, the applicant had the right to go on to Town Commission. Mr. Sullivan confirmed  
124 Mr. Dubois' opinion. Mr. Sullivan stated that the Planning & Zoning Board is an  
125 advisory board only.

126

127 Ms. Longtin asked about Murphy Oil and Mr. Sullivan stated that the building permits  
128 were in, and it would be built very shortly.

129

130 Mr. Sullivan reminded everyone that there is a joint meeting Wednesday night at the  
131 Village of North Palm Beach, 501 U. S. Highway, at 6:30 p.m. Mr. Sullivan stated that  
132 he questioned whether there was a need for the two boards to sit jointly whereby the site  
133 plan is entirely within the other municipality. Mr. Sullivan stated that the only guidance  
134 there is in the code is if this is a PUD application, then both the joint boards have to hear  
135 it; both the P & Z and the Town Commission have to sit jointly to hear it. Mr. Sullivan  
136 stated that lacking an opinion, that we need to move forward and have everyone meet  
137 until we hear differently. Ms. Roselli stated that she did want an opinion from the  
138 Village's Attorney.

139

140 Mr. Stevens made a motion to adjourn. Seconded by Ms. McConville. The motion  
141 passed 5-0. The meeting was adjourned at 8:10 p.m.

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144

145 Attest:

146 *Sandra Otto*

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Jeff Blakley, Chairman

Approved on: Nov 6 2006