



**MINUTES
PLANNING & ZONING BOARD
MONDAY, JANUARY 5, 2009
TOWN OF LAKE PARK
535 PARK AVENUE
LAKE PARK, FLORIDA**

CALL TO ORDER: 7:00 P.M.

ROLL CALL:

Chairman Jeff Blakely	Present
Vice Chairman Todd Dry	Excused
Tim Stevens	Present
Judith Thomas	Absent (arrived at 7:02 p.m.)
Mary Gambino	Present
Robin Maibach, 1 st Alt.	Absent
Mason Brown, 2 nd Alt.	Present

Approval of Agenda

Tim Stevens made a motion to approve the agenda. Seconded by Mary Gambino.

	Aye	Nay
Jeff Blakely	X	
Judith Thomas	X	
Mary Gambino	X	
Tim Stevens	X	
Mason Brown	X	

Motion carried 5-0

Approval of Minutes

Tim Stevens made a motion to approve the minutes from December 1, 2008, Planning & Zoning Meeting. Seconded by Mary Gambino.

	Aye	Nay
Jeff Blakely	X	
Judith Thomas	X	
Mary Gambino	X	

Tim Stevens	X	
Mason Brown	X	

34 **Motion carried 5-0**

35

36 **New Business**

37

38 A. A request by Corporate Property Services, Inc., agent for Chick-fil-A, for an
 39 Amendment to the Site Plan, for property located at 1220 Northlake Blvd., Lake Park,
 40 Florida, to enclose a storage room with gated screened fencing adjacent to the existing
 41 dumpster enclosure, and a new gated fence with the addition of a sidewalk adjacent to the
 42 building.

43

44 Ms. Nadia DiTommaso, planner, identified herself for the record and stated that this was a
 45 request by Chick-fil-A, located at 1220 Northlake Blvd., within the C-1 zoning district
 46 and the Northlake Boulevard Overlay Zone. Ms. DiTommaso stated that this was a
 47 request to enclose a storage room with screened fencing for the gates on the east side of
 48 the existing building. Ms. DiTommaso further stated that the storage room is being
 49 provided for more security for the employees who access the room. Ms. DiTommaso
 50 stated that one palm tree will need to be relocated, and that this is specified in condition
 51 number 3 in the conditions of approval. Ms. DiTommaso stated that staff is
 52 recommending **APPROVAL**.

53

54 Mr. Tim Stevens made a motion to approve the site plan with staff recommendations.
 55 Seconded by Ms. Mary Gambino.

56

	Aye	Nay
Jeff Blakely	X	
Judith Thomas	X	
Mary Gambino	X	
Tim Stevens	X	
Mason Brown	X	

57 **Motion carried 5-0**

58

59 B. A request by M. Richard Sapir, agent for Earl Stewart Toyota, for an Application for
 60 Abandonment, to abandon a portion of the existing right of way known as East Jasmine
 61 Drive, between North Federal Highway and Lake Shore Drive, Lake Park, Florida.

62

63 C. A request by Gentile, Holloway, O'Mahoney & Associates, acting as agent for the
 64 property owner, Commercial LLC & Earl Stewart LLC, to extend a 446 acre parcel
 65 located on the southeast corner of North Federal Highway and Lakeshore Drive that will
 66 include an additional 2.68 acre site and a 306 space outdoor vehicular storage area to the
 67 Earl Stewart Master PUD, currently located on a 4.46 acre parcel on the southeast corner
 68 of North Federal Highway and Lakeshore Drive, within the town's underlying C-1 zoning
 69 district.

70

71 Mr. Jamie Gentile of Gentile, Holloway, O'Mahoney & Associates, identified himself for
72 the record, and stated that the applicant needed a postponement until the February 2, 2009,
73 Planning and Zoning meeting in order to obtain an additional appraisal.
74

75 Mr. Tim Stevens made a motion to continue the Request for Abandonment and approval
76 of Master PUD to the next regular scheduled Planning & Zoning Meeting, February 2,
77 2009. Seconded by Ms. Judith Thomas.
78

	Aye	Nay
Jeff Blakely	X	
Judith Thomas	X	
Mary Gambino	X	
Tim Stevens	X	
Mason Brown	X	

79 **Motion carried 5-0**
80

81 Mr. Tim Stevens made a motion to adjourn. Seconded by Mr. Mason Brown. The
82 meeting was adjourned at 7:10 p.m.
83

84 Approved 2/2/09


Jeff Blakely, Chairman

85
86 Attest: Debra A. Otto
87
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89
90
91
92