



**SPECIAL CALL
 PLANNING & ZONING BOARD MEETING
 MINUTES
 APRIL 4, 2011
 7:30 P.M.
 TOWN OF LAKE PARK**

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CALL TO ORDER

The Special Call Planning & Zoning Board Meeting was called to order by Chairman Jeff Blakely at 7:30 p.m.

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ROLL CALL

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Chairman Jeff Blakely	Present
Vice Chairman Todd Dry	Present
Tim Stevens	Present
Judith Thomas	Present
Robin Maibach	Present
Mason Brown, 1st Alt.	Excused
Anthony Bontrager, 2 nd Alt.	Present

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APPROVAL OF AGENDA

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Chairman Blakely asked for a motion to approve the agenda as submitted. Board Member Stevens made a motion to approve the Agenda as submitted. The motion was seconded by Board Member Dry, and the vote was as follows:

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	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Robin Maibach	X	

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The Motion carried 5-0 and the agenda was unanimously approved.

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APPROVAL OF MINUTES

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Chairman Blakely requested a motion to approve the minutes of the November 9, 2009, Special Call Planning & Zoning Board Meeting as submitted. Board Member Dry made a motion and the motion was seconded by Board Member Stevens. The vote was as follows:

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	Aye	Nay

Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Robin Maibach	X	

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The Motion carried 5-0 and the Minutes of the November 9, 2009, Special Call Planning & Zoning Board Meeting were unanimously approved.

PUBLIC COMMENTS

There were no comments from the public.

NEW BUSINESS

- A. A request by Gentile, Holloway, O’Mahoney & Associates, Inc., as Agent for SC Lake Park Associates, LLLP, for re-zoning approximately 15.991 acres of developed land located on the southwest corner of Northlake Boulevard & Old Dixie Highway from C-1 to a PUD.**

Nada DiTommaso, Interim Community Development Director, provided an explanation of the request by Gentile, Holloway, O’Mahoney & Associates, Inc., as Agent for the Applicant, SC Lake Park Associates, LLLP, to rezone 15.991 acres of developed land located on the southwest corner of Northlake Boulevard and Old Dixie Highway from a C-1 Commercial District to a Planned Unit Development (PUD) District. She explained that the property currently has a Future Land use Designation of Commercial and is within the Northlake Boulevard Overlay Zone (NBOZ). She further explained that the PUD District allows for an overall site to be defined using a Unity of Control and allows the Applicant to apply for waivers of the Land Development Regulations contained within the C-1 Zoning District. Ms. DiTommaso informed the Board that, at this time, the Applicant, has no development plans, but is seeking to rezone from C-1 to the PUD Zoning District, as well as establish a Unity of Control document for the entire site. She said that the Applicant intends to sub-divide the Property to create parcels which would not have otherwise been able to meet the C-1 Zoning District Regulations. Additionally, by creating the PUD, the anchor tenants would have the opportunity to purchase/own their respective sites rather than lease from SC Lake Park Associates, LLLP. The Applicant believes that sub-dividing the parcel could facilitate the redevelopment of the property, resulting in an increase of the assessed value of the property. Ms. DiTommaso provided the Board with a table showing the Proposed Waivers to Reflect Existing Site Conditions and a Unity of Control Document as Exhibit “A” and proposed Waivers as “Exhibit “B”. Ms. DiTommaso stated that the Town is recommending the approval of the PUD, with conditions.

Jamie Gentile, Senior Planner, of Gentile, O’Mahoney & Associates, addressed the Board and provided a history of the property. He explained that creating a PUD would be a mechanism for the tenants to purchase the property. He added that the PUD would be

80 similar to a property owners association and there would then be one entity for addressing
81 code issues, etc.

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83 Chairman Blakely stated that it is unusual to create a PUD. Vice-Chair Dry expressed
84 concern with the number of waivers the Applicant is requesting. Board Member Thomas
85 expressed confusion and concern regarding the request, and questioned the distinction
86 between conforming and non-conforming uses. Additionally, Ms. Thomas stated that the
87 waivers were confusing and need clarity. Chairman Blakely stated that PUD's are intended
88 to be flexible and questioned what the Town would be gaining by approving the rezoning
89 request, adding that he would like to see the Applicant come back with less waivers. Mr.
90 Gentile stated that perhaps the Applicant might agree to enhance the landscaping. Board
91 Member Stevens expressed his concern that by allowing the Applicant to subdivide that the
92 Town loses the ability to keep control and to get tax revenue from the property owner as a
93 whole, and that there could be a potential to decrease the tax value. The Town Attorney
94 explained that there cannot be a legal comparison on property values as a whole or on a lot-
95 by-lot basis without additional appraisal or facts being presented.

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97 It was the consensus of the Board that the following items would be needed in order to reach
98 a decision on the recommendation, and that the Meeting should be continued until they were
99 provided the following information:

- 100 • Color rendering of the site, depicting the areas which are non-conforming
- 101 • Proposed areas that the Applicant is willing to come into compliance with, rather
102 than request a waiver, specifically, landscaping.

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104 Upon conclusion of the Board discussion, Vice-Chair Dry made a motion to continue
105 consideration of the rezoning request of SC Lake Park Associates, LLLP, until the May 2,
106 2011, P&Z Board Meeting. The motion was seconded Board Member Thomas and the vote
107 was as follows:

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Robin Maibach	X	

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110 **The Motion carried 5-0 and the P&Z Board unanimously agreed to continue the**
111 **rezoning request to the May 2, 2011, P&Z Board Meeting.**

112 113 **COMMENTS FROM THE INTERIM COMMUNITY DEVELOPMENT DIRECTOR**

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115 There were no comments from the Interim Community Development Director.

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117 Diane Burckart, a resident of Lake Shore Drive addressed the P&Z Board and expressed her
118 concern about the rumored possibility of the Town closing Lake Shore Drive. Chair Blakely
119 informed Ms. Burckart that her concerns should be directed toward the Town Commission.

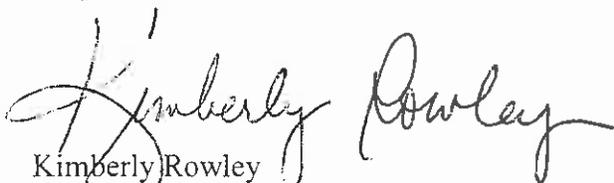
120 Town Attorney Baird told Ms. Burckart that there has been a conceptual site plan floating
121 around for a restaurant/promenade on Lake Shore Drive, but that it would first have to be
122 presented to the Planning & Zoning Board and then to the Town Commission for approval.
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124 Chairman Blakely announced that after 16 years of service, he was retiring from the P&Z
125 Board and that tonight was his last Board Meeting. Mr. Blakely thanked his fellow Planning
126 & Zoning Board Members and the Town Commission for their support over the years.
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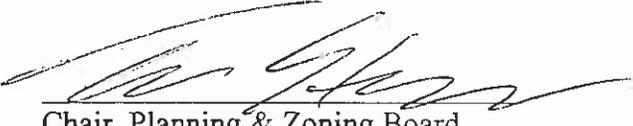
128 **ADJOURNMENT OF MEETING**
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130 Board Member Thomas made a motion to adjourn the meeting. The motion was seconded
131 by Board Member Dry and the meeting was adjourned at 8:25 p.m.
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133 Respectfully Submitted,
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138 Kimberly Rowley
139 Planning & Zoning Board Secretary
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146 Chair, Planning & Zoning Board
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148 Date Approved: May 2, 2011
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