



**TOWN OF LAKE PARK
LOCAL PLANNING AGENCY
MEETING MINUTES
NOVEMBER 5, 2012
7:30 P.M.**

CALL TO ORDER

The Local Planning Agency Meeting was called to order at 7:30 p.m. by Chair Judith Thomas.

ROLL CALL

Chair Judith Thomas	Present
Natalie Schneider	Present
Anthony Bontrager	Not Present
Mason Brown	Not Present
Jim Lloyd, 1 st Alternate	Present
Kimberly Glas-Castro, 2 nd Alternate	Present

Also present were Thomas J. Baird, Town Attorney; Nadia DiTommaso, Community Development Director, Debbie Abraham, Town Planner and Kimberly Rowley, Board Secretary.

APPROVAL OF AGENDA

Chair Thomas welcomed Kimberly Glas-Castro as the new member of the LPA/Planning & Zoning Board. Chair Thomas then requested a motion to amend the Agenda to include the nomination of a Vice-Chair for the LPA/Planning & Zoning Board. Board Member Schneider made a motion to approve the Agenda as amended, and the motion was seconded by Board Member Lloyd. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Natalie Schneider	X	
James Lloyd	X	
Kimberly Glas-Castro	X	

The Motion carried 4-0 and the Agenda was unanimously approved as amended.

40 **NOMINATION OF VICE-CHAIR OF THE LOCAL PLANNING**
41 **AGENCY/PLANNING & ZONING BOARD**

42

43 Chair Thomas asked for nominations for Vice-Chair of the Local Planning Agency/Planning
44 & Zoning Board. Board Member Kimberly Glas-Castro nominated Board Member Natalie
45 Schneider as the Vice-Chair. There were no other nominations. The Town Attorney stated
46 that a vote was not necessary, and Board Member Natalie Schneider was appointed as the
47 Vice-Chair of the Local Planning Agency/Planning & Zoning Board.

48

49 **APPROVAL OF MINUTES**

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51 Chair Thomas requested a motion to approve the Local Planning Agency Minutes of
52 November 9, 2009, as submitted. Vice-Chair Schneider made a motion to approve the
53 Minutes, and the motion was seconded by Board Member Lloyd. The vote was as follows:

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55

	Aye	Nay
Judith Thomas	X	
Natalie Schneider	X	
James Lloyd	X	
Kimberly Glas-Castro	X	

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57 **The Motion carried 4-0 and the Minutes of the November 9, 2009, Local Planning**
58 **Agency Meeting were unanimously approved.**

59

60 **ORDER OF BUSINESS**

61

62 Chair Thomas explained the procedure for the Order of Business and Public Comments.

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64 **PUBLIC COMMENTS**

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66 There were no public comments.

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68 **NEW BUSINESS**

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70 **SMALL-SCALE LAND USE AMENDMENT – A proposal to change the future land-**
71 **use designation for a 1.26 acre area located at 711, 725, 761 Foresteria Drive from**
72 **Medium Density Residential to Public Buildings and Grounds. Applicant: Town of Lake**
73 **Park**

74

75 Debbie Abraham, Town Planner, presented to the Local Planning Agency a summary of the
76 Staff's recommendation of the proposed Small-Scale Land Use Amendment. Ms. Abraham
77 explained that in 2009 the Town's Community Redevelopment Agency (CRA) purchased
78 three parcels of real property, approximately 1.26 acres, located at 711, 725, and 761
79 Foresteria Drive. The parcels were purchased with the long-term vision of providing

80 additional parking for the businesses within the Park Avenue Downtown District (PADD).
 81 The CRA Board authorized the Community Development Corporation, a not-for-profit
 82 corporation, to use two of the three parcels for the Seeds of Hope Community Garden, as a
 83 short term use. The two parcels upon which the community garden is being operated have
 84 a future land use designation of "Medium Density Residential" and the use as a community
 85 garden is not consistent with the Medium Density Residential designation. Ms. Abraham
 86 explained that the Town's classification system defines residential land uses as being
 87 exclusive to residential dwellings and light community related uses, **excluding government**
 88 **owned sites**, and therefore, if the use of the property is going to remain as a community
 89 garden, it is necessary to amend the future land use designation to be consistent with the
 90 Town's Comprehensive Plan. Although the property is being operated as a community
 91 garden, Staff believes that the operation of the community garden for public purposes is still
 92 compatible with the surrounding residential area and does not negatively impact the nearby
 93 Park Avenue Downtown District (PADD). However, the appropriate future land use
 94 designation of the property should be Public Buildings and Grounds.

95
 96 Ms. Abraham stated that it is Staff's recommendation for the approval of a Small-Scale
 97 Land Use Amendment to change the future land use of the property from Residential
 98 Medium Density to Public Buildings and Grounds.

99
 100 Chair Thomas asked if there were any questions or comments from the Board regarding the
 101 proposed Small-Scale Land Use Amendment. Board Member Glas-Castro asked if it was
 102 still the long-term vision of the Town to use this parcel as parking for the downtown area.
 103 Ms. DiTommaso stated that, while it is the long-term vision of the Town to turn the property
 104 into public parking, there are not any immediate plans to do so. She further stated that the
 105 CRA plan still has the property as future public parking to the downtown area and that the
 106 proposed new designation would be consistent with public parking. Vice-Chair Schneider
 107 asked if the long-term vision is to turn the parcel into public parking, would it be brought
 108 before the Board in order to develop it into public parking. Ms. DiTommaso stated that it
 109 would need to be brought before the Planning & Zoning Board for site plan review.

110
 111 There being no further comments, Chair Thomas asked for a motion to approve staff's
 112 recommendation to allow for a Small-Scale Land Use Amendment to change the future land
 113 use at 711, 725 and 726 Foresteria Drive from Medium Density Residential to Public
 114 Buildings and Grounds. Board Member Lloyd made a motion for approval, and the motion
 115 was seconded by Board Member Schneider. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Natalie Schneider	X	
James Lloyd	X	
Kimberly Glas-Castro	X	

117

118 **The Motion carried 4-0, and the Small-Scale Land Use Amendment to change the**
119 **future land use at 711, 725 and 726 Foresteria Drive from Medium Density Residential**
120 **to Public Buildings and Grounds was approved.**

121
122 **COMMENTS FROM THE COMMUNITY DEVELOPMENT DIRECTOR**
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124 There were no comments from the Community Development Director.
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126 **ADJOURNMENT OF MEETING**
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128 Chair Thomas adjourned the Local Planning Agency Meeting at 7:40 p.m.
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130 Respectfully Submitted,
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135 Kimberly Rowley
136 Planning & Zoning Board Secretary
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143 **PLANNING & ZONING BOARD APPROVAL:**
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147 _____
148 Judith Thomas, Chair,
149 Town of Lake Park Planning & Zoning Board
150

151 DATE:

152 1/7/2013
153 _____