



**MINUTES
PLANNING & ZONING BOARD
MONDAY, NOVEMBER 3, 2008
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	Present
Tim Stevens	Present
Judith Thomas	Present
Mary Gambino	Present
Robin Maibach, 1 st Alt.	Present
Mason Brown, 2 nd Alt.	Absent (arrived at 7:08 p.m.)

Approval of Agenda

Tim Stevens made a motion to approve the agenda. Seconded by Judith Thomas.

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Mary Gambino	X	

Motion carried 5-0

Approval of Minutes

Vice Chairman Todd Dry made a motion to approve the minutes from September 8, 2007, Planning & Zoning Meeting. Seconded by Tim Stevens.

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Mary Gambino	X	

Motion carried 5-0

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New Business

A Zoning Application filed by Gentile, Holloway, O'Mahoney & Associates, Inc., as agent for Congress Avenue Properties, Inc., to rezone 25.769 acres located at the southeast corner of Congress Avenue and Watertower Road from C-4 Business District to C-2 Business District.

Ms. Nadia DiTommaso, planner, identified herself for the record and stated that the parcel was located on the southeast corner of Congress Avenue and Watertower Road and is within Commercial/Light Industrial Future Land Use, and the rezoning that is requested is from C-4 to C-2. Ms. DiTommaso stated that the C-2 District is being requested to allow for more flexibility in the retail uses to be consistent with the surrounding area and current uses. Ms. DiTommaso also stated that previously Lowe's, Wal-Mart, Target and Kohl's were rezoned from C-4 to C-2 zoning district. Ms. DiTommaso also stated that the rezoning was consistent with the Comprehensive Plan, Policy 1.4b, and Policy 5.1. Ms. DiTommaso stated that water and sewer is available to the property via the existing connections located along Congress Avenue.

Ms. DiTommaso stated that town staff recommends **APPROVAL**.

Mr. Jamie Gentile, of Gentile, Holloway, O'Mahoney & Associates, Inc., identified himself for the record as agent for Congress Avenue Properties, Inc. Mr. Gentile stated that this was a site plan for multiple industrial uses and the re-zoning would give the parcel more flexibility and allow the owner to move forward with more uses.

Mr. Tim Stevens made a motion to approve the rezoning of 25.769 acres located at the southeast corner of Congress Avenue and Watertower Road from C-4 business district to C-2 business district. Seconded by Vice Chairman Todd Dry.

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Tim Stevens	X	
Judith Thomas	X	
Mary Gambino	X	

Motion carried 5-0

Comments from Patrick Sullivan

Chairman Jeff Blakely asked for an update on One Park Place. Mr. Sullivan stated that they are working on finishing phase 1, but they are not ready to begin phase 2 and will have to come back to P & Z and Town Commission. Mr. Sullivan further stated that the Development Order stated that it would be built all at one time, and some type of arrangement will have to be made for the western part of the parcel.

Adjournment

74 Vice Chairman Todd Dry made a motion to adjourn. Seconded by Mr. Tim Stevens. The
75 meeting was adjourned at 7:08 p.m.

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77 Approved 12/1/08

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79 Attest: Scide Otto


Jeff Blakely, Chairman