



**TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING AGENDA
JUNE 1, 2015**

***UPON CONCLUSION OF THE
HISTORIC PRESERVATION BOARD MEETING***

**535 PARK AVENUE
LAKE PARK, FLORIDA**

PLEASE TAKE NOTICE AND BE ADVISED: If any interested person desires to appeal any decision of the Planning & Zoning Board with respect to any matter considered at the Meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the Meeting should contact the Town Clerk's Office by calling (561) 881-3311 at least 48 hours in advance to request accommodations.*

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	<input type="checkbox"/>
Michele Dubois	<input type="checkbox"/>
Martin Schneider	<input type="checkbox"/>
Erich Von Unruh	<input type="checkbox"/>
Ludie Francois	<input type="checkbox"/>
Anne Lynch, Alternate	<input type="checkbox"/>

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- Planning & Zoning Board Meeting Minutes of March 2, 2015

PUBLIC COMMENTS

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located in the rear of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS

The normal order of business for Hearings on agenda items is as follows:

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments – 3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

NEW BUSINESS

- A. **(THIS ITEM TO BE CONTINUED TO THE JUNE 29, 2015, PLANNING & ZONING BOARD MEETING)** A VARIANCE APPLICATION FOR 900 10TH STREET: LANDSCAPING (MINIMUM BUFFER AND PLANTING REQUIREMENTS) AND ARCHITECTURAL DESIGN GUIDELINES (MINIMUM RECESSES/PROJECTIONS AND ROOF OFFSETS).
- B. **(THIS ITEM TO BE CONTINUED TO THE JUNE 29, 2015, PLANNING & ZONING BOARD MEETING)** 900 10TH STREET: AN AMENDMENT TO THE SITE PLAN FOR A SPECIAL EXCEPTION USE PREVIOUSLY APPROVED TO ESTABLISH A “BUILDING SUPPLIES, OFFICE AND RETAIL SPACE WITH A STORAGE WAREHOUSE”.
- C. **THE BENEFITS OF DEVELOPMENT AND REDEVELOPMENT IN THE TOWN OF LAKE PARK. (PRESENTED BY JOHN D’AGOSTINO, TOWN MANAGER, AND BLAKE RANE, FINANCE DIRECTOR)**

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

ADJOURNMENT

THE NEXT UP-COMING PLANNING & ZONING BOARD MEETING WILL BE HELD ON JUNE 29, 2015 AT 7:00 P.M.



**TOWN OF LAKE PARK
PLANNING & ZONING BOARD
MEETING MINUTES
MARCH 2, 2015**

CALL TO ORDER

The Planning & Zoning Board Meeting was called to order by Chair Judith Thomas at 7:02 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Judith Thomas, Chair	Present
Erich Von Unruh, Vice-Chair	Present
Michele Dubois	Present
Martin Schneider	Present
Ludie Francois	Excused

Also in attendance were Thomas Baird, Town Attorney; Nadia DiTommaso, Community Development Director and Kimberly Rowley, Recording Secretary.

Chair Thomas requested a motion for approval of the Agenda as submitted. Board Member Schneider made the motion, and it was seconded by Vice-Chair Von Unruh. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Erich Von Unruh	X	
Michele Dubois	X	
Martin Schneider	X	

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

APPROVAL OF MINUTES

Chair Thomas requested a motion for the approval of the February 2, 2015, Planning & Zoning Board Meeting Minutes as submitted. Board Member Schneider made a motion for approval, and it was seconded by Board Member Dubois. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Erich Von Unruh	X	
Michele Dubois	X	
Martin Schneider	X	

The Motion carried 4-0, and the Minutes of the February 2, 2015, Planning & Zoning Board Meeting were approved as submitted.

PUBLIC COMMENTS

Chair Thomas reviewed the Public Comments procedure.

ORDER OF BUSINESS

Chair Thomas outlined the Order of Business.

NEW BUSINESS

- A. SITE PLAN APPLICATION PROPOSING THE AMENDMENT OF THE EARL STEWART TOYOTA PLANNED UNIT DEVELOPMENT (PUD) TO EXPAND ITS BOUNDARIES IN ORDER TO ACCOMMODATE A 3-PHASE EXPANSION FOR THE SPECIAL EXCEPTION USE OF A VEHICLE SALES ESTABLISHMENT. CONTINUED FROM THE FEBRUARY 2, 2015, MEETING***

STAFF PRESENTATION

Nadia DiTommaso, Community Development Director, addressed the Board and stated this item was continued from the February 2, 2015, Planning & Zoning Board Meeting, at which time the item was presented in full and therefore she will not be reviewing the entire application. Ms. DiTommaso stated she would review some of the important points that were discussed at the February 2, 2015, Planning & Zoning Board Meeting, and reviewed the map outlining the entire location and presented photos showing existing conditions at the site. She stated the request is being made by Urban Design Kilday Studios as Applicant for Property Owners Earl Stewart Toyota & Commercial Investments, LLC. The proposal is to expand the existing Dealership which requires an Amendment to the existing PUD boundaries, referred to as the re-zoning of both the East Jasmine Drive right-of-way and the 1017 North Federal Highway lot which temporarily houses the temporary storage of vehicles, and which is necessary in order for the proposed expansion to go through. Ms. DiTommaso stated the Site Plan has a Special Exception approval associated for the vehicle sales establishment. Ms. DiTommaso also stated the Application for the abandonment of the East Jasmine Drive right-of-way is subject to review and approval by the Town Commission.

Ms. DiTommaso reiterated from the February 2, 2015, Meeting, that all Project Details were reviewed and met the following Special Exception Criteria for: building site; site access; traffic; landscaping; drainage; parking; signage; zoning; lighting; water/sewer; design; PBCFR and PBSO.

Ms. DiTommaso noted the concerns of Board Members, residents, and the public from the February 2, 2015, Planning & Zoning Board Meeting as:

- Traffic Circulation
- Loading/Unloading Vehicles & Operating Hours
- Driveway Entrances
- Overall Parking Garage Structure Height in Phase 3
- Shadow Study
- Vehicle Inventory

Ms. DiTommaso stated that following the February 2, 2015, Planning & Zoning Board Meeting, Staff received several resident and homeowner letters expressing these mentioned as well as other concerns with the proposed project. The letters were included in the Agenda Packet, with the exception of four (4) letters which were received after February 24th.

Ms. DiTommaso stated that since the February 2, 2015, Planning & Zoning Board Meeting, Staff has addressed many of the concerns with the Applicant and consequently, the Applicant re-submitted plans addressing the following:

1. The parking garage structure was reduced to four (4) levels with a height of 34'6" on the east side, making it consistent with the 3-story Marina Key Development. A Building Height Comparison Chart was also included on Sheet PH1-SP1.
2. Two additional seating areas on East Ilex Drive and a bus shelter on Federal Highway were added. An extended 25' landscape buffer along the south side adjacent to East Ilex Drive is still being proposed.
3. Architecturally, the proposal remains the same, however it does meet the minimum Code requirements and includes Trellis Rooftop Elements. Staff is proposing that the Board consider recommending to the Applicant to extend the new color fixed red-banding and high-quality coated panels with varying colors or a similar alternative to the parking garage structure.
4. A Shadow Study was submitted and made part of the Agenda Packet. The Shadow Study shows the longest shadow patterns being cast on December 21st & June 21st, but for the majority of the year the shadows will fall within the road rights-of-way.
5. Clarification on the required number of inventory phases were provided and the additional 367 car expansion in Phase 3 is allowed for the growth and to service the market, as dictated by Toyota Motor Sales.
6. The Applicant emphasized the redevelopment would enhance its property value and possibly increase the value of surrounding commercial and residential areas.
7. Further clarification on the existing service bay and car washes were provided, describing the operation will be completely screened from view within an enclosed building. Contaminants from vehicle maintenance areas are directed to the sanitary sewer system

provided by Seacoast Utility Authority (SUA), and prior to entering the sanitary sewer system, the discharge is treated via oil/water separators and stormwater runoff from rainfall is retained and treated on-site with underground exfiltration trench systems.

8. Revisions to the entry/exit points along Federal Highway and Palmetto Drive were included. These entrances were widened to allow for truck traffic, and actually limit the truck traffic to these areas only based on the required truck through radii shown on the Truck Routing Plan included within the Agenda Packet.
9. Condition #2 in the Staff Report has been expanded to include Lake Shore Drive as not being allowed for the loading/unloading or parking of vehicles at any time.

STAFF RECOMMENDATION

Ms. DiTommaso stated that while Staff is recommending approval, with Conditions 1-18 as outlined within the Staff Report, Staff is respectfully requesting the Board to consider additional Conditions, as follows:

1. Delivery Times
2. Loading/Delivery Vehicles/Trucks shall only enter/exit the site through Federal Highway and the north entrance on Palmetto Drive pursuant to the Truck Routing Plan as submitted
3. 'New Color 6' banding and the Precast Fascia Aluminum high-quality coated panels with varying colors shall be extended around the entire expansion, including the parking garage structure proposed in Phase 3, to increase architectural variety.

Ms. DiTommaso stated the Applicant is present.

APPLICANT PRESENTATION

Ms. Anne Booth, representing Urban Design Kilday Studios and Earl Stewart Toyota, addressed the Board. Ms. Booth presented a visual of the site locations. She pointed out the major highlights of the previous P&Z Board Meeting were as follows:

- Height of the parking garage structure
- Location of the parking garage
- Site access and truck circulation from East Ilex Drive and Lake Shore Drive
- Delivery times
- What public benefit would be derived from the approval of this project

Ms. Booth stated the Applicant has proposed to reduce the parking garage by an entire level or 10' off the top of the garage. Ms. Booth stated height comparisons were conducted to the surrounding existing buildings and residential buildings, and the level of the proposed parking garage will be consistent. Ms. Booth briefly reviewed the Shadow Study. Ms. Booth stated the entrance has been relocated to align with the area where the load/unloading will occur and the entrance access points have been widened. They have added two (2) additional bench park seating areas along East Ilex Drive and a bus shelter along Federal Highway.

Ms. Booth stated there was an evaluation of the location of the parking garage as it was one of the concerns of the last meeting. Ms. Booth stated that upon evaluation of the comments and considering the impact of the site to the surrounding property owners, the most appropriate location is where it is being proposed. As proposed, there will be a 25' landscape buffer on the east and south sides of the garage, and relocation of the structure would require a reduction in the size of the landscape buffer in order to provide circulation around the building. The building will be a very passive use, used for storage of vehicles and the buffer will help to separate the residents from the activity which will be occurring in the front of the Dealership.

Ms. Booth reviewed the Truck Turning Analysis that was conducted for both northbound and southbound trucks. The loading areas have been consolidated adjacent to the building so that all of the loading and unloading will occur in one location. The trucks will then circulate on the property, and not on Lake Shore Drive, and come out on Palmetto Drive. The circulation of northbound trucks will be reversed. There will be no access on East Ilex Drive or Lake Shore Drive.

Ms. Booth stated that drainage/pollution concerns were addressed. The system is designed to incorporate a drainage system that will not be discharged into any of the lakes. Discharge will go into the Seacoast Utility Authority System and be transported to their facility for treatment. Ms. Booth stated that all maintenance areas will include floor drains which will pass through a water and oil separator before it goes into the Seacoast Utility Authority System. Drainage from rainfall events will be held on site and pretreated prior to going into the sewage system.

Ms. Booth addressed the concern of delivery times. The Applicant has stated the delivery of vehicles occurs during normal business hours, between 7:00 a.m. – 10:00 p.m., since a transfer of keys needs to take place. The Applicant agrees that the loading and unloading of vehicles will enter from Federal Highway and Palmetto Drive only.

Ms. Booth stated the Red Banding and precast fascia aluminum panels have been extended to include the garage and stated the Architect is present to discuss the branding effect requirements from Toyota Southeast.

Mr. Danny Brown, Architect, Glidden Spina, addressed the P&Z Board and pointed out where additional aluminum panels are being proposed on the north side of the structure at the existing showroom entrance. Mr. Brown stated that panels have been incorporated at the top of the building to identify the used car section, and that red banding has been added to the south side of the building in order to address Staff's concern of tying the two elements together. Ms. Booth stated the existing structure will be modified to include the red banding, but there are some limitations as to where the red banding can be located on the existing building so that it is consistent and connected with the rest of the building.

Ms. Booth stated there are a number of public benefits associated with the project. In addition to the increased landscape buffers, there is screening & buffering of residents from the site activities, as it is currently open to the used car facility. A bus shelter and additional seating will be added, and a number of existing non-conforming conditions will be corrected and brought up to Code. There will be a reduction in the number of curb cuts and access points, and Landscaping Code

requirements will be exceeded. Ms. Booth further stated this will be a substantial improvement to the commercial site, allowing for increased property value and thereby stabilizing the economic base of the Town; jobs will be created, and the Town will be paid for the abandoned right-of-way. Ms. Booth stated that additionally the project will be going for Toyota Certification, which will be one of two in the State with this Toyota distinction.

Ms. Booth stated there are several representatives of the project in attendance, including engineers and architects, to answer any questions of the Board.

Chair Thomas noted that there are several Public Comment Cards and they will be heard at this time.

PUBLIC COMMENTS

Philip Bathor - Lake Shore Drive Resident

Concerns: the height will reduce the view; noise emanating from the development, and property values will be diminished.

Brittany Pulitzer - Lake Shore Drive Resident

Concerns: view; height and noise.

Bethany Clark – Lake Shore Drive Resident

Concerns: wind effect during hurricane; water contamination; damage to surrounding properties; negative impact to marine life; is there a Hurricane Plan for Earl Stewart Toyota to prevent collateral damage to surrounding properties; poor drainage/storm surge during a hurricane.

John Hash – Lake Shore Drive Resident

Concerns: size, concentration and political influence. The location is not best suited for this neighborhood; Lake Worth Canal and stormwater run-off; noisy carwash; wastewater going into the canal; historic resources are affected; neighborhood property values; potential for a lasting conflict between the expanded corporate entity and its residential neighbors. Mr. Hash requested use of the approval process to negotiate conditions to mitigate foreseen problems and to achieve compromise.

Krista Van Arsdale – Lake Shore Drive Resident

Concerns: the scope of Earl Stewart expansion into the residential area will be a huge liability issue sheltered by residents and the Town of Lake Park; stormwater runoff; traffic injuries; fire; maintenance issues and health problems; who will pay to mitigate and remedy; Lake Shore Drive flooding; request a bond from the applicant; request a review of the liability and a risk vs. benefit analysis and negotiate accordingly.

Janet Hash – Lake Shore Drive Resident

Concerns: height; setbacks; chemicals utilized in carwash and runoff; more consistent design; noise from carwash.

Sam Baghdady – Lake Shore Drive Property Owner – Has petition signed by residents of Cedar Crest and neighbors

Concerns: disagreed with the stated height of Cedar Crest; the massive development will dwarf neighboring condos; high density commercial is a sudden change from the residential neighborhood; blocking of sunlight; noise and light at all hours of the day and night; possible hazard to children on East Ilex Drive; the project will overshadow the properties; decrease in the property values of surrounding residential properties; shaping a community to accommodate Earl Stewart Toyota; suggested no exit areas on East Ilex or Lake Shore Drive; suggested a 50' landscape buffer to shelter the residential properties; suggested palm trees on top of structure; consider downsizing the dealership. Mr. Baghdady provided photos of other dealerships and a Petition signed by 60 people.

Lori Scheer – Lake Shore Drive Resident

Concerns: property values will go down; increased traffic; pedestrian concerns; pedestrian/traffic study needed; security issues & lighting in unoccupied commercial area; increased crime.

Beth Valle – Lake Shore Drive Resident

Concerns: environment concern and impact; a nice project but in the wrong location.

Benjamin Valle – Lake Shore Drive Resident

Concerns: remove all access points from Lake Shore Drive and East Ilex Drive – use Federal Highway only; no vehicles to use Lake Shore Drive for any use including parking, loading/unloading, etc.; noise impact.

Chair Thomas thanked the public for their comments.

Anne Booth responded to the comments/concerns presented. Ms. Booth mentioned the proposed building is located on property which is already zoned commercial, which allows for a height of 50'. The Applicant has already voluntarily reduced the building height, in consideration of the concerns of the citizens, and they are well below what they are technically entitled. In terms of the environmental concerns of the carwash, it will be located on the east side of the building and is enclosed by walls on two (2) sides. As part of the LEED Certification, there will be a recirculating system which recirculates 90% of the water and the additional 10% will be filtered and go into the sewage system, not into the drainage system. Ms. Booth stated regarding the noise concerns for the carwash, the proposed carwash is environmentally friendly and meets all standards for carwashes and is within the decibel levels in place in the Town Code. Board Member Schneider questioned if the carwash will have a roof. Ms. Booth stated that there will be a roof on the carwash and it will be enclosed by concrete walls on two (2) sides.

Ms. Booth addressed the concerns regarding hurricane standards. She stated the building is designed to meet a wind load capacity of 170+ mph, and that all elements of the building will meet all hurricane standards and Code requirements and will be sprinkled. Some elements of the building will actually be improved from the existing conditions and will probably be in a safer condition than some of the surrounding residential units. Board Member Von Unruh stated he believes the citizen concern is regarding how the proposed building might affect the surrounding

- Timeline for completion. Ms. Booth stated there are specific guidelines which were approved by the Town Commission and the completion date for Phase I & II is January 31, 2016, and Phase III will be constructed in 2019 or 2020.
- Asked the property owner to address the litigation concerns of the public. Mr. Stewart responded the dealership currently has a very high dollar amount umbrella protection policy and has complete coverage should anything occur.
- Is the carwash for Earl Stewart customers only and not open to the public? Ms. Booth confirmed that the carwash will be utilized by Earl Stewart customers only.
- Clarification that trucks will not be allowed on Lake Shore Drive. Ms. Booth verified that trucks will not be allowed on Lake Shore Drive and that the access point on Lake Shore Drive will be closed off. Board Member Von Unruh asked if there is a stipulation on the revised plans stating that no trucks will park or drive or unload on Lake Shore Drive. Ms. Booth verified that it is stated in the revised plans and is also a Condition of Approval.
- Clarification of the Public Notice Requirement met by Town Staff. Ms. DiTommaso verified that all residents within a 300' radius of the project were notified by the Town via Certified Mail. Mr. Stewart mentioned that on two (2) separate occasions the dealership mailed out invitations, including pictures to an informational meeting to all residents within a 300' radius. Unfortunately, no one attended either meeting.
- Asked if there was a noise study for the car wash. Ms. Booth responded that the noise decibels/ranges will be determined when the carwash equipment is selected, which will be done between now and the Town Commission Meeting. Mr. Stewart stated the car wash will be brand new and is designed to be extremely quiet. Mr. Stewart also stated that the vehicle clean-up area is going to be relocated away from Lake Shore Drive and into the interior area, and that the body shop will be completely enclosed by concrete walls. Mr. Stewart added that the dealership will remove all of the outside loud speakers of the P.A. System. Board Member Schneider asked the property owner to confirm that all service activity will take place inside. Mr. Stewart confirmed that all vehicle service activity will take place inside.
- What was the basis for determination of payment for the right-of-way abandonment? Ms. DiTommaso stated that Town Code requires the Community Development Department to get an appraisal of the property at the cost of the Applicant. The appraisal for the right-of-way abandonment was done last year by the Town and was recently up-dated.

Board Member Dubois' question was as follows:

- Clarification of the building height and if the building would be three (3) or four (4) stories. Ms. DiTommaso stated that the building heights will vary; the parking garage will be four (4) internal levels, and the expansion of Phase I and Phase II will go up to three (3) stories.

architect is currently working with designers to create a bus shelter which will be more aesthetically pleasing than a standard Palm Tran bus shelter, and elevations will be submitted. The benches will be consistent with the other benches already installed along Lake Shore Drive and will continue the same theme on Ilex Drive. The bus shelter will be consistent with the development.

- Questioned the possibility of a larger buffer along Ilex Drive which would provide for an aesthetic benefit. Ms. Booth stated the current landscape requirement along Lake Shore Drive and East Ilex Drive is 15' and they have increased the buffer to 25', and it will be heavily landscaped so the building will basically disappear behind the landscaping. If the building were to be relocated they would not be able to accomplish the intensity and depth of the landscaping.
- What is the right-of way width that is being abandoned? Ms. Booth stated that it is a 60' abandonment.
- Expressed concerns with how stormwater drainage and Lake Shore Drive drainage will be addressed during the building construction. Is there some sort of an agreement that the Town could enter into with Earl Stewart to address the drainage issue because it is a low-lying area. Ms. Booth explained that with the Phasing plan during the time the parking garage is constructed all of the exfiltration will be below the garage, and it will retain all of the water below the garage. During Phase I and Phase II the retention area that is currently there will remain and function as it does today in terms of the pavement and runoff. Tom McCloud, Civil Engineer, stated that an exfiltration trench will be added during Phase I of construction, as part of the permit requirement through the SFWMD, and will be required to discharge less water after the project is complete than what is being discharged currently. During Phase III of parking garage construction, the retention area will be filled in and there will be an underground retention vault system under the west side of the parking garage.
- What is the number of employees that will be added? Ms. Booth stated approximately 30-40 additional employees.
- Will there be parking on the roof? Ms. Booth confirmed that there will be parking on the roof.
- If the project moves forward for approval, what mitigation will be in effect for the hours of construction, noise levels, etc. Ms. DiTommaso stated that the Code regulates construction and the hours allowed are 7:00 a.m. – 7:00 p.m. Monday through Saturday, and construction on Sunday is prohibited. Board Member Schneider verified there is a Condition relating to the hours of construction.

Prior to making a recommendation, Vice-Chair Von Unruh asked Mr. Stewart his opinion on potentially changing the hours of the car wash; the hours of truck loading/unloading; and the hours of construction, particularly on the weekend, and what would be ideal for the operation of the dealership. Mr. Stewart responded the hours of the car wash as submitted are 7:00 a.m. - 9:00

p.m., but could easily be adjusted to 6:00 p.m. -7:00 p.m. Mr. Stewart said he would like to discuss the hours of construction with the Community Development Director, as they are in a time crunch and working under a deadline. Mr. Stewart verified that truck loading/unloading would occur between the hours of 7:00 a.m. – 7:00 p.m.

Chair Thomas asked Mr. Stewart if they are planning to have a community meeting prior to the Town Commission Meeting. Mr. Stewart responded they would like to have a community meeting prior to the Town Commission Meeting. The Town Attorney suggested contacting the persons who filled out Public Comment Cards and send them an invitation in order to address their concerns.

PLANNING & ZONING BOARD RECOMMENDATION

There was discussion between the Chair and the Town Attorney regarding how to properly motion the approvals of the Rezoning, the Site Plan and Special Exception.

Board Member Schneider made a motion to recommend the approval of the Rezoning to the Town Commission. The motion was seconded by Vice-Chair Von Unruh, and the vote was as follows:

	Aye	Nay
Judith Thomas		X
Erich Von Unruh	X	
Michele Dubois	X	
Ludie Francois	X	

The Motion carried 3-1 and the recommendation of approval to the Town Commission for Rezoning was approved.

Board Member Schneider made a motion to approve the Site Plan with Staff Conditions, as well as the following additional Conditions: All service activities take place indoors; Signage be placed at the rear exit on Lake Shore Drive to restrict no truck access; Delivery times be no later than 7:00 p.m.; Car wash hours be no earlier than 8:00 a.m. and no later than 8:00 p.m.; Construction hours on Saturday be limited to later than 8:00 a.m.; a meeting be set-up with the residential community, noticing property owners within 300’ feet, as well as those filling out Public Comment Cards; and that Earl Stewart create an access easement for the parking benches and bus stop; and the Site Plan approval also encompasses the Special Exception Use. The motion was seconded by Vice-Chair Von Unruh, and the vote was as follows:

	Aye	Nay
Judith Thomas		X
Erich Von Unruh	X	
Michele Dubois	X	
Ludie Francois	X	

The Motion carried 3-1 and the Site Plan was approved with Staff Conditions and Additional Conditions, and the Site Plan approval encompasses the Special Exception Use.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

There were no further comments from the Community Development Director.

ADJOURNMENT

There being no further business before the Board, the Meeting was adjourned by Chair Thomas at 9:15 p.m.

Respectfully Submitted,



Kimberly B. Rowley
Planning & Zoning Board Recording Secretary

PLANNING & ZONING BOARD APPROVAL:

Judith Thomas, Chair
Town of Lake Park Planning & Zoning Board

DATE:

Memo

To: Nadia DiTommasio
Blake Rane

From: John D'Agostino

cc: Mayor James Dubois
Lake Park Board of Commissioners

Date: May 26, 2015

Re: Presentation to Planning and Zoning

The Finance Director and the Town Manager will make a presentation to the Planning and Zoning Board on June 1, 2015. The presentation will address the financial condition of the town and the need to increase desirable development opportunities in the town. In the near future, the town will look to establish residential and mixed use development along US Route 1. The presentation will address the need for development from a town wide financial position.

If you have any questions, please do not hesitate to contact me.