



## Town of Lake Park Town Commission

### Agenda Request Form

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**Meeting Date:** September 3, 2025

**Originating Department:** Community Development

**Agenda Title:** Ordinance No. 04-2025 - Amendment - Comprehensive Plan - Future Land Use and Intergovernmental Coordination Elements (Remove Bioscience Overlay)

**Agenda Category** (i.e., Consent, New Business, etc.): Public Hearings – Ordinance on First Reading

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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**Cost of Item:** 1)Legal display Ad: approximately \$850

**Account Number:** 2)Legal review: TBD

**Funding Source:** Advertising and Legal

**Finance Signature:** Barbara A. Gould

**Advertised:**

**Date:** July 25, 2025 **Newspaper:** Palm Beach Post –legal display ad

**Attachments:** Staff Report, Proposed Ordinance, Original Interlocal Agreement, Amendment to Interlocal Agreement, Business Impact Statement, Legal Notice

**Please initial one:**

x Yes I have notified everyone – only Palm Beach post ad needed.

\_\_\_\_ Not applicable in this case

#### Summary Explanation/Background:

The Community Development Department is requesting that the Town Commission consider (on first reading) Ordinance No. 04- 2025 to amend the Comprehensive Plan of Lake Park by:

1) Repealing all objectives and policies related to the Bioscience Research Protection Overlay (BRPO) contained in the Future Land Use Element and the Intergovernmental Coordination Element and

## 2) Remove the Bioscience Research Protection Overlay (BRPO) from the Future Land Use Map

The recommended amendments to the Comprehensive Plan are basically “housekeeping items” as the Bioscience Research Protection Overlay (BRPO), established by an Interlocal Agreement (IA) in 2008 between five (5) north county municipalities and the County, as part of the initiative to bring The Scripps Research Institute to a site in Jupiter/Palm Beach Gardens. However, this initiative is no longer in existence.

The purpose of the Town’s original amendments was to encourage bioscience uses in the Town by adopting a Bioscience Research Protection Overlay for industrial land uses, discourage rezoning to districts that would not include bioscience uses, and to coordinate with north county jurisdictions. The Comprehensive Plan Policies and Objectives being repealed are contained on pages 4 and 5 of the staff report.

The IA also included the creation of a Bioscience Land Protection Advisory Board charged with insuring sufficient land continued to be available in northern Palm Beach County for the location of bioscience companies. The jurisdictions, including Lake Park, amended their Comprehensive Plans to reflect the bioscience initiatives.

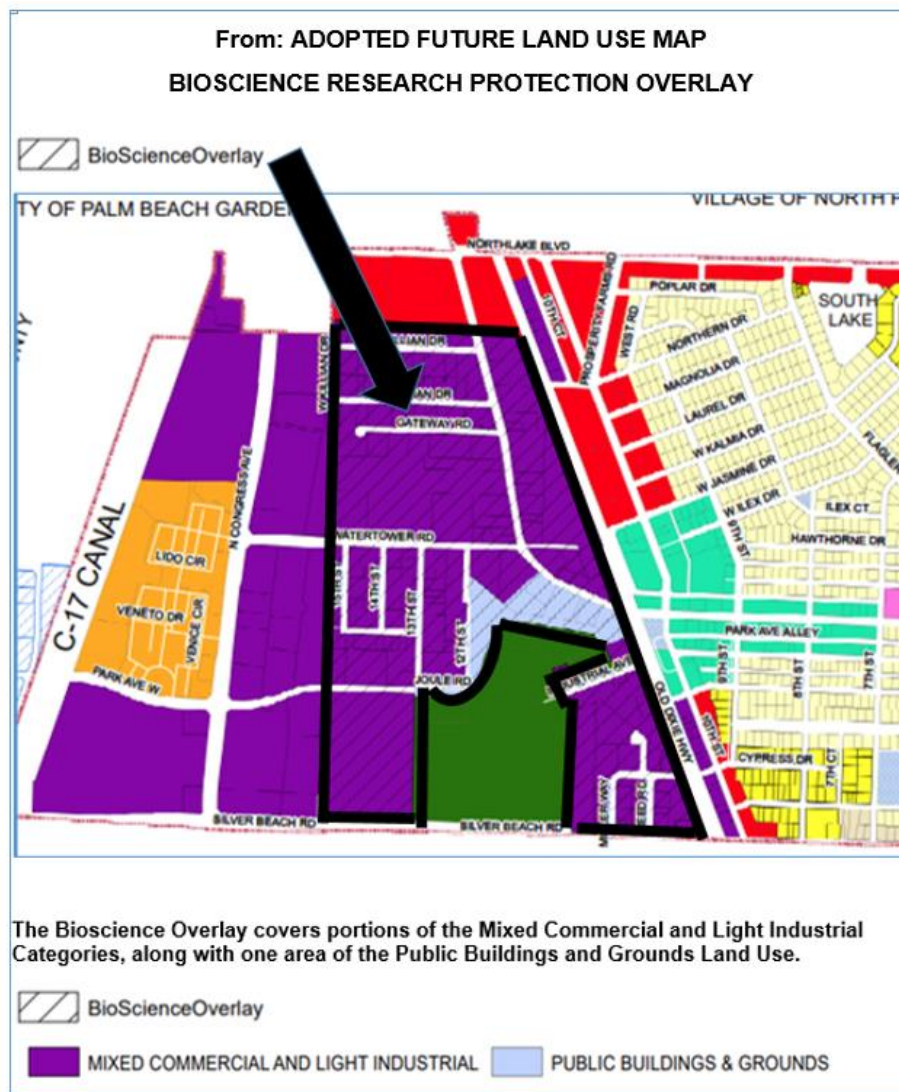
The north county was successful in attracting Scripps and the world renowned Max Planck Institute, which led to the location of other bioscience companies and various spin-offs in the county as a whole. However, as bioscience users were primarily interested in large tracts of vacant land or new industrial parks, most properties in Lake Park were not pursued by these companies. A thirteen (13) acre vacant parcel on Congress Avenue was lost when it was purchased by the US Government for an Army Reserve facility. As a federal facility it was exempt from local government regulations and the overlay could not be applied.

In June 2024, as the goals of the initiative had basically been achieved, the Bioscience Advisory Board recommended that it be disbanded and all parties signed an amendment to the IA, sunsetting (disbanding) the advisory board and ending the IA. Therefore, objectives and policies in the Town’s Comprehensive Plan relating to bioscience initiative of the IA are no longer relevant and may be repealed.

In Lake Park, the Overlay consists of 200+ acres of land covering portions of the Mixed Commercial and Light Industrial Land Use Categories (which are implemented by the C-4 and CLIC-1 Industrial Zoning Districts), along with one area of the Public Buildings and Grounds Land Use.

Removal of the Overlay does not change permitted uses and removal of objectives and policies will not prohibit or discourage bioscience uses in the industrial districts. Both the CLIC-1 and C-4 zoning districts include broad categories such as “research, experimental or testing labs” or “research and development” which would include bioscience related businesses. The C-4 zoning district includes “bioscience” as a permitted use. The amendment will facilitate any necessary land use or zoning changes in the industrial districts since, as required by the IA Future Land Use policy 8.5 requires a 2/3 vote of the Town Commission (rather than a simple majority) to change industrial land uses in the Overlay.

The “Bioscience Overlay,” includes the areas within the Town as outlined below:



The Planning and Zoning Board, sitting as the Local Planning Agency (LPA), held a Public Hearing on August 4, 2025 and voted unanimously to recommend removal of the Bioscience Overlay and approval of the proposed Ordinance to the Town Commission. No public input was received at the meeting.

If approved on first reading, the proposed amendments will be transmitted to the state's Office of Economic Opportunity, which serves as the state planning agency, for review. Following review by the Office of Economic Opportunity, and assuming there are not recommended changes, the proposed amendments will be presented to the Town Commission for 2<sup>nd</sup> and final reading.

This public hearing is considered the "transmittal hearing."

#### Recommended Motion:

I move to approve Ordinance No. 04-2025 on first reading to amend the Comprehensive Plan of the Town of Lake Park by repealing all objectives and policies related to the Bioscience Research Protection Overlay contained in the Future Land Use Element and the Intergovernmental Coordination Element and to remove the Bioscience Research Protection Overlay from the Future Land Use Map; and to transmit the proposed amendments to the Florida Office of Economic Opportunity for review as required by Statute.