



Town of Lake Park, Florida
Special Call Planning and Zoning Board Meeting
Minutes

Monday, September 11, 2023 at 6:30 PM

535 Park Avenue Lake Park, Florida

Richard Ahrens	— Chair
Jon Buechele	— Vice-Chair
Evelyn Harris Clark	— Regular Member
Patricia Leduc	— Regular Member
Gustavo Rodriguez	— Regular Member

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, with respect to any matter considered at this 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 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER

6:30 P.M.

PLEDGE OF ALLEGIANCE

A moment of silence was observed before the pledge

ROLL CALL

PRESENT

Richard Ahrens
Jon Buechele
Evelyn Harris Clark
Patricia Leduc
Gustavo Rodriguez

APPROVAL OF AGENDA:

Motion made to approve the agenda by Vice-Chair Buechele, Seconded by Board Member Rodriguez.

Voting Yea: Chair Ahrens, Board Member Harris Clark, Board Member Leduc.

APPROVAL OF MINUTES:

Motion made to approve the minutes of June 5, 2023 by Vice-Chair Buechele, Seconded by Board Member Rodriguez.

Voting Yea: Chair Ahrens, Board Member Harris Clark, Board Member Leduc

1. Planning & Zoning Board Meeting Minutes; June 5, 2023.

PUBLIC COMMENTS ON AGENDA ITEMS:

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

None

ORDER OF BUSINESS:

The normal order of business for Hearings on agenda items 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 the floor
- Vote of Board

NEW BUSINESS:

2. PZ-23-05 - A Presentation by the Town of Lake Park Public Works Department for a Pocket Park to be Located at 610 7th Street.

Public Works Director Roberto Travieso and Project Manager John Wille presented to the Board (see Exhibit "A). Board Member Harris Clark commented on the project and asked if the park was open for people to play music or have a family reunion. Project Manager Wille explained that the project was open to the public, but if someone wanted to conduct an event they would need to contact the Town. The pocket park was not included as part of the Town's rental facility. Board Member Harris Clark asked who would maintain the property. Public Works Director Travieso stated that Public Works and Town hired contractors would maintain the property.

3. PZ-23-06 - Site Plan Approval for a One-Story 2,112 SF Office/Warehouse Building Located South of Watertower Road Along 13th Street. Applicant: James Leserra, Empire Landscaping. Town Planner Anders Viane presented to the Board (see Exhibit "B"). Mr. Dustin LeSerra representing Empire Landscaping presented to the Board. Board Member Harris Clark asked if equipment would be stored on site. Mr. LeSerra stated that they have a warehouse area for equipment storage.

Chair Ahrens asked clarifying questions regarding the site plan. He asked what the 12-inch panel in the drawings was. Mr. LeSerra did not have the information to respond to the question. Town Planner Viane and Community Development Director Nadia DiTommaso explained the internal processes that would need to meet Town Code before the project moves forward. Chair Ahrens expressed concern that the Planning & Zoning Board would not be able to approve a project because there was a lack of information. Community Development Director DiTommaso further explained that the site plan before the Board this evening was not the final plan that would move forward to the building permit phase. The building permit plans would include much more detail in line with the Florida Building Code requirements.

Chair Ahrens asked about the east elevation which indicates a masonry wall. He asked if that was a pop-up wall. Mr. LeSerra was unable to respond to the question. Town Planner Viane explained that it was a continuation of the masonry wall, which would require additional information before it goes to the permitting stage. Chair Ahrens asked what a stucco simulated panel was. Town Planner Viane explained that the Town's architectural Code was applied. However, the applicants architect was not in attendance to answer the specific question. He reassured the Board that the plans would not move to the building permitting phase until all the required information was provided.

Chair Ahrens asked questions regarding the lighting plan as it relates to the landscaping and trees in the area. Town Planner Viane stated that he would address the issue with the landscape architect. Chair Ahrens addressed concerns regarding vehicle stacking and the employee handicap gate. He stated that if the gate was not open a person with a handicap would have no access. Community Development Director DiTommaso clarified the question for the applicant. The applicant was reminded that they would need responses to these concerns as they approach the permitting phase.

Board Member Harris Clark asked why they requested a setback waiver when all the properties around this one were the same. Town Planner Viane explained that the standard setback was 25-feet. He explained that the wavier was to reduce their front setback. He explained that they are

not concerned with the building being a few feet closer to the sidewalk. Board Member Harris Clark asked if the Chair's concerns would be addressed before moving forward. Chair Ahrens stated that a motion would state that the approval was contingent on the concerns being addressed.

Motion made to approve PZ-23-06 site plan for a one-story 2,112 SF Office/Warehouse building contingent the concerns are addressed prior to moving forward by Board Member Rodriguez, Seconded by Board Member Leduc. Voting Yea: Chair Ahrens, Board Member Harris Clark; Vice-Chair Buechele did not vote.

4. PZ-23-07 A Ordinance of the Town Commission of the Town of Lake Park, Florida, Amending Section 78-83 of Chapter 78, Amending the Landscaping and Publicly Accessible Greenway Tree Planting Requirements.

Town Planner Viane explained the item (see Exhibit "C"). Board Member Rodriguez asked if the language change would make an impact to the sidewalks because the root system would have more room to grow. Town Planner Viane explained that the Florida Department of Transportation's (FDOT) concern was that the 15-foot clear height, from root to tip, was too big. Staff believes this language would meet the intent of FDOT and future applicants. Community Development Director DiTommaso informed the Board that staff has been working with FDOT and has informed them of all the development plans that are either underway or proposed for US1.

Chair Ahrens suggested that the Code identify the tree species allowable, with a maximum height of 10-feet for the area. He expressed concerns with the language pertaining to drinking fountains. Town Planner Viane explained that the drinking fountain language was existing in the Town Code and not new language.

Motion made to approve PZ-23-07 contingent of the height of trees being no taller than 10-feet and the drinking fountain language be removed by Vice-Chair Buechele, Seconded by Board Member Leduc.

Voting Yea: Chair Ahrens, Board Member Harris Clark, Board Member Rodriguez

PLANNING & ZONING BOARD MEMBER COMMENTS:

Vice-Chair Buechele asked that the architects be invited to attend Planning & Zoning Board meetings in the future as to avoid what took place this evening. Town Planner Viane agreed. Chair Ahrens agreed with Vice-Chair Buechele and expressed concerns with the lack of information provided to the Board. He

acknowledged understanding of why Vice-Chair Buechele chose to abstained from voting because he wanted better answers to the questions addressed to the applicant. He admitted the he was going to vote against the project, but he didn't want to put the applicant through the entire process again. He addressed Community Development Director DiTommaso and stated that the Board was relying on her to ensure that all the question posed to the applicant would be addressed. He asked that the details be included in the future.

Board Member Leduc had no comments.

Board Member Harris Clark had no comments.

Board Member Rodriguez had no comments.

Chair Ahrens had no comments.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

Community Development Director DiTommaso explained that the majority of the industrial projects are either completed or close to completion. There was one project that was still under construction. She stated that the Nautilus 220 project was ahead of schedule with a proposed completion timeframe of end of 2024. She stated that there were several site plan applications that were still in progress. She stated that the comments from today's meeting have been noted. She explained that staff and the applicant went through several rounds of reviews. Staff would certainly make sure that the comments be acknowledged and placed on the plans as they come forward.

Chair Ahrens asked for an update on the Oceana project. Community Development Director DiTommaso explained that they would receive their master permit to begin construction later this week and crews are expected to mobilize next week.

Vice-Chair Buechele asked for an update on the Texas Steak House project. Community Redevelopment Director DiTommaso explained that they received Town Commission approval and are in the permitting phase. They hope to begin construction before the end of this year.

ADJOURNMENT:

8:05 P.M.

Motion made to adjourn by Board Member Harris Clark, Seconded by Board Member Leduc.

Voting Yea: Chair Ahrens, Vice-Chair Buechele, Board Member Rodriguez

FUTURE MEETING DATE: Planning & Zoning Board Meeting – October 2, 2023 at 6:30 PM

_____, Chair
Town of Lake Park Planning & Zoning Board

Town Clerk, Vivian Mendez, MMC

Town Seal

Approved on this _____ of _____, _____