



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 5, 2023

Originating Department: Community Development

Agenda Title: Ordinance No. 04-2025 - Amendment - Comprehensive Plan - Future Land Use and Intergovernmental Coordination Elements (Remove Bioscience Overlay)(2nd and Final Reading)

Agenda Category: PUBLIC HEARING-ORDINANCE ON 2nd AND FINAL READING

Approved by Town Manager: _____ **Date:** _____

Cost of Item: _____ **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised: _____ **Newspaper:** _____

Attachments: Background Summary, Ordinance #04-2025

Please initial one:

_____ Yes I have notified everyone

x _____ Not applicable in this case

Summary Explanation:

The Community Development Department is requesting that the Town Commission consider adopting Ordinance No. 04- 2025 amending 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) Removing the Bioscience Research Protection Overlay (BRPO) from the Future Land Use Map (FLUM)

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.

Note: Removal of the Overlay does not constitute a more restrictive action as prohibited under SB 180, as 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. Removal of the Overlay reduces a potential barrier that would have made it more difficult to change the land use designation.

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.

Following approval on 1st reading (September 3, 2025 Town Commission Regular Meeting), the proposed amendments were transmitted to the state's Office of Economic Opportunity, which serves as the state planning agency, for review. The required thirty (30) day period for review has now expired and the Town received responses stating "no comments" or did not receive any response. Thus, the Town may proceed to adopt the amendments as submitted.

The proposed Ordinance was approved on 1st reading on September 3, 2025 by the Town Commission and is being presented for 2nd and final reading. If approved, the proposed Ordinance would be effective immediately.

The proposed Ordinance was prepared by the Community Development staff and reviewed by the Town Attorney.

Recommended Motion:

I move to approve Ordinance No. 04-2025 on 2nd and final 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.