

**PLANNING AND ZONING COMMISSION MINUTES
REGULAR MEETING
July 12, 2016**

The meeting was called to order by Chair Rutter at 7:00 p.m.

ATTENDANCE: Chair Patrick Rutter; Vice Chair Ben Klug; Comms. David Flinchum, MB Hague, Ankur Patel, Nilsa Zacarias (1st Alternate), Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning; Mr. David Kemp, Principal Planner; Mr. Peter Begovich, Planner; Mr. Thomas Baird, Town Attorney; Ms. Valerie Hampe, Secretary.

CITIZEN COMMENTS: None.

Chair Rutter asked that the Minutes be considered prior to Citizen Comments in the future.

MINUTES: Regular Planning and Zoning Commission meeting, June 14, 2016.

Comm. Flinchum asked that “split-rail” be changed to “open rail” in the last paragraph on Page 8. He moved approval of the minutes with changes; seconded by Vice Chair Klug. The minutes were approved unanimously by consensus.

REGULAR AGENDA:

A. **OLD BUSINESS:** None.

B. **NEW BUSINESS:**

1. **Jones Creek Preserve** – Special exception and site plan for a passive park including a kayak launch on a 1.4± acre property, located on the south side of Indiantown Road and approximately 370 feet west of Pennock Lane.

(PZ# 1821 and 1822)

Town Council consideration:

August 4, 2016

Emily O’Mahoney of 2GHO gave a PowerPoint presentation detailing the application requests. It will generate very little traffic and will only be open during daylight hours. The park will have lighting to discourage people from sleeping there and to help with visibility for police.

Peter Begovich, planner, stated that the application meets all of the special exception and site plan criteria and said Staff recommends approval with the conditions listed in the staff report. He noted that the boat launch will be for non-motorized vessels and the pavement will be pervious.

Jones Creek Preserve – cont'd

Comm. Flinchum asked if there would be a hose bib for rinsing canoes and kayaks and Ms. O'Mahoney said that makes sense. He suggested the following:

- make the sidewalk six feet wide everywhere rather than vary in width;
- make the path less meandering to make the transporting of vessels to and from the parking lot easier; and
- extend the fence southward so it will not have to be moved if this becomes an active park.

Comm. Hague asked where the lighting would be placed. Ms. Thoburn replied that the lighting is indicated on the plan and the Town has regulations to prohibit off-site glare. The intention is that the police will be able to see into the park easily at night.

Comm. Hague asked if installing root barriers is a general practice and Ms. Thoburn said yes; we've been doing it for about ten years.

Comm. Patel asked the following:

Why is bus parking being provided? Ms. Thoburn said it is for occasional visits by schools and camps.

Why do we need to provide a picnic table if the purpose of the park is to launch kayaks? Comm. Patel said that will cause a traffic strain at the loading point because people will leave their kayaks by the sidewalk.

What is to prevent a non-kayak user from using the picnic area? The purpose of the open space property is to provide public access to the water and keep traffic down. Anyone can use the picnic area.

Will there be restrooms? Ms. Thoburn said no; the Director of Public Works and the Superintendent of Parks do not consider it necessary. Restrooms are usually placed in active recreation parks.

Vice Chair Klug asked if there would be a gate and Ms. Thoburn said no. Vice Chair Klug said that it is better not to have a gate so the police can easily access the park if they need to. He then asked if there would be a cart available to help people to bring their canoe from the handicapped parking space to the launch area. Ms. Thoburn said she would check with the Recreation department.

Comm. Zacarias asked about the timeline for the project. Ms. Thoburn said it is an approved capital improvement project but it will depend when it is funded, hopefully next year. Comm. Zacarias liked the project but suggested more benches, bicycle racks and trash receptacles.

Chair Rutter opened the floor to public comment and there was no response.

Vice Chair Klug was concerned that a hose bib would be used as a shower by the homeless and said people can rinse their boat at home. He said people may park in the lot at night and more benches would make the park too inviting for the homeless. Too many bike racks may turn the park into a hangout.

Comm. Hague liked the launch area and small size of the park. She agreed that more benches would attract homeless.

Jones Creek Preserve – cont'd

Comm. Patel agreed with Comm. Zacarias that there should be more trash receptacles if the pavilion remains but said he did not believe the pavilion was necessary. People could picnic under the shade trees. He suggested making the park more linear to address ADA concerns.

Vice Chair Klug moved to recommend approval with Staff recommendations and removal of the hose bib. Comm. Flinchum asked if he would consider modifying the motion to relocate the pavilion and benches to the north near the parking area to help improve security. Vice Chair Klug accepted the modification and Comm. Flinchum seconded the motion.

The Commission was polled and the motion carried unanimously (6-0 vote).

Flinchum – Y	Patel – Y	Zacarias – Y
Hague – Y	Klug – Y	Rutter - Y

2. **Washington Street Preserve** – Town-initiated applications for two Town-owned parcels of land totaling 16.6± acres located northeast of Island Way and south of Church Street to include:

- A. Future Land Use Map amendment from General Industrial with the Bioscience Research Protection Overlay to Conservation; (PZ# 1948)
Acting as the Local Planning Agency

Town Council consideration: August 16, 2016 – 1st rdg
October 18, 2016 – 2nd rdg

- B. Zoning Map amendment from Industrial, High Technology and Employment Center (I-4) to Conservation Preservation. (PZ# 1949)

Town Council consideration: August 16, 2016 – 1st rdg
October 18, 2016 – 2nd rdg

Mr. Kemp, principal planner, reviewed the history of the subject property. He said Staff finds the applications to be consistent with the Comprehensive Plan and noted that the Town is in discussions with Palm Beach County to provide a continuous pedestrian access from the Limestone Creek Natural Area northward to the North Jupiter Flatwoods Natural Area. Mr. Kemp concluded by saying the Town's natural resource coordinator agreed that these are the best future land use and zoning designations for this property.

Vice Chair Klug asked if the application was coming forward because of the land sale and concern about what it would be used for. Mr. Kemp said no; this is a cleanup amendment. Ms. Thoburn said it wasn't included in the Evaluation and Appraisal Report (EAR) - based amendments because Staff had to bring it before the Bioscience Advisory Board first.

Comm. Flinchum noted that Property Appraiser's website still does not reflect the agreement that was signed in March 2011. Mr. Kemp said Staff was aware of that issue and working to correct it.

Chair Rutter opened the floor to public comment and there was no response.

Washington Street Preserve – cont'd

Comm. Hague said the rezoning of the DDR property was overdue so this is a good thing.

Comm. Flinchum said he had seen large gopher tortoises in the area and Ms. Thoburn said Staff is aware of it.

Comm. Patel moved to recommend transmittal of the Future Land Use Map amendment; seconded by Comm. Zacarias. The Agency was polled and the motion carried unanimously (6-0 vote).

Flinchum – Y	Patel – Y	Zacarias – Y
Hague – Y	Klug – Y	Rutter - Y

Comm. Zacarias moved to recommend approval of the rezoning application; seconded by Comm. Patel. The Commission was polled and the motion carried unanimously (6-0 vote).

Flinchum – Y	Patel – Y	Zacarias – Y
Hague – Y	Klug – Y	Rutter - Y

ADJOURN:

Chair Rutter adjourned the meeting at 8:00 p.m.

Valerie Hampe, Secretary

PATRICK RUTTER, CHAIR