

**OFFICIAL MEETING MINUTES
OF THE
BIOSCIENCE LAND PROTECTION ADVISORY BOARD
PALM BEACH COUNTY, FLORIDA**

November 20, 2013

**WEDNESDAY
2:33 P.M.**

JUPITER, FLORIDA

1. CALL TO ORDER/ROLL CALL

The meeting was called to order by Commissioner Valeche at 2:33 P.M.

Commissioner Hal R. Valeche explained the revised agenda. The Board unanimously agreed to reorder the agenda.

MEMBERS PRESENT:

Commissioner Hal R. Valeche, Chair, Palm Beach County Commission
Mayor Karen Golonka, Town of Jupiter
Mayor James Dubois, Town of Lake Park
David Levy, City of Palm Beach Gardens
John R. Smith, Governor's appointee
Sara Misselhorn, Governor's appointee (alternate)
Mayor William Albury, Town of Mangonia Park - arrived approximately at 2:34 P.M.

2. APPROVAL OF SEPTEMBER 19, 2013 MINUTES

Motion was made to approve the September 19, 2013, minutes. Motion by Mayor James Dubois, seconded by Mayor Karen Golonka, and carried unanimously.

3. MEMBER UPDATES - None

4. NEW BUSINESS

- a. ***Town of Jupiter*** - Developer initiated future land use amendment (from Commercial to Low Density Residential) and zoning change (from General Commercial to Single-Family Residential) within the Overlay on Parcel 19 North (aka Lakewood).
- b. ***Town of Jupiter*** – Developer initiated request to reduce the land in the Overlay on Parcel 19 North (aka Lakewood).

Mr. George Gentile, President of Gentile, Glas, Holloway, O'Mahoney, and Associates, Inc. and representing the developer mentioned this project was brought to the Board approximately one year ago. He explained Parcel H and Parcel J were put in to the Town Code for Research and Development Bioscience Overlay however the Master Plan had already been approved and there was no bioscience use proposed. He noted the current site plan for one of the parcels included a hotel and two golf club uses with the other site a 25,000 square foot of retail restaurant use and 25,000 square foot of general office use. He said the revised plan eliminated the hotel site and all commercial uses and changed it to residential land use. He noted the increases to Parcel J to 14 acres with 150,000 square footage dedicated to Research and Development Bioscience use. He hoped the Board would ratify these modifications.

Mr. John Sickler, Director of Planning and Zoning for the Town of Jupiter, reiterated the revisions regarding the land use for 25.1 acre parcel from commercial with the Bioscience Research Protection Overlay to low density use without the Bioscience Research Protection Overlay. Mr. Sickler mentioned he had received an email from Mr. Collins, representing Toll Brothers, which stated incorrectly that the Town had not recommended the changes to the Overlay.

Mr. Nader Salour, from Cypress Realty of Florida, noted there was a 5 year period from the date to commence with the issuance of the first building where the developer would own and continue to develop the 150,000 square feet. He added if they did not reach this milestone after 5 years the property with development rights would be dedicated to the Town free clear and indefinitely.

Motion by Mayor William Albury, seconded by David Levy, to approve the Town's request for a future land use amendment.

Mayor Golonka felt the solution reached was a good one.

Mr. John R. Smith requested a Point of Order to make sure all members of the Bioscience Land Protection Advisory Board had an opportunity to read Mr. Collins' email which was provided and the letter was considered as part of the vote. Commissioner Hal R. Valeche inquired if all members had received the letter. All members unanimously agreed they had received and reviewed Mr. Collins' letter.

The Board approved the Town's request for a future land use amendment unanimously.

Motion by David Levy, seconded by Mayor William Aubrey to approve the zoning changes. The Board approved the zoning revisions unanimously.

5. OLD BUSINESS

a. Amendment to Bylaws – quarterly meeting requirement.

Mr. Banks discussed the meetings of this Board regarding the by-laws. Commissioner Hal R. Valeche was in favor of removing the quarterly meeting requirement. He mentioned the Board would meet on an as needed basis.

Motion by John R. Smith, seconded by Mayor James Dubois to approve the removal of quarterly meeting requirement. The Board approved the motion unanimously.

6. PUBLIC COMMENT – None

7. NEXT MEETING DATE

The next meeting will be on January 16, 2014 at 1:30 pm in City of Riviera Beach.

8. Adjournment

At 2:55 P.M., a motion was made, seconded and passed unanimously to adjourn the meeting.