

ORDINANCE NO. 09-2016

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR THE CREATION OF NEW OBJECTIVE 10 AND IMPLEMENTING POLICIES PERTAINING TO THE CREATION OF A MIXED USE AREA ON THE EAST SIDE OF FEDERAL HIGHWAY, BETWEEN PALMETTO DRIVE AND SILVER BEACH ROAD; PROVIDING FOR THE CREATION OF TWO SUB-DISTRICTS WITHIN THE NEW MIXED USE AREA; PROVIDING FOR INCENTIVES FOR RE-DEVELOPMENT BY ALLOWING PROPERTIES TO SUBSTANTIALLY INCREASE THE DENSITIES OF RESIDENTIAL USES AND THE FLOOR AREA RATIOS OF COMMERCIAL USES FOR THE PROPERTIES WITHIN THE AREA; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE MAP TO SHOW THE BOUNDARIES OF THE NEW MIXED USE AREA AND ITS SUB-DISTRICTS; PROVIDING FOR AMENDMENTS TO OBJECTIVE 9 AND ITS IMPLEMENTING POLICIES; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town Commission of the Town of Lake Park, Florida (Town) has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, previously known as the "Local Government Comprehensive Planning and Land Development Regulation Act" and now known as the "Growth Policy Act" (the Act); and

**WHEREAS**, the former Department of Community Affairs, now known as the Department of Economic Opportunity, has previously determined that the Town's Comprehensive Plan was "in compliance" with the Act; and

**WHEREAS**, pursuant to the Act the Town's Planning and Zoning Board

sitting as the Local Planning Agency (LPA) has conducted a public hearing as required by §163.3174(4)(a), Fla. Stat., and has recommended the amendments set forth herein to the Future Land Use Element of the Town's Comprehensive Plan ; and

**WHEREAS**, the Commission has conducted a public hearing to consider the LPA's recommendations regarding the Community Development Department's proposed amendments to the Future Land Use Element; and

**WHEREAS**, the Commission agrees with the LPA's recommended amendments to the Future Land Use Element; and

**WHEREAS**, the Commission has determined that the adoption of the proposed amendments would be in compliance with the Act; and

**WHEREAS**, pursuant to § 163.3184(11), Fla. Stat., the Commission has conducted duly noticed public hearings and considered public comments regarding the proposed amendments to the Future Land Use Element and has voted to transmit the proposed amendments to the Florida Department of Economic Opportunity, appropriate reviewing agencies, and any other local government or governmental agency that has made a written request of the Town pertaining to the proposed amendments; and

**WHEREAS**, the Florida Department of Economic Opportunity, appropriate reviewing agencies, and any other local government or governmental agency have accepted the proposed amendments.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:**

**Section 1:** The whereas clauses are hereby incorporated as the legislative findings of the Town Commission.

**Section 2:** The Town of Lake Park hereby proposes to adopt as part of the Future Land Use Element of its Comprehensive Plan the text which is attached hereto and incorporated herein as Exhibit "A".

**Section 3:** The Community Development Department is hereby directed to transmit three copies of the amendments hereby adopted to the State Land Planning Agency, Department of Economic Opportunity; the Treasure Coast Regional Planning Council, and to any other unit of local government who has filed a written request for a copy, within 10 working days after adoption, in accordance with Section 163.3184(3)(b), *Florida Statutes*.

**Section 4: Repeal of Laws in Conflict.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 5: Severability.** Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

**Section 6: Effective Date.** The amendments to the Comprehensive Plan contained within this Ordinance shall become effective in accordance with the provisions of § 163.3184(3)(c)4., Fla. Stat.

Upon First Reading for transmittal this 2 day of November, 2016, the foregoing Ordinance was offered by COMMISSIONER MICHAEL O'ROURKE, who moved its approval. The motion was seconded by VICE-MAYOR KIMBERLY GLAS-CASTRO, and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR JAMES DUBOIS	<u>  X  </u>	<u>      </u>
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>  X  </u>	<u>      </u>
COMMISSIONER ERIN FLAHERTY	<u>  X  </u>	<u>      </u>
COMMISSIONER ANNE LYNCH	<u>  X  </u>	<u>      </u>
COMMISSIONER MICHAEL O'ROURKE	<u>  X  </u>	<u>      </u>

**PUBLISHED IN THE PALM BEACH POST THIS 26 DAY OF October, 2016**

Upon Second Reading this 7 day of June, 2017, the foregoing Ordinance, was offered by Commissioner Flaherty, who moved its adoption. The motion was seconded by Commissioner Michaud, and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>  ✓  </u>	<u>      </u>
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>      </u>	<u>  ✓  </u>
COMMISSIONER ERIN FLAHERTY	<u>  ✓  </u>	<u>      </u>
COMMISSIONER ANNE LYNCH	<u>      </u>	<u>  ✓  </u>
COMMISSIONER ROGER MICHAUD	<u>  ✓  </u>	<u>      </u>

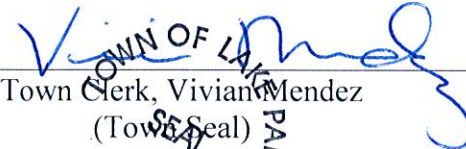
**PUBLISHED IN THE PALM BEACH POST THIS 26 DAY OF May, 2017**

The Mayor thereupon declared **Ordinance No.** 09-2016 duly passed and adopted this 7 day of June, 2017.


TOWN OF LAKE PARK, FLORIDA

BY:   
Mayor, Michael O'Rourke

ATTEST:

  
Town Clerk, Vivian Mendez  
(Town Seal)  
**TOWN OF LAKE PARK  
FLORIDA**

Approved as to form and legal sufficiency:

  
Town Attorney, Thomas J. Baird

## Exhibit "A"

### COMPREHENSIVE PLAN - FUTURE LAND USE ELEMENT

~~Objective 9: Within the Residential and Commercial land use the town shall implement a Mixed Use Zoning District or Overlay Area, which allows projects consisting of a combination of at least two or more different uses within a unified development district area, such as a mix of residential, non-residential, and commercial uses in a single project. The residential component of a mixed-use project may include single family detached, attached residences, duplexes, town homes, and other types of multi-family residences, except for adult congregate living facilities. The commercial component of a mixed use project may include, but is not limited to, small scale retail sales and services; business services and medical, legal, and other similar professional office type uses intended to serve the residential areas of the town. The non-residential component may include active and passive parks and recreation facilities; green space, open space, preserves, and conservation areas. It is the legislative intent that areas designated for mixed use projects should encourage and attract the development of a compatible mix of residential, nonresidential, and commercial uses in a proposed development which is consistent and compatible with the town's comprehensive plan and planned in accordance with the procedures of the town code and state law.~~

~~Policy 9.1: The first floor of any building in a mixed use project that has frontage on the Federal Highway corridor, may not contain any residential uses.~~

~~Policy 9.2: Single family lots located east of 2nd Street and west of Federal Highway within a Residential and Commercial land use district shall remain as single family lots used for residential purposes only, with no commercial or multi-family mixed use development permitted, until the town adopts specific land development regulations for the Mixed Use Zoning District.~~

~~Policy 9.3: A commercial only mixed use project shall only be approved through a PUD process as defined and regulated in the zoning code.~~

~~Policy 9.4: A mixed use Commercial or multifamily (including duplex) expansion or development project that extends to the west more than 175 feet beyond the Federal Highway frontage line shall only occur through a design-unified mixed use redevelopment project as defined in the zoning code. Any such project must have commercial frontage on Federal Highway.~~

~~Policy 9.5: Development on the east side of Federal Highway that combines lots fronting on both Federal Highway and Lakeshore Drive shall only occur through a design-unified mixed use redevelopment project as defined in the zoning code.~~

~~Policy 9.6: A mixed use redevelopment project or a commercial only shall have a maximum FAR of 2.5 for commercial uses and residential uses may have a maximum of 20 units per gross acre. Any such project shall include~~

~~open space or public amenity uses. Buildings are encouraged to be located close to the sidewalk at the front setback line, or immediately behind a public/semi-public space (i.e., outside seating). Parking in front of businesses is discouraged. Buildings fronting on streets must include appropriate architectural street frontage detailing in addition to the standard requirements for the entire building as set forth in the zoning ordinance.~~

~~Policy 9.7: To the west of Federal Highway there shall be a fully landscaped buffer/screen between any mixed-use redevelopment project and a single-family use or a public right-of-way. All such projects shall be compatible with the surrounding area.~~

~~Policy 9.8: Development along Lakeshore Drive shall maintain pedestrian-oriented architecture, landscaping, and access.~~

~~Policy 9.9: Public schools are a permitted use within Mixed-Use districts.~~

~~Section 9. Federal Highway/Terrace Road Waterway Mixed Use~~  
~~The land use designated as shown on the Town's Zoning Land Use Map as a limited redevelopment area to be shown as the Federal Highway/Terrace Road Waterway, FLW, with the future land use designation of Mixed-Use.~~

~~Policy 9.1: The development and component of a building within the Mixed Use designation shall include those uses designated by the zoning ordinance and those which are approved by a local health department, health and community services, and police or fire department, and other officials, serving the residents of the town and those within a five-mile radius of the town.~~

~~Policy 9.2: Commercial uses within this mixed use area may be provided within the IAP provided in the appropriate in which they are located.~~

~~Policy 9.3: The use of a residentially zoned district within the Mixed Use designation shall include residential uses which may be developed within the designated area, and shall be subject to the zoning ordinance for the area in which they are located.~~

~~Section 10: The design shall meet the Town's zoning code regarding the height of buildings, as well as the Town's zoning code regarding the maximum size building permitted with the designation of the Mixed Use land use designation as shown on the Future Land Use Map. The Commission shall enforce and enforce regulations for each of the various uses within the designated area, including a Public Access (PA) for commercial, retail and other uses as shown on the zoning code development within the Mixed Use land use designation east of Federal Highway. The NYC Zoning Code shall be enforced for developments with a mixture of residential and commercial uses along the highway, and shall be subject to the zoning code for Federal Highway to Lakeshore Drive.~~

~~Policy 9.11: Developments within the following conditions shall be~~

have been used to make use of land which integrates a combination of residential, open space, and complementary commercial retail and office uses.

**A. Urban Edge Sub-district**

The Commercial component for this sub-district shall not exceed a FAR of 4.0. The Residential component shall not exceed a density of 60 units per acre.

**B. Urban Waterfront Sub-district**

The Commercial component for this sub-district shall not exceed a FAR of 4.0. The Residential component shall not exceed a density of 80 units per acre.

Policy 16.2: The Land Development Regulation and the Planning Board shall ensure that properties are developed pursuant to a publicly-developed site plan or Planned Unit Development which incorporates a compatible mix of commercial retail and office uses, residential densities, and open space.

Policy 16.3: The Land Development Regulations for properties to be re-developed within the sub-district east of Federal Highway shall provide for the acquisition of easements at an amount of, at the discretion of the Board, sufficient to ensure the road is as wide as that along Federal Highway to Lakeside Drive and the Mac All.

Policy 16.4: The first floor of any building which is part of a mixed-use project shall be available for use as a retail use.

Policy 16.5: The Board shall review a proposal of development rights transfer program to facilitate the transfer of development rights for those historically designated or significant properties and to promote the redevelopment of properties east and west of Federal Highway.

Policy 16.6: Development on the east side of Federal Highway that requires land fronting on both Federal Highway and Lakeside Drive shall be reviewed pursuant to the regulations for development along streets designed to implement Objective 11 and the plan.

Policy 16.7: Development along Lakeside Drive shall maintain pedestrian oriented architecture, landscaping and design as defined in the Land Development Regulations.

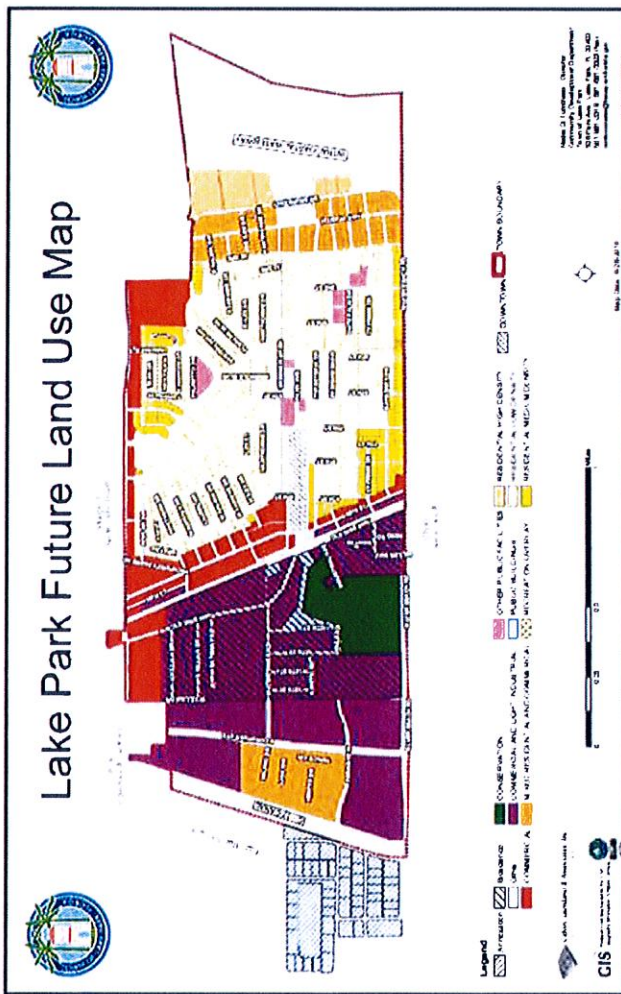
**3.4.1.1. Urban Edge and Urban Waterfront Sub-districts**

Development and Commercial component and density shall be limited to providing a mixed use mix of residential and commercial uses with a maximum FAR of 4.0 along with public schools. ~~Public schools are a permitted use within this land use designation. Residential uses shall comprise no less than 20 percent, or~~

no more than 80 percent, of the floor area of any vertical mixed use building, and no less than 20 percent and no more than 8-0 percent of the buildings on a development site or block face.

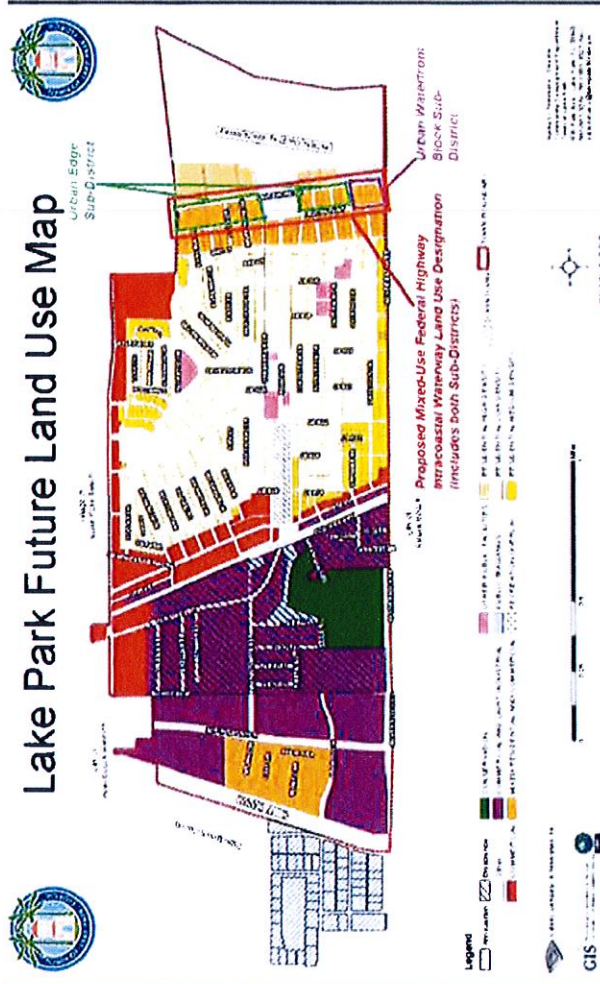
Federal Highway/Intracoastal Waterway (ICW) Mixed-Use - Lands and structures divided into two sub-districts located on the east side of Federal Highway as shown on the Future Land Use Map: Urban Edge Sub-district with a maximum F.A.R. of 4.0 and a maximum density of 60 units per acre; and the Urban Waterfront Block with a maximum F.A.R. of 6.0 and a maximum density of 80 units per acre.

FROM:





TO:



**FOR REFERENCE ONLY - LEVEL OF SERVICE ANALYSIS**

**TOWN OF LAKE PARK – CAPACITY ANALYSIS**

DATE OF REVIEW: November 2, 2016  
PROJECT APPLICANT: Town of Lake Park  
REQUEST: Change the Mixed Residential and Commercial (land use designation) development density and intensity standards as follows:

FROM a maximum of 20 units per acre and a maximum FAR of 2.5 (24 acres);

Maximum Number of Units:	480 DU's
Persons Per Household:	2.47
TOTAL PERSONS:	1,185
Maximum Square Feet (FAR 2.5)	2,613,600 sq. ft.

TO a maximum of 60 units per acre and a maximum FAR of 4.0 in the Urban Edge sub district (19.5 acres), and a maximum of 80 units per acre and a maximum FAR of 6.0 in the Urban Waterfront sub district (4.5 acres).

Maximum Number Units by Sub-District by Acreage:	
Urban Edge:	1,170 DU's
Urban Waterfront Block:	<u>360 DU's</u>
TOTAL:	1,530 DU's
Persons Per Household:	2.47
TOTAL PERSONS:	3,779

Maximum Number Non-Residential Square Footage by Sub-District:	
Urban Edge:	3,397,680 sq. ft.
Urban Waterfront Block:	<u>1,176,120 sq. ft.</u>
TOTAL:	4,573,800 sq. ft.

Change in Number Units:  $1,530 - 480 = +1,050$  additional DU's at Maximum Buildout  
Change in Non-Residential Square Footage:  $4,573,800 - 2,613,600 = +1,960,200$  sq. ft. additional Non-Residential Square Footage  
Change in Number Persons:  $3,779 - 1,185 = +2,594$

The 24-acre subject properties are currently designated Mixed Use Residential and Commercial on the Future Land Use Map. The Town is proposing to change the designation to Federal Highway/Intracoastal Waterway (ICW) Mixed Use as summarized in the request above.

The impacts of maximum build-out on the Town's ability to meet its adopted Level of Service standards are summarized below. As can be seen, the Town will continue to meet its Level of Service standards even in the event of maximum build-out under the Comprehensive Plan designation. Ultimately, however, it is

unlikely that the subject properties could ever be developed to maximum allowed build-out due to the site configuration, land development regulations, and other constraints.

### Level of Service Analysis

This analysis is based on those standards contained in the Town's adopted Comprehensive Plan.

#### Transportation:

Roadway Adopted LOS Standard – LOS D  
Estimated trips – +23,560 trips on US-1  
Current daily trips – 25,989  
Projected daily trips at build out – 49,549  
Current LOS – C  
Projected LOS – C

#### Sources:

Palm Beach County 2015 Historic Traffic Growth Table  
FDOT 2013 Quality Level of Service Handbook  
FDOT Generalized Annual Average Daily Volumes for Florida's Urbanized Areas

#### Potable Water:

Residential LOS Standard – 97.189 gallons per capita per day  
Non-residential LOS Standard – 1,777 gallons per acre/day  
Estimated impact – +251,618 +490,266 gallons per day  
Current consumption (Seacoast Utility Authority service area) – 13.3 18.10 million gallons per day  
Projected consumption at build out – 13.7 18.60 million gallons per day  
Current capacity – 30.5 million gallons per day

#### Sources:

Seacoast Utility Authority Engineer's Report on the Physical Condition of the System  
Seacoast Utility Authority website, [www.sua.com](http://www.sua.com)

#### Sanitary Sewer:

Residential LOS Standard – 66.107 gallons per capita per day  
Non-residential LOS Standard – 1,089 gallons/acre/day  
Estimated impact – +174,204 +277,558 gallons per day  
Current consumption (Seacoast Utility Authority service area) – 5.16 7.8 million gallons per day  
Projected consumption at build out – 5.33 8.1 million gallons per day  
Current capacity – 12 million gallons per day

#### Sources:

Seacoast Utility Authority Engineer's Report on the Physical Condition of the System  
Seacoast Utility Authority website, [www.sua.com](http://www.sua.com)

#### Solid Waste:

##### Solid Waste

LOS Standard – 3.43 lbs./capita/day for residential, 112.56 lbs./acre/day for commercial  
Estimated impact at build out – +8,897 lbs./day  
Palm Beach County Solid Water Authority has capacity to convert all solid waste generated in County into electricity for the next 20 years

Sources:

Palm Beach County Solid Waste Authority, [www.swa.com](http://www.swa.com)

Parks & Recreation:

LOS Standard ~ 2.5 acres/1,000 residents

Estimated impact – +6.49 acres

Current park acres required to meet LOS Standard – 21.5 acres

Projected park acres required to meet LOS Standard at maximum build out – 27.99 acres

Existing park acreage – 31.9 acres

Projected Surplus – 3.91 acres

Sources:

Town park inventory

Schools:

LOS Standard – Enrollment not to exceed 110% of capacity (measured in Concurrency Service Areas (CSAs))

Estimated impact of maximum build out – +275 students (+122 elem., +61 middle, +92 senior)

Current enrollment, elementary schools in CSA 5 – 3,744 students

Projected elementary school enrollment at maximum build out – 3,866 students

Current Capacity, elementary schools in CSA 5 – 5,104 student stations (73%)

Projected Capacity, elementary schools in CSA 5 – 5,104 student stations (76%)

Current enrollment, middle schools in CSA 5 – 1,512 students

Projected middle school enrollment at maximum build out – 1,573 students

Current Capacity, middle schools in CSA 5 – 2,756 student stations (55%)

Projected Capacity, middle schools in CSA 5 – 2,756 student stations (57%)

Current enrollment, high schools in CSA 5 – 1,523 students

Projected high school enrollment at maximum build out – 1,615 students

Current Capacity, high schools in CSA 5 – 1,733 student stations (88%)

Projected Capacity, high schools in CSA 5 – 1,733 student stations (93%)

Sources:

October 2015 FTE Report School Concurrency Table, Palm Beach County Public Schools

Palm Beach County Public Schools, Student Generation Multiplier Study, Feb. 2002

# LEGAL ADS & NOTICE

Lake Park Agency Transmittal List – Comprehensive Plan Amendments First Reading

Ray Eubanks, Plans Processing Administrator  
Department of Economic Opportunity  
State Land Planning Agency  
Caldwell Building  
107 East Madison – MSC 160  
Tallahassee, FL 32399-4120

Tracy D. Suber, Ed. Consultant- Growth Management  
Department of Education  
Office of Educational Facilities  
325 West Gaines Street, Suite 1014  
Tallahassee, FL 32399-0400

Department of Environmental Protection  
Attention: Plan Review  
Office of Intergovernmental Programs  
3900 Commonwealth Boulevard, Mail Station 47  
Tallahassee, FL 32399-3000

Deena Woodward, Historic Preservation Planner  
Department of State  
Bureau of Historic Preservation  
500 South Bronough Street  
Tallahassee, FL 32399-0250

Stacy L. Miller-Novello, P.E., Director of Transportation Development  
Department of Transportation, District Four  
3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

Michael J. Busha, AICP, Executive Director  
Treasure Coast Regional Planning Council  
421 SW Camden Avenue  
Stuart, FL 34994

Terry Manning, AICP, Policy and Planning Analyst  
South Florida Water Management District  
Water Supply Coordination Unit  
3301 Gun Club Road, MSC 4223  
West Palm Beach, FL 33406

John O. D'Agostino, Town Manager  
Town of Lake Park  
525 Park Avenue  
Lake Park, FL 33403

Nadia DiTommaso, Director  
Town of Lake Park  
Community Development Department  
525 Park Avenue  
Lake Park, FL 33403

Danny Jones, Interim City Manager  
City of Riviera Beach  
600 West Blue Heron Blvd.  
Riviera Beach, FL 33404

Jim Kelly, Village Manager  
Village of North Palm Beach  
501 US Highway One  
North Palm Beach, FL 33408

Natalie Crowley, Director  
City of Palm Beach Gardens  
Planning and Zoning Department  
10500 N. Military Trail  
Palm Beach Gardens, FL 33410

Lorenzo Aghemo, Planning Director  
Palm Beach County  
Department of Planning, Zoning and Building  
2300 Jog Road, 2<sup>nd</sup> Floor  
West Palm Beach, FL 33411

Rim Bishop, Executive Director  
Seacoast Utility Authority  
4200 Hood Rd  
Palm Beach Gardens, FL 33410

# ALEX DAVID AND ASSOCIATES



## TOWN OF LAKE PARK

### COMPREHENSIVE PLAN AMENDMENTS FIRST READING

November 2, 2016 – 6:30 p.m.

#### SIGN-IN SHEET

<u>NAME</u>	<u>E-MAIL</u>	<u>PHONE</u>
Tim Stevens	<a href="mailto:tstevens@legalaidpbc.org">tstevens@legalaidpbc.org</a>	561-386-3056
Dodi Buckmaster Glas	<a href="mailto:Dodi@2gho.com">Dodi@2gho.com</a>	561-575-9557

20 Island Avenue, #416  
Miami Beach, FL 33139

786.514.0121  
[alex@alex david and associates.com](mailto:alex@alex david and associates.com)

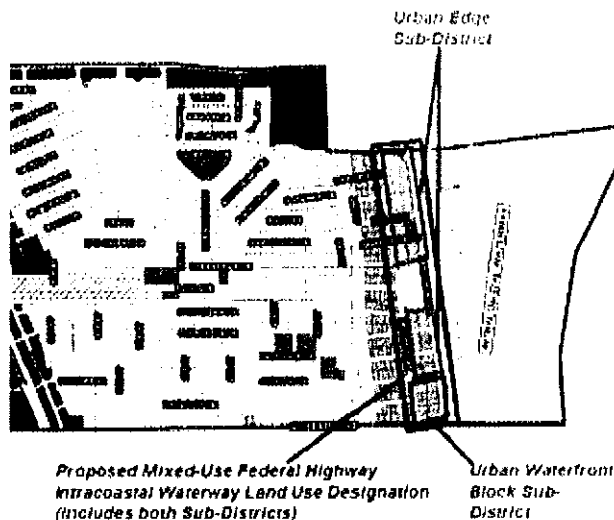


# LEGAL NOTICE OF PUBLIC HEARING COMPREHENSIVE PLAN AMENDMENTS TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN

Please take notice that on **Wednesday, June 7, 2017 at 6:30 p.m.**, or as soon thereafter as can be heard, the Town Commission, of the Town of Lake Park, Florida in a regular session to be held in the Commission Chambers, Town Hall, 535 Park Avenue, Lake Park, Florida will consider the following Ordinance on second reading and **proposed** adoption thereof:

## ORDINANCE NO. 09-2016

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR THE CREATION OF NEW OBJECTIVE 10 AND IMPLEMENTING POLICIES PERTAINING TO THE CREATION OF A MIXED USE AREA ON THE EAST SIDE OF FEDERAL HIGHWAY BETWEEN PALMETTO DRIVE AND SILVER BEACH ROAD; PROVIDING FOR THE CREATION OF TWO SUB-DISTRICTS WITHIN THE NEW MIXED USE AREA; PROVIDING FOR INCENTIVES FOR RE-DEVELOPMENT BY ALLOWING PROPERTIES TO SUBSTANTIALLY INCREASE THE DENSITIES OF RESIDENTIAL USES AND THE FLOOR AREA RATIOS OF COMMERCIAL USES FOR THE PROPERTIES WITHIN THE AREA; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE MAP TO SHOW THE BOUNDARIES OF THE NEW MIXED USE AREA AND ITS SUB-DISTRICTS; PROVIDING FOR AMENDMENTS TO OBJECTIVE 9 AND ITS IMPLEMENTING POLICIES; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.



If a person decides to appeal any decision made by the Town Commission with respect to any hearing, they 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. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Vivian Mendez, CMC, Town Clerk  
Town of Lake Park, Florida  
PUB: The Palm Beach Post - May 26, 2017.

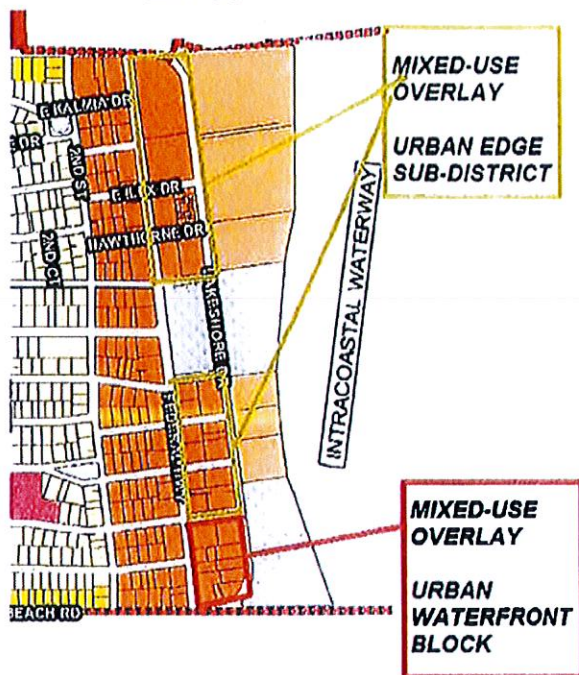
**LEGAL NOTICE OF PUBLIC HEARING**  
**COMPREHENSIVE PLAN AMENDMENTS TO THE**  
**FUTURE LAND USE ELEMENT OF THE**  
**COMPREHENSIVE PLAN**  
**TOWN OF LAKE PARK, FLORIDA**

Please take notice and be advised that the Town Commission will hold a public hearing (transmittal hearing) on Wednesday, November 2 at 6:30 p.m., or as soon thereafter as can be heard, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider the following Ordinance on 1<sup>st</sup> reading:

**ORDINANCE NO. 09-2016**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR THE CREATION OF NEW OBJECTIVE 10 AND IMPLEMENTING POLICIES PERTAINING TO THE CREATION OF A MIXED USE OVERLAY AREA ON THE EAST SIDE OF FEDERAL HIGHWAY BETWEEN PALMETTO DRIVE AND SILVER BEACH ROAD; PROVIDING FOR THE CREATION OF TWO SUB-DISTRICTS WITHIN THE NEW MIXED USE OVERLAY AREA; PROVIDING FOR INCENTIVES FOR RE-DEVELOPMENT BY ALLOWING PROPERTIES TO SUBSTANTIALLY INCREASE THE DENSITIES OF RESIDENTIAL USES AND THE FLOOR AREA RATIOS OF COMMERCIAL USES FOR THE PROPERTIES WITHIN THE OVERLAY; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE MAP TO SHOW THE BOUNDARIES OF THE NEW MIXED USE OVERLAY AND ITS SUB-DISTRICTS; PROVIDING FOR AMENDMENTS TO OBJECTIVE 9 AND ITS IMPLEMENTING POLICIES; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**Future Land Use Map  
(Excerpt)**



If a person decides to appeal any decision made by the Town Commission with respect to any hearing, they 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. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

**Town Clerk:** Vivian Mendez

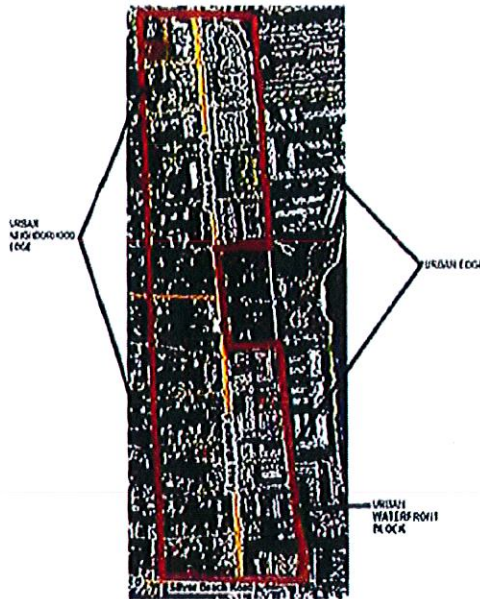
**PUB:** The Palm Beach Post – Wednesday, October 26, 2016



**SPECIAL CALL LOCAL  
PLANNING AGENCY MEETING  
AND  
TOWN COMMISSION MEETING  
Town of Lake Park, Florida**

Please take notice and be advised that the Local Planning Agency will hold a quasi-judicial public hearing on **Monday, July 11, 2016, at 7:00 p.m.**, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider the Town initiated **Updates to the Future Land Use Element of the Comprehensive Plan related to the Commercial and Residential future land use designation, respective capacity analysis for a proposed increase in densities and intensities, and associated goals, objectives and policies.** Additionally, the Agency will consider land development regulations pertaining to the proposed **Mixed-Use Zoning Overlay District as to their consistency with the Comprehensive Plan.** Following a special call Planning & Zoning Board meeting, the Town Commission will consider the Comprehensive Plan Amendments on first reading at a quasi-judicial public hearing, as well as the Land Development Regulations related to the Mixed-Use Zoning Overlay District, on **Wednesday, August 3, 2016 at 6:30 p.m., or as soon thereafter as can be heard,** in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida.

If a person decides to appeal any decision made by the Local Planning Agency or the Town Commission with respect to any hearing, they 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. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.



**SPECIAL CALL PLANNING  
AND ZONING BOARD  
MEETING**

**Town of Lake Park, Florida**

Please take notice and be advised that the Planning & Zoning Board, as the recommending body for the Town Commission, will hold a quasi-judicial public hearing on **Monday, July 11, 2016, immediately following the special call Local Planning Agency meeting at 7:00 p.m.**, in the Town Chambers at Town Hall, located at 535 Park Avenue, Lake Park, Florida, to consider the Town initiated **Updates to the Future Land Use Element of the Comprehensive Plan related to the Commercial and Residential future land use designation, respective capacity analysis for a proposed increase in densities and intensities, and associated goals, objectives and policies.** Additionally, the P&Z Board will consider land development regulations pertaining to the proposed **Mixed-Use Zoning Overlay District as to their consistency with the Comprehensive Plan and overall appropriateness,** an effort that is geared towards facilitating Mixed-Use development along our US-1 corridor.

If a person decides to appeal any recommendation made by the Planning & Zoning Board with respect to any hearing, they 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. For additional information, please contact Vivian Mendez, Town Clerk at 561-881-3311.

Town Clerk: Vivian Mendez - PUB: June 30, 2016

**CLEARINGHOUSE NOTICE OF PROPOSED AMENDMENT**

TO: **Anna Yeskey to insert**

FROM: Community Development, Town of Lake Park / Alex David & Associates

DATE: June 27, 2016

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As a participant local government, this memorandum serves as notice of the following comprehensive plan amendment(s):

Initiating Local Government: **Town of Lake Park, FL**

**Contact Information:** Nadia Di Tommaso, Community Development Director – (561) 881-3319 – [nditommaso@lakeparkflorida.gov](mailto:nditommaso@lakeparkflorida.gov), 535 Park Avenue, Lake Park, FL.

Reference: **Mixed-Use Initiative**

Date of local planning agency hearing for the proposed amendment: **July 11, 2016**

Date of public hearing after which the proposed amendment will be transmitted: **August 3, 2016**

Nature of plan amendments as you have indicated is desired for review:

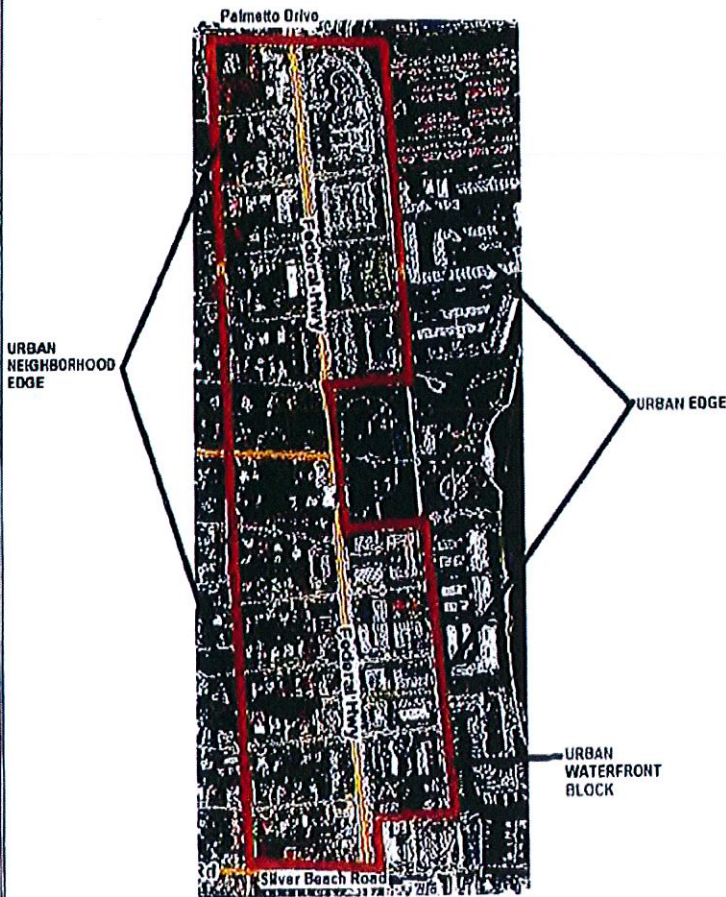
- adjacent cities \_\_\_\_\_
- Palm Beach County \_\_\_\_\_
- amendments relating to traffic circulation or the roadway networks
- amendments relating to affordable housing
- Amendments related to the following elements:
- land use**
- traffic circulation
- mass transit
- ports and aviation
- housing
- infrastructure \_\_\_\_\_ sub-elements
- coastal management
- conservation
- recreation and open space
- intergovernmental coordination
- capital improvements
- other \_\_\_\_\_

*Instructions:* Should you have any objections to these proposed amendments, please respond at least 15 days prior to the transmittal hearing as scheduled (**August 3, 2016**).



Summary of proposed change (s) to adopted comprehensive plan: **The Town is requesting to update its Capacity Analysis within the Commercial/Residential land use designation so as to increase potential densities and intensities. Modifications to the certain goals, objectives and policies related to the Commercial/Residential land use designation is also being sought.**

**Proposed Amendments – Affected Area**



Location of proposed amendments (include a location map): **See above.**

Size of Area Proposed for Change (acres): **62.60 acres.**

Present Future Land Use Plan Designation (include a density/intensity definition):

**Commercial and Residential:**

Lands and structures devoted to promoting a compatible mix of residential at up to 20 units per gross acre and commercial uses with a maximum F.A.R. of 2.4 along major thoroughfares. Public schools are a permitted use within this land use designation. Residential uses shall comprise no less than 20 percent, or no more than 80 percent, of the floor area of any vertical mixed use building, and no less than 20 percent and no more than 8-0 percent of the buildings on a development site or block face.

Proposed Amendments (include a density/intensity definition):

The intent is to keep the land use designation in tact – **Commercial and Residential**. However, the proposed density/intensity is summarized as the following and also includes some associated goals/objectives/policies.

Change the Mixed Use Overlay District development density and intensity standards as follows: FROM a maximum of 20 units per acre and a maximum FAR of 2.5; TO a maximum of 40 units per acre and a maximum FAR of 2.5 in the Urban Neighborhood Edge sub district, a maximum of 60 units per acre and a maximum FAR of 4.0 in the Urban Edge sub district, and a maximum of 80 units per acre and a maximum FAR of 6.0 in the Urban Waterfront sub district.

Present Zoning of Site:

Mixed. Commercial-1; R1A Residential; R1 Residential; and R-2 Residential.

Proposed Zoning of Site:

Creation of a Mixed-Use Zonign Overlay District

Present Development of Site: None at this time.

Is proposed change a Development of Regional Impact? No.

**Comprehensive Plan Change Processing**

Date/Time/Location Scheduled for Local Planning Agency Public Hearing:

**July 11, 2016**

Scheduled Date for Transmittal to Department of Economic Opportunity (Division of Community Development): **August 4, 2016 (1<sup>st</sup> public hearing before Town Commission scheduled for August 3, 2016)**

Date/Time/Location Scheduled for Governing Body Public Hearing for Adoption:

**(tentative) November 2, 2016**