



**Minutes**  
**Town of Lake Park, Florida**  
**Commission Workshop**  
**Wednesday, January 15, 2014, 8:45 PM**  
**Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Commission Workshop on Wednesday, January 15, 2014 at 8:45 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke and Kathleen Rapoza, Town Manager Dale S. Sugerman, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

Mayor DuBois stated that all members of the Commission were present and led the pledge of allegiance.

**SPECIAL PRESENTATIONS/REPORTS**

**Federal Highway Corridor and Opportunities for Mixed-Use Development through a Mixed-Use Design District Overlay**

**• Introduction**

Town Manager Sugerman presented the item (see attached Exhibit "A").

Community Development Director Nadia DiTommaso explained that this is the third workshop on this subject with the first two (2) workshop held with a group of business and property owners along Federal Highway and the Lake Shore Drive Corridor. She explained that this item is being presented by staff as a development opportunity and is not proposing any specific type of development. She explained that the Federal Highway Corridor extends from Palmetto Drive on the north side to Silver Beach Road on the south side and includes the parcels one (1) block west of Federal Highway and all the parcels on the east side of Federal Highway through the west side of Lake Shore Drive. She explained that these properties are included because in 2009 the Commission decided that it was important to develop mixed-use criteria and envisioned a mixed-use corridor along Federal Highway. She stated that neighboring municipalities have already started moving forward with mixed-use development to boost their economies. She stated that staff feels in order for the Town to remain competitive the Town needs to start thinking along these same lines.

**• Zoning, Land-Use, and Mixed-Use Development**

Planner Debbie Abraham explained terminology such as land use, and zoning.

Community Development Director DiTommaso explained the mixed-use lifecycle (see attached Exhibit "B"). She provided examples of mixed-use development (see attached Exhibit "C").

- **Explaining Procedural Requirement**

Community Development Director DiTommaso explained that the only way to develop a mixed-use development option is to create property development regulations in the Town's Code of Ordinances. Essentially creating a district that would properly regulate a mixed-use development project.

- **Hands-On Experience Using Aerial Map; Building Models; and Property Development Regulations**

Community Development Director DiTommaso invited the Commission to participate in the hands-on portion of the meeting using an aerial map and building models.

Mayor DuBois stated that when he was on the Planning and Zoning Board during the Evaluation and Appraisal Report (EAR) for the Comprehensive Plan that there was discussion regarding deepening the block on the west side of Federal Highway on the Future Land Use Map to increase the availability of commercial up to Second Street. He asked how that would play into this and if that was adopted.

Community Development Director DiTommaso stated that the change as described by Mayor DuBois were not adopted expect for some parcels on Silver Beach Road west of Federal Highway. However, it can be included in the discussion.

The Commission participated in the hands-on exercise and placed building models on the aerial map.

Commissioner O'Rourke thinks that the Town should start looking into mixed-use development for along the Federal Highway Corridor and explained where and why he placed the building model on Lake Shore Drive.

Planner Abraham provided feedback on the placement of Commissioner O'Rourke's building model, the limitations in the current code and what staff is proposing regarding development along Lake Shore Drive.

Community Development Director DiTommaso explained that staff's intent at this point regarding development along Lake Shore Drive is to allow the mixed-use development façade only if it includes mixed-use development along the Federal Highway side. She further explained that if mixed-use development where to extend to Lake Shore Drive it would have to come from Federal Highway that a development would not move forward if it was only on Lake Shore Drive as currently proposed by staff.

Commissioner Flaherty explained why and where he placed a multi-story building model along Federal Highway.

Community Development Director DiTommaso stated that Commissioner Flaherty placed the building in accordance with the set-back requirements currently in the Town

Code. She explained that the intent of mixed use is to bring the mixed-use building closer to the street in order to create more street activity.

Planner Abraham explained that when building multi-story buildings that are adjacent to an area that is one zoning district, such as residential to the west of Federal Highway, that it needs to be planned so that the buildings are not the only view the people in the residential buildings will have looking east. She explained that if a developer is interested in putting a larger size building that they would have to increase the landscape buffer. She stated that staff is currently proposing that the maximum height for the west side of Federal Highway be three (3) stories. She explained that the reason for the height limitation is for the west side of Federal Highway to act more like a transition zone from the residential into commercial and then into higher intensity buildings.

Community Development Director DiTommaso explained that the intent is for developments that are adjacent to the residential zone would have more restrictive regulations in terms of landscape buffers and setbacks on the side of the property that is adjacent to the residential property.

Mayor DuBois asked if the intention is to have lower density buildings on the west side of Federal Highway, then higher density buildings on the east side of Federal Highway and then lower intensity along the west side of Lake Shore Drive.

Community Development Director DiTommaso stated “yes” in theory that is the intention.

Attorney Baird asked about preserving the view for the properties on the west side of Federal Highway.

Discussion continued regarding view, property value and the intention of the use of the property.

Attorney Baird explained where and why he placed a building model at the corner of Palmetto Drive and Federal Highway.

Planner Abraham provided feedback on the placement of single building at the corner of Palmetto Drive and Federal Highway and stated she would recommend that the entire parcel be filled up. She explained that because of the current use of the property any change to that parcel would be in the future, however the proposed overlay should still be put in place for the entire corridor as to provide an opportunity for that property in the future.

Community Development Director stated that another consideration is architecture and that there are architecture guidelines in place and staff’s intention is to keep those architectural guidelines for the mixed-use development. However, there is room to explore more intense architectural guidelines.

Attorney Baird suggested creating a mixed-use district rather than an overlay. He stated that if it is an overlay over the existing zoning the property owner may or may not use the overlay.

Planner Abraham stated that the vision with this overlay is that it is an option and that the property owner does not have to redevelop into a mixed-use.

Attorney Baird suggested that a mixed-use district be created and when a property owner wants to redevelop to a mixed-use they would adopt the mixed-use zoning district.

Town Manager Sugerman stated that is something that staff can evaluate.

Mayor DuBois asked if a property owner where to come in with a proposal of residential only with no mixed-use how and could they proceed with the development.

Planner Abraham explained that mixed-use would have to be included.

Attorney Baird explained that the property owner could submit to change the zoning from commercial to residential if they did not want to create a mixed-use development.

Town Manager Sugerman stated that he noticed that no one put any buildings on the green space or the Marina. He stated that both of these areas are unique and requested feedback from the Commission regarding these two (2) areas.

The Commission discussed development at Lake Shore Park and Kelsey Park.

Planner Abraham stated that the Lake Shore Park and Kelsey Park, and the Marina areas is what makes this area a prime area for mixed-use because two (2) of the main components of mixed-use are open space and green space. It fulfills the play part of the live, work and play concept of mixed-use development and create more usage of these areas.

The Commission discussed development at the Marina.

Town Manager Sugerman asked if any of the Commissioners objected to a height of ten (10) stories along Federal Highway.

Commissioner Flaherty stated that ten (10) stories are a little tall.

Mayor DuBois stated that the twenty (20) story development south of the Town is disconnected from the surrounding community.

Commissioner Rapoza stated that she would rather see a ten (10) story building by the Marina with complementary buildings rather than further north on Federal Highway.

Community Development Director DiTommaso stated that the Marina block is interesting because of its location and surroundings. She stated that there is opportunity to treat the block adjacent to the Marina differently than the rest of the corridor.

Commissioner O'Rourke stated that the Town has an interlocal agreement with the County to develop the Marina and that must be kept in mind when thinking about developing that area.

Discussion continued regarding development at the Marina.

Community Development Director DiTommaso asked what the height limitation should be for the entire block adjacent to the Marina.

Mayor DuBois asked where the Town maxes out for services for garbage, electricity and water.

Community Development Director DiTommaso stated that currently the Town is at 20 units per acre. She stated that the Comprehensive Plan would have to be changed if a proposal came through with eight (8) or ten (10) stories.

Mayor DuBois stated that it could be higher than ten (10) stories and not negatively impact any of the neighbors except for additional traffic and people.

Vice-Mayor Glas-Castro stated that because there are buildings with some historical significance in the corridor to provide an incentive to preserve those buildings and allow those development rights to be transferred or other opportunities to preserve the historical buildings and encourage redevelopment.

Community Development Director DiTommaso provided the proposed language for the Neighborhood Mixed-Use Development Overlay (see attached Exhibit "D").

- **Concluding Remarks**

Community Development Director DiTommaso explained that the Planning and Zoning Board will be having a similar style workshop. After this workshop staff will begin crafting language in the next few months and in five (5) to six (6) months the proposed language will start moving through the public hearing process.

Mayor DuBois asked about using real world partnering. He stated that there are some planning firms out there that actually sell things and actually build things whereas the Town receives whatever applications are submitted. He stated that there are entities in Palm Beach County that work with property owners and developers and asked about partnering with them at the same time to make something that is marketable.

Community Development Director DiTommaso encouraged the Commission to make comments and suggestions at any time.

Town Manager Sugerman commended the Community Development Department for their work.

**PUBLIC COMMENT:**

None

**TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**

**Attorney Baird** had no comments.

**Town Manager Sugerman** had no comments.

**Commissioner Flaherty** asked who was involved in the previous two (2) workshops.

Community Development Director DiTommaso explained personal invitations were sent to all property and business owners along the corridor.

Commissioner Flaherty asked if they were receptive.

Community Development Director DiTommaso explained that the first workshop was theory based to provide the attendees with an understanding of what the Town is trying to do and there was some criticism and staff received some good feedback.

Town Manager Sugerman stated that at the first workshop there were four (4) or five (5) people who took the position of no because they like what they have and they do not want anyone else coming into this community and changing anything. He stated that some of their criticisms were well received and provided examples. He stated that these people were invited back to the second workshop and none of them came. He stated that it was valuable for staff to hear the criticisms and staff has now begun to create answers for these criticisms.


Commissioner Flaherty encouraged the public to reach out to the Commission and Town staff with their comments and questions.

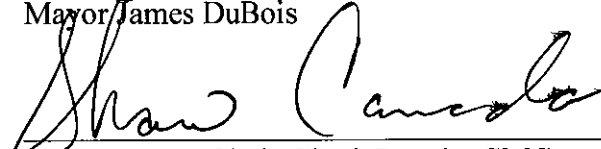
**Vice-Mayor Glas-Castro** suggested that as the staff considers the regulations that staff use the guideline approach as used for Downtown Fort Lauderdale rather than the regulatory standard approach used by the Palm Beach County for Urban Redevelopment Area (URA). She stated that people are annexing out of the County and into Palm Springs so that they do not have to deal with the URA regulations. She explained the difference between guidelines and standards.

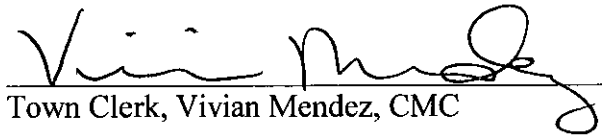
**Mayor DuBois** stated that when this workshop was suggested that he thought there might be some push back from community members as experienced in the past when there have been other development opportunities.

**ADJOURNMENT**

There being no further business to come before the Commission and after a motion to adjourn by Commissioner O'Rourke and seconded by Commissioner Rapoza, and by unanimous vote, the meeting adjourned at 10:05 p.m.

  
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Mayor James DuBois

  
\_\_\_\_\_  
Deputy Town Clerk, Shari Canada, CMC

  
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Town Clerk, Vivian Mendez, CMC



FLORIDA  
Approved on this 19 of February, 2014



Town of Lake Park Town Commission

Agenda Request Form

Exhibit "A"

Meeting Date: January 15, 2014

Agenda Item No.

Agenda Title: The Federal Highway Corridor and Opportunities for Mixed-Use Development Through a Mixed-Use Design District Overlay.

- [ X ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS
[ ] PUBLIC HEARING ORDINANCE ON \_\_READING
[ ] NEW BUSINESS
[ ] OTHER:

Approved by Town Manager [Signature] Date: 12/27/13

Nadia Di Tommaso / Community Development Director [Signature]

Table with 3 columns: Originating Department (Community Development), Costs (\$0), Attachments (Mixed-Use Life Cycle, etc.), Advertised (Date: N/A), and notification status.

Summary Explanation/Background:

Since the 1990's, many cities, towns and villages have been incorporating mixed-use development options within their respective municipalities in order to boost their individual economies. Some benefits of mixed-use development include:

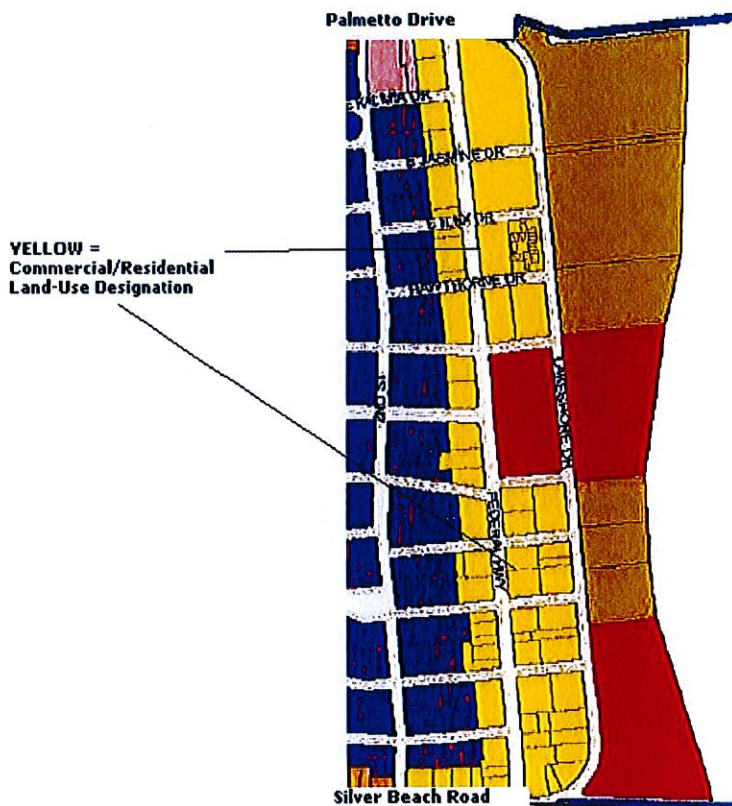
- greater housing variety
• reduced distances between housing, workplaces, retail businesses, and other amenities and destinations
• more compact development, land-use synergy (e.g. residents provide customers for retail which provide amenities for residents)
• stronger neighborhood character, sense of place
• walkable, bike-able neighborhoods, increased accessibility via transit, both resulting in reduced transportation costs



**Mixed-use development** by definition is:

“Any urban, suburban or village development, or even a single building, that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections”

This means that rather than having neighborhoods develop with residential on one side and commercial on another side, similar to Lake Park’s historical layout, mixed-use allows for a combination of residential and commercial within the same development. Naturally, these types of development patterns are not suitable in all areas, therefore staff will use this workshop to explain zoning, land-use, and mixed-use development, as well as take this opportunity to explore staff’s recommendation of a Mixed-Use Design District Overlay for the Federal Highway corridor which extends from Palmetto Drive to Silver Beach Road, and includes the west side of Lake Shore Drive. The Federal Highway “corridor” can be seen in **yellow** below:



On November 13, 2013, a stakeholder meeting was held with property owners and business owners along Federal Highway and the west side of Lake Shore Drive. At this meeting, which was more theory-based, staff provided a presentation on Zoning, Land-Use and Mixed-Use development and welcomed any and all discussion.

The November 13 meeting was scheduled in order to provide a better understanding of mixed-use development and clearly differentiate between *private property development versus staff's limited ability to incorporate code language related to mixed-use development. The mixed-use development code language, if adopted by the Town Commission, would provide an added option to those looking into redeveloping their properties.*

A second stakeholder meeting was then held on December 12. This meeting was more hands-on and utilized an aerial map and building models that participants were able to manipulate and use as visual tools while staff reviewed the various property development regulations that would need to be modified in the Town's Code of Ordinances in order to create a Mixed-Use development option (for example, building heights; building setbacks; landscaping; parking etc).

The timing of this Town Commission workshop blends perfectly with staff's timeline which provided for a Town Commission public workshop immediately following the initial stakeholder meetings.

**Recommended Motion: NOT APPLICABLE. FOR DISCUSSION ONLY.**

# Mixed-Use Life Cycle Exhibit "B"

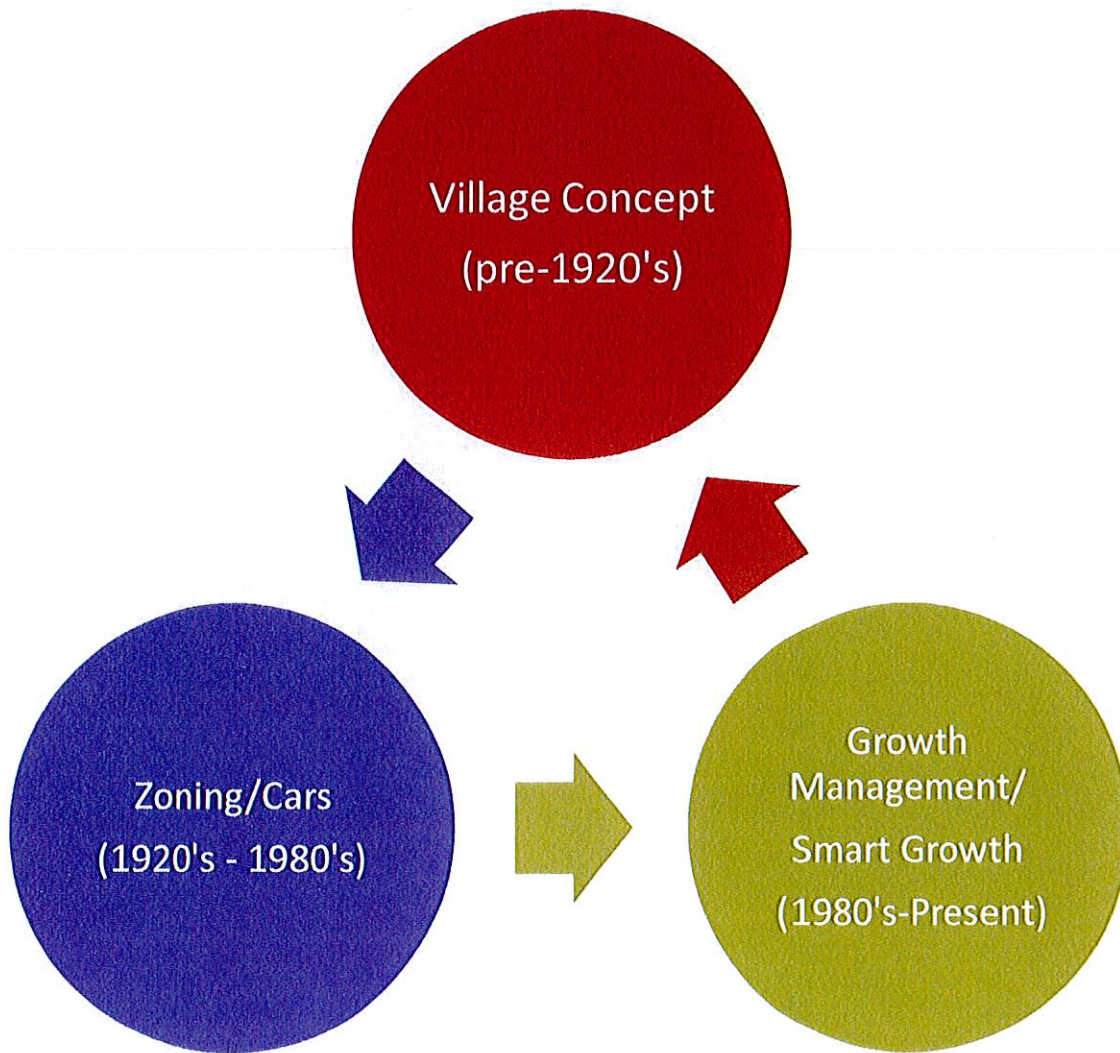


Exhibit "C"

# Mixed-Use Examples









# BOYNTON BEACH – RENAISSANCE COMMONS





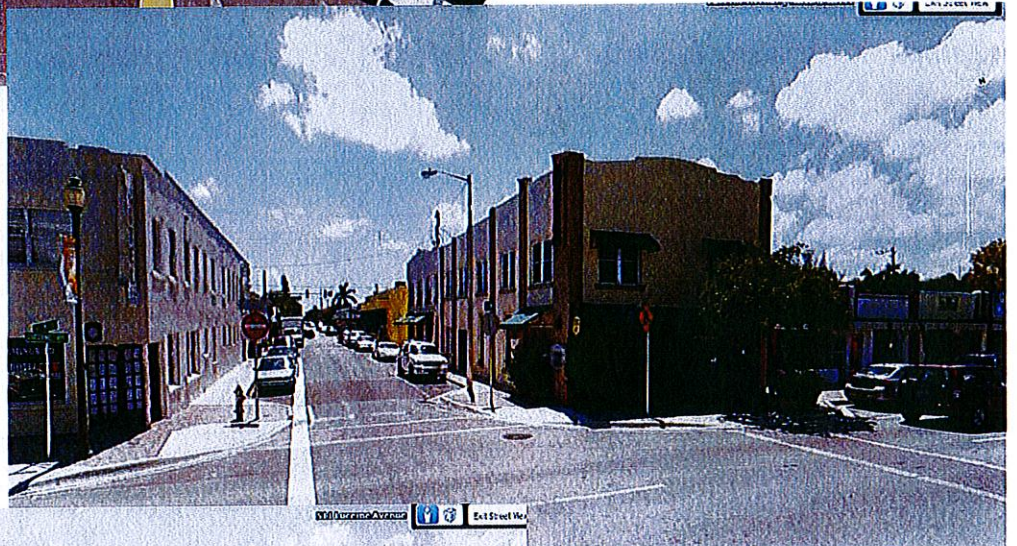
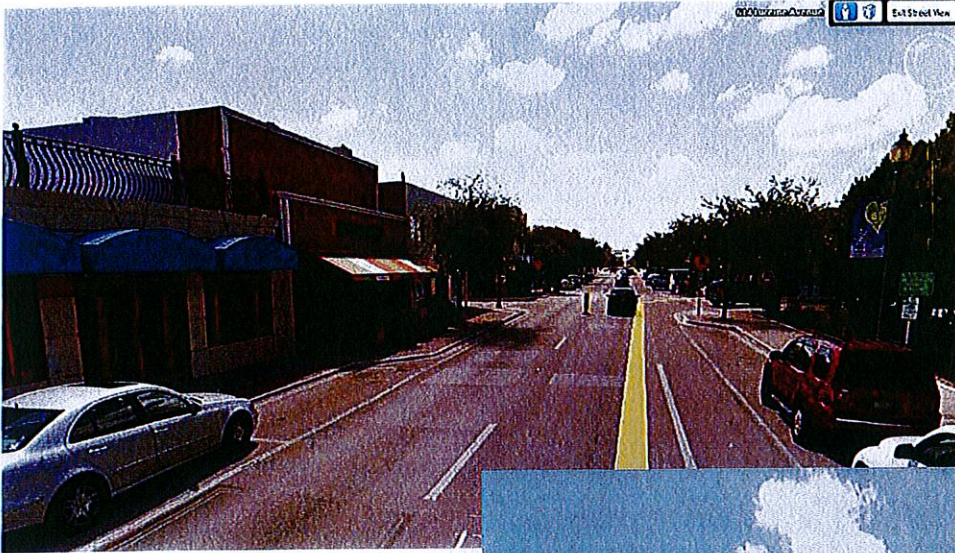
**FORT LAUDERDALE – US-1/BROWARD BOULEVARD**



**FORT LAUDERDALE - LAS OLAS BOULEVARD**



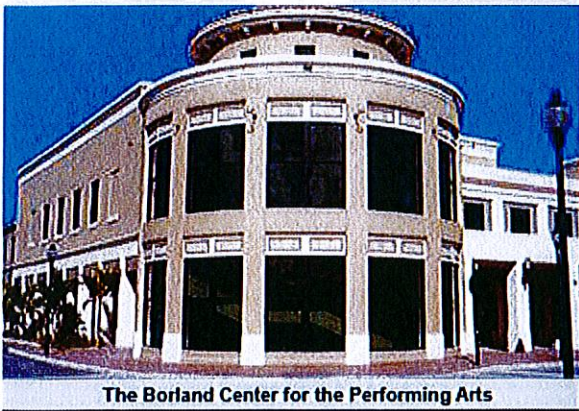
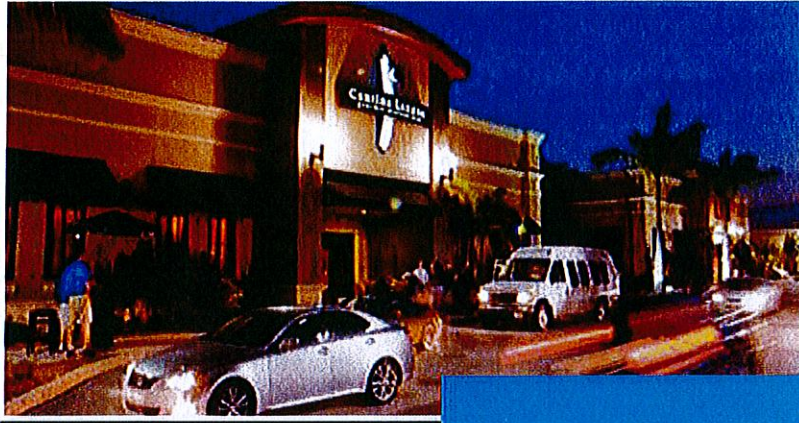
# LAKE WORTH



## WEST PALM BEACH – CITYPLACE



# MIDTOWN PGA – PALM BEACH GARDENS



**The Borland Center for the Performing Arts**



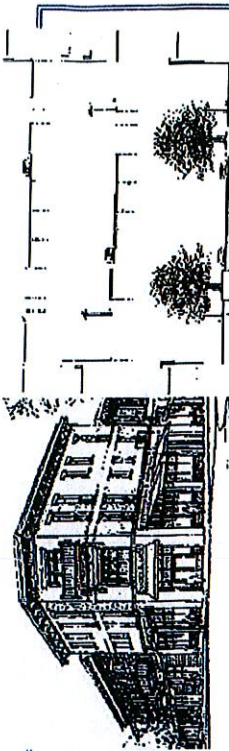
**JUPITER – HABOORSIDE VILLAGE (US-1/INDIANTOWN ROAD)**



**NEIGHBORHOOD MIXED-USE DEVELOPMENT OVERLAY**

<u>USES</u>	<u>CURRENT CODE</u> Range of Commercial & Residential Uses	<u>PROPOSED CODE LANGUAGE</u> Expand on existing uses to promote mixed-use
<u>HEIGHT LIMITATIONS</u>	R-1, R-1, C-1 & C1-B: 2 stories (or 30 feet)	8 stories (or 100 feet) for structures facing Federal Hwy on east side; 3 stories on west side Federal Hwy & Silver Beach; 6 stories for structures facing Lake Shore Drive. 8 stories is consistent with residential building on the east side of Lake Shore Drive
<u>SETBACKS</u> (Commercial Districts)	Front: 25 ft Side: 10 ft ; Side Street: 15 ft Rear: 15 ft	Incorporate a <i>build-to-line</i> for buildings fronting Federal Hwy in order to connect the buildings to the street. Regulate Lake Shore Drive setbacks by utilizing underlying zoning district setbacks. Developments neighboring residential parcels to have increased setback requirements.
<u>LANDSCAPE BUFFERS; # PLANTINGS; OPEN SPACE</u>	Width: 15 feet along street front and 8 feet on an interior lot line #Plantings: 1 shade tree per 20 ft street frontage; 1 per 40 interior lot lines; parking island trees	Reduced widths and increased # of plantings. Increased parking area shade tree distance and increase # plantings at entrances and intersections. Utilize point-system open space calculation. Provide credit for proximity to parks/public spaces & alternative forms of open space. Developments neighboring residential parcels will have increased landscape buffer requirements.
<u>REQUIRED PARKING</u>	Based on Use per Table 78-142 in the Town Code	Promote Shared Parking/Cross-Access drives; reduced parking space dimensions; promote rear parking areas and interior (and fully screened ) 2nd to 4th storey parking garages (1st floor prohibited)
<u>ARCHITECTURE</u>	<u>Design Guidelines</u> * varied rooflines * no blank walls * parapets/arcades/columns * complementary color palette * varied materials * fenestration/façade articulation	Utilize existing architectural standards and expand upon them for primary and accessory structures and fences/walls
<u>STREETSCAPE REQUIREMENTS</u>	Not specifically regulated as a comprehensive category	Making it a requirement through a corridor master plan: * Street trees * Overhead Lighting * Infill Compatibility * Outdoor Cafes/Seating/Similar Features * bicycle lane/sidewalks/pedestrian amenities

**\*\*Utilities; Trash Containment; Traffic Counts and all Concurrency Standards Will Be Considered\*\***



**HOW TO?**

- How can we encourage and implement a pedestrian-friendly corridor?**
- How can we enhance corridor identity?**
- How can we promote diverse development while integrating the development into the existing neighborhood?**
- What is a "build to" line and why is it preferred over regular setbacks?**
- How can we simplify the types of uses that can be developed?**
- How can development promote walkability?**

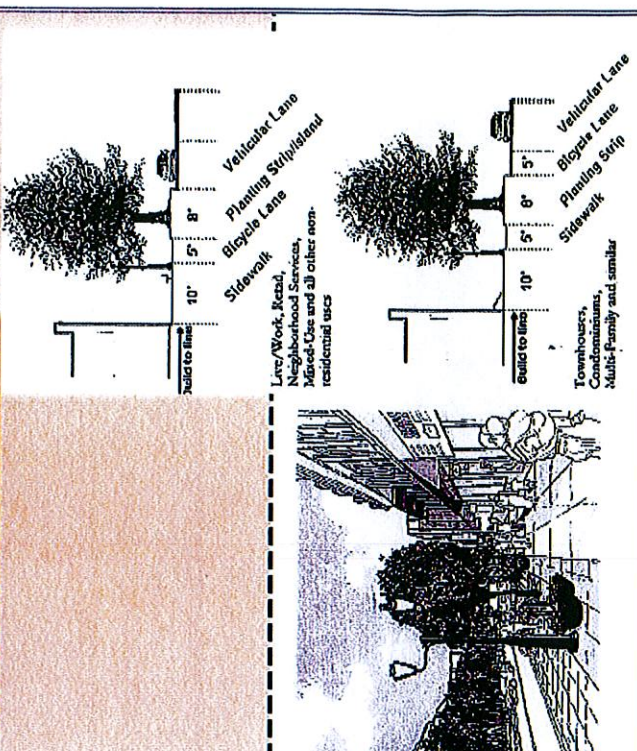


Exhibit "D"



# AGENDA

Lake Park Town Commission  
Town of Lake Park, Florida  
Commission Workshop  
Wednesday, January 15, 2014,  
Immediately Following the  
Regular Commission Meeting,  
Lake Park Town Hall  
535 Park Avenue

<b>James DuBois</b>	—	<b>Mayor</b>
<b>Kimberly Glas-Castro</b>	—	<b>Vice-Mayor</b>
<b>Erin T. Flaherty</b>	—	<b>Commissioner</b>
<b>Michael O'Rourke</b>	—	<b>Commissioner</b>
<b>Kathleen Rapoza</b>	—	<b>Commissioner</b>
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<b>Dale S. Sugerman, Ph.D.</b>	—	<b>Town Manager</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Town Attorney</b>
<b>Vivian Mendez, CMC</b>	—	<b>Town Clerk</b>

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, 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.*

A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. SPECIAL PRESENTATIONS/REPORTS

**Federal Highway Corridor and Opportunities for Mixed-Use Development through a Mixed-Use Design District Overlay**

- Introduction
- Zoning, Land-Use, and Mixed-Use Development
- Explaining Procedural Requirement
- Hands-On Experience Using Aerial Map; Building Models; and Property Development Regulations
- Concluding Remarks

**D. PUBLIC COMMENT:**

**This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.**

**E. TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**

**F. ADJOURNMENT**