



**Minutes**  
**Town of Lake Park, Florida**  
**Town Commission and**  
**Planning & Zoning Board joint**  
**Mixed-Use Corridor Workshop**  
**Wednesday, December 9, 2015, 6:00 PM**  
**Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a joint workshop with the Planning and Zoning Board members to discuss the Mixed-Use Corridor on Wednesday, December 9, 2015 at 6:00 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke and Kathleen Rapoza, Board Members Judith Thomas (Chair), Martin Schneider, Anne Lynch (arrived at 7:02 p.m.) Town Manager John O. D'Agostino and Town Clerk Vivian Mendez. Board members Michelle Dubois, Ludie Francois, and Erich von Unruh were absent.

Town Clerk Mendez performed the roll call and Mayor DuBois led the pledge of allegiance.

**DISCUSSION AND PUBLIC COMMENT:**

- 1) Welcome/Introduction**
- 2) Review of Mixed-Use Initiative**
- 3) Proposed Zoning and Comprehensive Plan Considerations**
- 4) Unveiling of the Graphics**
- 5) Complete Streets/Streetscape Improvements**
- 6) Closing Remarks/Next Steps**

Town Manager John D'Agostino welcomed everyone and introduced himself. He recapped what occurred at the September 21, 2015 Mixed-Use workshop. He encouraged the audience to participate in the discussion. He introduced Community Development Director Nadia DiTommaso. She welcomed everyone and introduced the Town consultants Jerry Bell and Alex David of Bell David Planning Group Inc. She asked that each member of the audience introduce themselves (see Exhibit "A") and sign the sign-in sheet. She recapped some of the concerns that were raised during the last workshop as follows: not losing the hometown character for the corridor; enhancing it with mixed-use; mixed-use zoning allowing additional opportunity for development; focusing on funding sources; historic preservation; flexible language than regulatory; no parking or heavy commercial facing Lake Shore Drive; providing provisions for specific lots; defining the permitted uses; an impact fee program; identifying parking requirements; identifying how the mixed-use initiative would increase the land values by maximizing the parcels with the ability to build commercial and residential.

She reviewed the agenda for the evening (see Exhibit "B"). She introduced Mr. Jerry Bell of Bell David Planning Group Inc., who explained the Comprehensive Plan, the Land Development and Complete Streets Initiatives (see Exhibit "B"). Community Development Director DiTommaso showed a slide of the area that was being discussed

this evening (see Exhibit "C"). She explained that the map aims to divide the zone into three (3) sub-districts. The Urban Neighborhood Edge District on the west side of Federal Highway, the Urban Edge on the east side of Federal Highway, and the Urban Waterfront block adjacent to the Marina between Cypress Drive and Silver Beach Road. She explained that the Town has an overlay district with land development regulations. She explained that staff has tried to provide an additional development option that would accommodate mixed-use structures with neighborhoods serving retail and other uses on the ground floors, and residential units above the non-residential space. She stated that mixed-use would encourage development that exhibits with the physical design characteristics of pedestrian oriented storefront style shopping streets, and promote the health and wellbeing of residents by encouraging physical activity and alternative transportation and greater social interaction. She mentioned that there would be an applicability section in the mixed-use language, which identifies the different sub-districts that were outlined (see Exhibit "C"). She stated that the Urban Waterfront block was anticipated to have the highest density and intensity and it was the block that could incorporate commercial uses on the ground floor and within the upper floors. She explained that all mixed-use development must include a north Federal Highway frontage along the corridor, which would consist of ground floor commercial that could extent along the side streets and one-half block deep and internal to the remainder of the site. The upper floor commercial would be permitted and mixed-use development on the east side of Federal Highway except within the Urban Waterfront block. The west side of Federal Highway at Silver Beach Road shall incorporate residential uses and façades facing Lake Shore Drive and along Silver Beach Road behind the parcel fronting Federal Highway. She explained that the mixed-use language would include definitions that would aim to define key terms in the mixed-use development. She explained that the Town Code does not go into the depth of the mixed-use term language. She pointed out three (3) unique definitions for the sub-districts within a mixed-use which were, the Urban Edge which proposes to include development of up to 10-story structure; the definition for Urban Neighborhood Edge on the west side of Federal Highway would propose a maximum of a 6-story structure, and the Urban Waterfront block proposed to have a maximum of 15-story structure. She stated that staff felt it was important to categorize the different types of uses that could be incorporated into the mixed-use structures for the purposes of defining them.

She stated that staff had written several questions for the audience to consider while listening to the presentation. She asked what types of outdoor uses should be permitted in the area, if any. Would outdoor uses be limited to only certain areas. She asked if drive-thru facilities should be permitted. Should hours of operation be considered. Should nighttime entertainment be allowed.

She explained that the proposed language includes that all development that has Lake Shore Drive frontage shall only incorporate residential uses and along the first 100 feet extending west from Lake Shore Drive along the side streets or west along Silver Beach Road beyond the first parcel. She stated that this would not apply to the Urban Waterfront block as long as a zoning enclave was not created within the block. She explained that currently the Urban Waterfront block has residential and therefore the language was included as a safeguard should a developer not incorporate the entire block. She explained that if a developer could not acquire the necessary parcels to avoid a zoning

enclave those parcels facing Lake Shore Drive within the Urban Waterfront block, could only be built using the underlining zoning district requirements for those given parcels. She stated that all development would include a Federal Highway component if Lake Shore Drive were included in the project.

She explained the proposed landscape language and general provisions for buildings, street fronts or storefronts, security enclosures, and a ground floor architectural enhanced provision, and a colonnade of twelve feet. She reviewed different options that would allow the pedestrian connection, maximum internal story heights, open spaces, private open spaces, and the complete street initiatives. She referred to the general parking code for the Town and how additional language was being proposed to offer options. She highlighted the live-work type uses in buildings and parking garage structures. She reviewed the proposed lighting, perimeter fencing or walls, maximum height proposed, and signage.

Mr. Alex David of Bell David Planning Group, Inc. reviewed the mixed-use overlay district map (see Exhibit "C"). Commissioner Flaherty asked if the parking would be interior to the building or would the building surround the parking. He asked if there would be living spaces above the parking garage. Mr. David explained that it would be up to the developer. Mayor DuBois explained that there was a provision for Transfer Development Rights (TDR) and asked if there were any slides that captured a TDR. He expressed concern on how a TDR would affect the west side of Federal Highway and Park Avenue. Community Development Director DiTommaso explained that there was one parcel that was designated as historic (700 Park Avenue) and one parcel that should be preserved (on the southeast corner of Park Avenue and Federal Highway). Mr. David agreed to review the language again because TDR's are important. Community Development Director DiTommaso explained that the Town does have some sample TDR programs and suggested that the Town could incorporate those properties in the corridor into the TDR program or incorporate the TDR programs as a Town wide initiative.

Mr. David continued the presentation (see Exhibit "C"). Community Development Director DiTommaso explained some suggested ideas for the Urban Waterfront block. She stated the southwest corner property on Federal Highway was currently the Town's boat trailer parking lot for the Marina patrons. The remaining parcels on that block (to the northeast and west) represents a T-shape lot, that with mixed-use development would bring in the concept of internalized parking or parking at the rear of the buildings with less intensity uses than on the Lake Shore Drive side. She pointed out that particularly, if it were to be a mixed-use development the single-family home on the property would still be at the location, so the district would be developed with the underlying district regulations versus incorporating the larger density intensity uses. She explained that there were also opportunities for development of private/public partnerships, which was why it was included. She explained that there would still need to be certain requirements that would still need to be adhered to, at least for this particular lot. Mr. David pointed out that no rights would be taken away from a property owner and the original zoning stays in place until someone chooses to use the mixed-use overlay development option.

Commissioner O'Rourke asked if the condominium owners would have the same rights as the single-family owner. Mr. David explained that since it was a condominium a certain percentage of the unit owners would have to approve selling the building and then it would be up to the buyer to develop the area. Commissioner O'Rourke asked if the property owner would have to engage in negotiation with the condominium owners and developer. Mr. Frasier, a resident, asked if there were certain setbacks for the properties. Mr. David explained that if the current condominium building were sold and the new owner wanted to choose the mixed-use option to redevelop the property they could choose to do so, or they could choose to build another condominium in the same location. He stated that it would be up to the owner to choose which development option they wanted. Community Development Director DiTommaso pointed out that there are many different scenarios that could be used. Mr. Frasier asked if the project had a timeline. Community Development Director DiTommaso explained that there was no timeline because the Town was not bringing forward any individual development. The Town was bringing forward a mixed-use land development regulation option that developers could use. She irritated that the Town was not proposing development; staff was proposing mixed-use design guidelines, land development regulations as an option for developers to use. Mr. Frasier asked what the next steps of these workshops were. Community Development Director DiTommaso explained that this was still a work in progress and that staff does want to get to a point where a final Ordinance could be adopted by the Commission. She explained that the Ordinance would include the provisions for mixed-use, which would move through a public hearing process. She emphasized that the Town would have a Comprehensive Plan amendments that need to be considered, which goes through its own process, then there was zoning Code land development regulations that would need to be incorporated into the Town's zoning Code for mixed-use. She stated that the next steps would be possibly a final workshop, and then go through the public hearing process, which would start with the Comprehensive Plan amendments that need to be submitted to the State for review, then bringing in the land development zoning code regulations. She stated that the final stage would be done by adoption by the Town Commission. Once the mixed-use regulations are developed a developer could use mixed-use as an option for developing. She repeated that the Town was not proposing any individual development on private property. She encouraged the public's input.

An audience member asked if staff was going to open up dialog with the public regarding the Urban Waterfront block for those that would not be available to attend other workshops and public hearings. Community Development Director DiTommaso stated "yes" and encouraged members of the public to provide their comments and to include their contact information on the sign-in sheet so that staff could reach out to them with additional information. She stated that staff would be available for one-on-one discussions with the public to answer questions. The audience member stated that the one-on-one meetings are great, but the members of the public were not made aware if their suggestions/comments/concerns were being addressed because once the workshop concludes there was no information shared with the public until the public hearing meetings were heard. Community Development Director DiTommaso stated that he raised a great point. She explained that staff had taken notes during the past workshops and tried to address most of the comments that were raised. She stated that staff could provide how they have addressed the individual comments. The audience member stated that the building a 15-story building on the property where the boat trailer parking was

located would dwarf everything behind that property. He suggested that the development be done on the west side of Federal Highway. He stated that the Town has a view scape that it would be covering by placing the high buildings on the east side of Federal Highway. Town Manager D'Agostino stated that in the future the comments and responses would be placed on the Town's website. Mayor DuBois suggested that the questions/comments/concerns and responses be placed on the screen at the next workshop so that they could be discussed. Community Development Director DiTommaso included that the information could be emailed to anyone that request it.

Board Member Thomas asked what the overall intensity of the corridor would be. By her calculations, it would be approximately 3,500 dwelling units for less than a one square mile area. Mr. Bell responded that it was approximately 1,590 if built to capacity. Mr. David explained that if you take the 68 acres (from Palmetto Drive to Silver Beach Road on Federal Highway) and divide it by 1600 (the approximately number of dwelling units) it calculates to 23 units per square acre, which does not include the parking areas and retail space. Board Member Thomas asked what was the current density. Mr. Bell stated that it would be 20 units per acre. Community Development Director DiTommaso explained that it allows for 20 units per acre, but residential units are not incorporated until the mixed-use language were worked through. She stated that the only density that they currently have are for those parcels that are identified in the corridor on the west of Lake Shore Drive.

Mr. Meade asked if a developer has approached the Town with an interest and therefore staff was proposing to change the Code. Mr. Meade asked for a status of the mixed-use property at 801 Park Avenue. Town Manager D'Agostino explained that the Town would not be going through this process unless it believed that there was a market for mixed-use development. He stated that the 801 Park Avenue property owner was moving forward with development because they have received interested for the residential and retail space in the building. He stated that the owner was also moving forward with building phase II of that property which was a second building next door to 801 Park Avenue. Community Development Director DiTommaso explained that developers have approached the Town with an interest in mixed-use development along the corridor.

Mr. Headburg explained that he has an interest in the boat trailer property on Silver Beach Road and Federal Highway because he was a member of the Marina Task Force that was formed several years ago. He explained that the Task Force spend many hours figuring out how to best utilize the property for the use of the Marina. He expressed concern that a high-rise building on that property would block the view to the Town and the Marina. Community Development Director DiTommaso explained that the property was included as part of the corridor to bring an option of a private/public partnership. She explained that the Task Force recommendations still stands. She asked if the concern were for the height of the entire corridor or just the particular Marina block. Mr. Headburg stated that he was concerned with development of the particular block because the property was for boat trailer parking. Mayor DuBois asked if it were possible to build on the property and still offer boat trailer parking. A member of the audience responded that there would be a visual obstruction to Lake Park, which was the Marina area. He stated that the whole Marina district ought to be a separate zoning plan, not included in development for building.

Ms. Diane Bernhard explained that she was a member of the Marina Task Force and her understanding was that the Task Force was charged with making the Marina a place where Palm Beach County would want to come and enjoy the waterfront. She stated that privatizing it and making a development on the property was contrary to the Interlocal Agreement between the Town and Palm Beach County. She stated that the Task Force was charged with adding parking spaces per the Interlocal Agreement.

Mr. James Sullivan stated that there were two components to keep in mind, the visual component and the economical component.

Chair Thomas asked for clarification on why the Urban Waterfront property had been included in the overlay when so many residents have come forward against building tall structures on the east side of Federal Highway. She asked why the proposed heights were for an additional 40 feet on the Urban Waterfront block. Community Development Director DiTommaso explained that the additional proposed height would be offered only as part of redevelopment of mixed-use. She explained that if the space were not redeveloped then the overlying zoning district (or the Planned Unit Development - PUD) would still dictate the maximum height that was permitted on that particular block. Chair Thomas disagreed with Community Development Director DiTommaso and said that in essence the property on Palmetto Drive and Federal Highway was being redevelopment. She explained that there were plans for development for that property and the property was now going through a form of redevelopment. Community Development Director DiTommaso addressed the concerns by stating that it would be important to properly address those particular provisions in terms of what was permitted for mixed-use developments. She explained that the stand-alone parking structure does not incorporate any mixed-use component in it, therefore the property would not be able to take advantage of the mixed-use intent. She explained that if they were to redevelop and include residential units onto the stand-alone parking structure then they would be able to take advantage of the mixed-use code; however, they would have to incorporate the architectural features that are listed as part of the provisions. She explained that currently the Comprehensive Plan has different goals and objectives, which state that any development that extends from Federal Highway to Lake Shore Drive could only be commercial type development through a PUD or a mixed-use project that meets the mixed-use provisions that are defined by the zoning code. She understood the concerns raised.

Vice-Mayor Glas-Castro questioned how the overlay district would be rezoned with the mixed-use. Community Development Director DiTommaso explained that the vision was to have it as an overlay and different components were included as part of the zoning districts with a development option with additional provisions associated. She explained that the intent was not to rezone the entire area and the only time the mixed-use overlay would be included would be if there were a mixed-use project. Vice-Mayor Glas-Castro clarified that it would be a declaration of mixed-use. She asked how would it be tracked; would it be designated on the map. Community Development Director DiTommaso stated, "Yes, it would be" with a map amendment that would illustrate it as an overlay area graphically. Vice-Mayor Glas-Castro asked if the floor area density would include the residential component. Mr. Bell explained that it was inclusive.

Ms. Dodi Glas provided her comments regarding development of Federal Highway (see Exhibit "D"). Board Member Thomas stated that her understanding was that the Town already had an overlay zoning for Federal Highway, and asked for clarification on the intent. Community Development Director DiTommaso stated that the Town currently has a commercial residential land use designation; it was not an overlay. She explained that the Town was attempting to incorporate specific provisions for mixed-use development. She explained that when the Comprehensive Plan changed to allow commercial residential along the Federal Highway corridor it provided for an objective that the Town had to create a design unified mixed-use overlay zoning district to accommodate that change. Chair Thomas asked if a developer were to propose residential development on Federal Highway would it be allowable. Community Development Director DiTommaso stated that the property owner would need to combine lots, but it was not allowable on the west side of Federal Highway because of the types of lots that are on that side of the road. On the east side of Federal Highway the property owner would have to combine the lots and create a mixed-use PUD, but the Town does not currently have any associated provisions that would allow for the compatibility with the neighboring uses and to have that development to be well incorporated. Chair Thomas clarified that what the Town wants was to incorporate residential flexibility in properties that were currently designated as commercial. Community Development Director DiTommaso stated "yes" and the proposed intensity would remain on the west side of Federal Highway and increase it on the east side of Federal Highway. Mr. David explained that it would also allow for residential, which was not currently allowable.

A member of the audience asked for clarification regarding the Urban Waterfront block and asked if the development would include Lake Shore Drive through 2<sup>nd</sup> Street between Silver Beach Road and Cypress Drive. Community Development Director DiTommaso stated that staff should reconsider the proposal for the Urban Waterfront block. She explained that the Urban Waterfront block, when the initiative began, was where staff saw the most potential for development in that block. She asked if the issue was the height being proposed for the block. The member of the audience explained that it was very short sighted to let a developer make a ton of money off of the Marina district when the entire Town could benefit by protecting that Marina district and using it as a destination park and a place for people to gather and tie it into Kelsey Park. He stated that if a developer puts up a 15-story structure surrounding the Marina and no one would be able to see that a Marina was behind it, would not be able to access it, or care about it, because people would drive past it on Federal Highway and never see it. Town Manager D'Agostino stated that people are driving past the Marina now and not noticing that it was there. Commissioner O'Rourke clarified that what was being suggested was that it would benefit the Town to leave a parking lot there as the entrance to the Town. Staff was suggesting that the property could be better used in a purpose where it would be a welcoming and more developed block that was properly defined. He agreed that the parcel was a jewel of the Town and the intention was not to destroy that area of the Town. He stated that one of the benefits in developing the block was that it would increase the Town's tax base and it would improve the Town in many ways. The member of the audience stated that he was not disagreeing, but felt that it was being viewed wrong. He felt that building a structure on the waterfront block would cut off any future development in any western development by cutting off that area. Mr. Chuck Balias asked how far west does the Marina development plan go. He asked if it stops at Federal

Highway. Community Development Director DiTommaso stated “yes”. Town Manager D’Agostino explained that by developing on the west side of Federal Highway height would be created where residential neighborhood are, which could be considered unfair to the residential component from Silver Beach Road to Park Avenue. Community Development Director DiTommaso explained that staff was looking for a transition, but staff was being sensitive to the residential area on the west side of Federal Highway, which has a lower intensity residential neighborhood than on the eastside of Lake Shore Drive. She explained that the reasoning for that type of transition was not from west to east but rather from east to west in terms of the heights and intensities which were based on the natural zoning districts in the Town that have single family residential that could provide for mixed-use structures along the west side of Lake Shore Drive. She stated that the transition could start further down on Federal Highway.

Town Manager D’Agostino asked the members of the audience their opinions on building structures that are about 6-story on the west side of Federal Highway. Mr. Balius stated that a 6-story structure along the west side of Federal Highway would look like a wall. He would be agreeable with a 3-story structure, and understood that a developer would not want to build a single story structure, but 6-story structure would possible not work on those small lots.

Community Development Director DiTommaso stated that the next steps would be to hold another workshop, which would include the comments/concerns/questions raised during the past few workshops. She reminded everyone to sign in and provide their email address so that staff could communicate with them regarding the workshop. She thanked everyone for participating in the workshop.

Vice-Mayor Glas-Castro stated that she did not notice in the documents reference to how deep the development would be, but it was discussed at this meeting. She stated that based on the size of the lots on the east side of Federal Highway, what would the length a commercial building need to be to be considered half a block deep. Community Development Director DiTommaso explained that the size would incorporate the lot on Federal Highway and an average of 150 feet along the side streets, as the lots are currently configured. Vice-Mayor Glas-Castro asked for clarification that the building or shell has to be half a block deep. Community Development Director DiTommaso stated “no” that the idea behind that suggestion was to allow the commercial portion to extend that half block so that it does not encroach on the Lake Shore Drive side. Vice-Mayor Glas-Castro asked if the half block could include parking and other required elements that are not necessarily leasable square footage. Community Development Director DiTommaso explained that those could be internalized. Vice-Mayor Glas-Castro asked about the types of windows that would be required as non-reflective and expressed a concern with business placing window coverings with ads, flyers, which would look worse than the reflective windows. She stated that awnings were proposed to extend 12 feet over the right-of-way and questioned that the clearance for fire trucks and delivery trucks were 14 feet. Community Development Director DiTommaso explained that the awning would go over the sidewalks, not over the roadway. Vice-Mayor Glas-Castro stated that within the proposed language there was a section labeled “Uses, Land Use Groups”, and her opinion was not to encourage child care facilities or public schools because they were non-taxable and the point of the mixed-use was to increase the tax



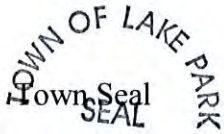
base. She referred to the proposed wall or fence separating language of screening for parking areas. She stated that in her opinion she would discourage chain link, even if covered with hedge. She suggested that staff revisit the inventory of 101 homes and buildings of historic significance. Mayor DuBois asked for consensus on mixing further automotive, repairs, and dealerships as accepted uses and felt that there was existing language to support such businesses. He stated that most dealerships are single story structures and the parking garages are not of the quality of development and that they are more like auto storage structures.

**ADJOURNMENT**

There being no further business to come before the Town Commission and Planning and Zoning Board and by unanimous decision, the meeting adjourned at 8:40 p.m.



\_\_\_\_\_  
Mayor James DuBois

  
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Town Clerk, Vivian Mendez, CMC

FLORIDA  
Approved on this 6 of January, 2015



# AGENDA

Lake Park Town Commission  
Town of Lake Park, Florida  
Town Commission and  
Planning and Zoning Board  
Mixed-Use Corridor Workshop  
Wednesday, December 9, 2015, 6:00 p.m.,  
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>
.....		
<b>John O. D'Agostino</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. DISCUSSION and PUBLIC COMMENTS:
  - (1) Welcome/ Introductions
  - (2) Review of Mixed-Use Initiative
  - (3) Proposed Zoning and Comprehensive Plan Considerations
  - (4) Unveiling of the Graphics
  - (5) Complete Streets/Streetscape Improvements
  - (6) Closing Remarks / Next Steps
- D. ADJOURNMENT



Exhibit "A"

TOWN OF LAKE PARK

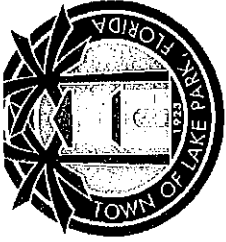
Federal Highway Mixed Use Workshop  
 Mixed-Use Main Street (MUMS) Zoning District Overlay

SIGN-IN SHEET

December 9, 2015 - 6:00 p.m. - 8:00 p.m.  
 Town Hall - Commission Chambers  
 535 Park Avenue

NAME	PHONE	E-MAIL ADDRESS	INTEREST (Property Owner, Business Owner, Resident, Other)
H. BEN FRAZIER	561-246-8164	knig4thben@gmail.com	RESIDENT-SPA
Emily D'Monroy	561-575-9557	emily@2jrd.com	Other Landowner
Dena DAVIS	561-252-0701	bluesty94@bellsouth.net	Resident
CHUCK BALIUS	561-844-8036		RESIDENT
Rick Sargent	561-748-3942	Rucke NPP Chambers	Chamber of Commerce
James Sullivan	561-863-5749	308 Clayton	Resident
TERENCE BAILLY			CITY OF RIVIERA BEACH
P. SORIANO S	561-8481635	ASORH1105@comcast.net	Resident

NAME	PHONE	E-MAIL ADDRESS	INTEREST (Property Owner, Business Owner, Resident, Other)
Pierre LATUBERNE	561 622-1524	latebern@bellsouth.net	612 Federal Hwy
Brent Herzberg	561-315-4801	brentng@yahoo.com	220 LAKE SHORE DR.
Andre ROBINSON	561-307-9093	FIREOH61@YAHOO.COM	294 EAST JASMINE DR, VR
HAROONSULAIMAN		dixieproperties@gmail.com	future property owner
Diane Bernhard		dbernhard@comcast.net	
Thomas McCracken	561-635-3073	SGMTMAC@AOL.COM	property owner



**TOWN OF LAKE PARK**

**Federal Highway Mixed Use Workshop  
Mixed-Use Main Street (MUMS) Zoning District Overlay**

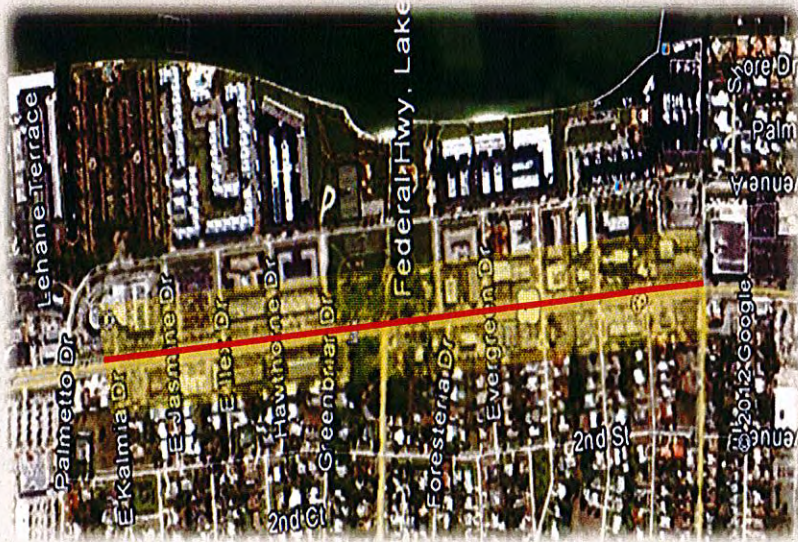
**SIGN-IN SHEET**

December 9, 2015 - 6:00 p.m. - 8:00 p.m.  
Town Hall - Commission Chambers  
535 Park Avenue

NAME	PHONE	E-MAIL ADDRESS	INTEREST (Property Owner, Business Owner, Resident, Other)
John Hesh	484-798-9107	jhash2@comcast.net	Resident, Property owner
Janet Hesh	484-798-9108	jhash@comcast.net	Property owner
Jewell Robert	954-617-7007		Prop owner
Dodi Colas	561-575-9557	dodi@2gho.com	Agent/Prop Owner
SID + ILENE SLACTER	561-315-7396		PROPERTY OWNER
Jan Hesh	561-252-7179		
HARON SULAIM			

# MIXED-USE ZONING OVERLAY DISTRICT

*Let's Create a Buzz for the MUZ!*



Town of Lake Park, Florida  
*"Jewel of the Palm Beaches"*

December 9, 2015

*Exhibit "B"*



# Agenda

- Welcome/Introductions
- Review of Mixed-Use Initiative (*comments from last workshop*)
- Comprehensive Plan Considerations/Capacity Analysis
- Zoning District Guidelines/Land Development Regulations
- Unveiling of the Graphics/Illustrations
- Complete Streets/Streetscape Improvements
- Closing Remarks/Next Steps



## Why Are We Here?

- This is a collaborative effort between the Town, YOU as stakeholders in the Town and the Consultants!
- We want YOUR thoughts and ideas! YOU are the driving force!
- These workshops will be part of the foundation for the plan for the MUZ District!

**...LET'S CREATE A BUZZ FOR THE MUZ!**



- 1) Comprehensive Plan
- 2) Zoning Code – Land Development Regulations – Complete Streets Initiative

= Expanded Development Opportunities

# COMPREHENSIVE PLAN AMENDMENTS

## Some Key Terms:

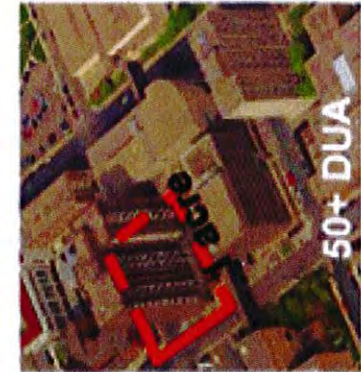
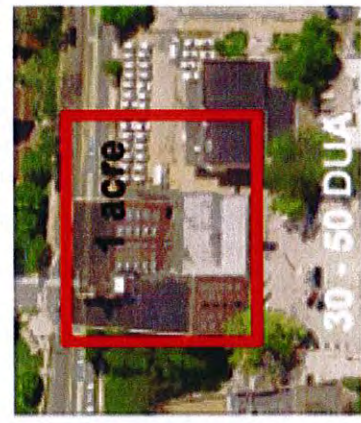
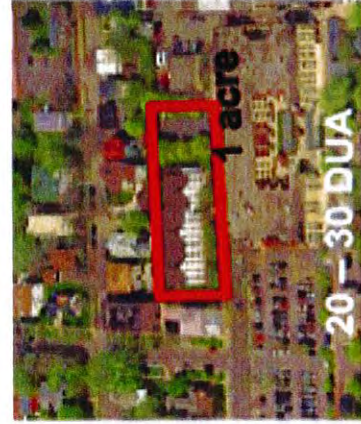
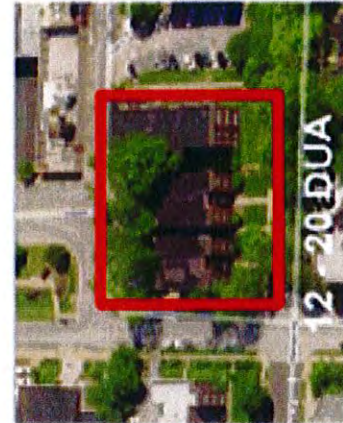
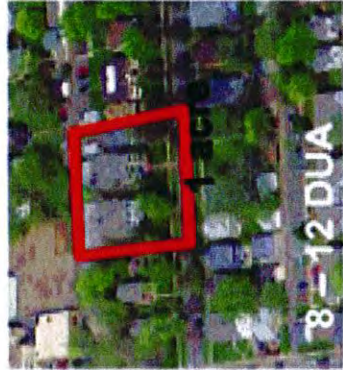
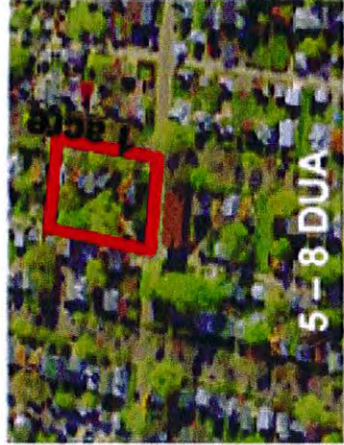
DU = Dwelling Unit

LOS = Level of Service

FAR = Floor Area Ratio

*\*\*To provide an incentive for mixed-use projects, residential density and nonresidential FAR can be added together\*\**

RESIDENTIAL DENSITY - EXAMPLES:

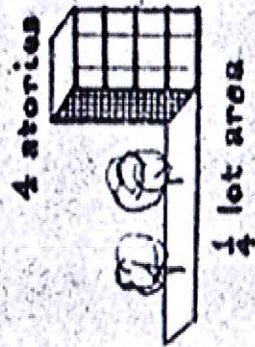
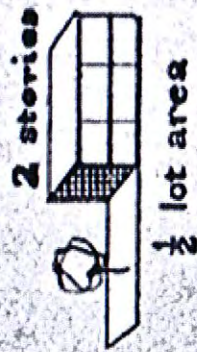
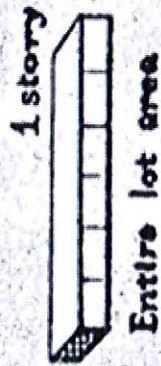


**FLOOR AREA RATIO EXAMPLES**

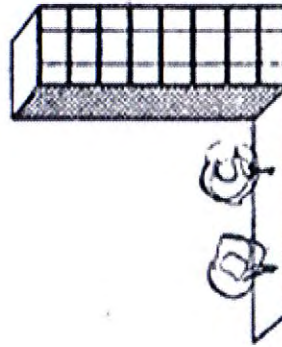
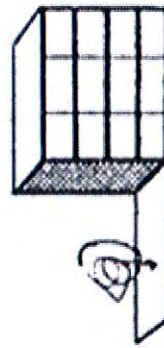
0.5



1.0



2.0



## EXISTING RESIDENTIAL/COMMERCIAL LAND USE DESIGNATION FOR THE CORRIDOR:

- 20 dwelling units (DU) per acre and  
2.5 Floor Area Ratio (FAR)

## PROPOSED FOR MUZ:

**Urban Neighborhood Edge** - 20 du's per acre and

2.5 FAR

**Urban Edge** - 30 du's per acre and 3.5 FAR

**Urban Waterfront Block** – 40 du's per acre and 6.0 FAR

*\*\*Minor text amendments are necessary to ensure  
policy consistency\*\**

## Capacity Analysis Based on Maximum Buildout Scenarios

- ❑ Roadway Level of Service – LOS A to LOS C; LOS D required
- ❑ Potable water - +300,000 gallons per day; 16.9 million gpd capacity
- ❑ Sanitary Sewer - +200,000 gpd; 7 million gpd capacity
- ❑ Solid Waste - +13,000 lbs/day, available capacity for next 20 yrs.
- ❑ Parks - +6.9 acres required, +4 acres capacity, 2 additional acres req.
- ❑ Schools - +350 students; 8,000+ capacity

# Comprehensive Plan Consistency

Proposed MIXED-USE (Commercial/Residential) development would further the following policies, goals and objectives in the Comprehensive Plan:

*Town Goal Statement, “fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas...”*

**Land Use Objective 7** “The Town recognizes the benefit of unified architecture and design standards...”

**Land Use Policy 7.1** “The Town shall continue to elicit community participation in the development of community design standards for specific neighborhoods and areas...”



## Consistency (continued)

**Land Use 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...”

**Land Use Policy 9.6** “ ...Buildings are encouraged to be located close to the sidewalk ...Parking in front of businesses is discouraged. Buildings fronting on streets must include appropriate architectural street frontage...”

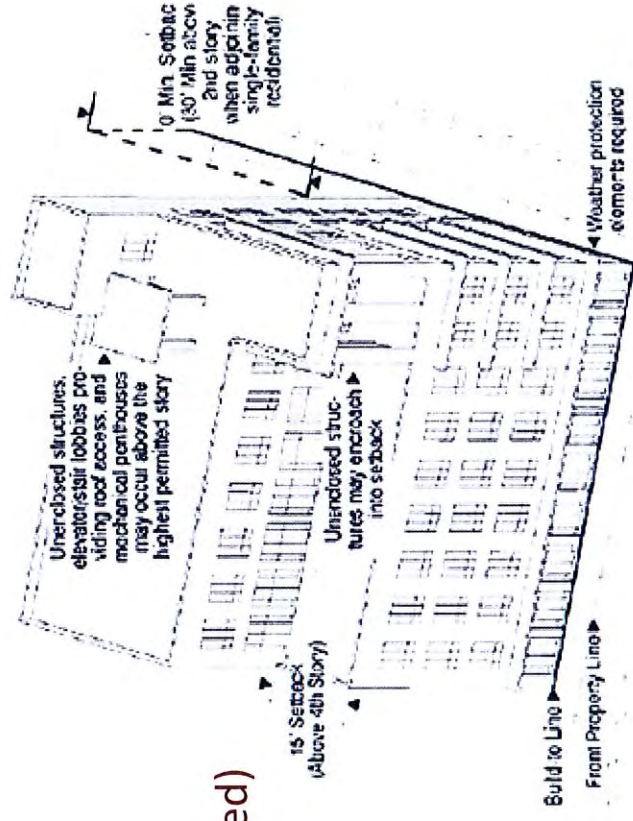
# THEORY OVERVIEW

*(graphical illustrations to follow)*



## Zoning / Land Development Regulations

- (1) Purpose and Applicability
- (2) Definitions (focus on Sub-Districts)
- (3) Zoning Uses
- (4) Setbacks
- (5) Building Placement (varies – examples provided)
- (6) General Requirements
- (7) Open Spaces & Recreation Areas
- (8) Landscaping
- (9) Parking
- (10) Lighting
- (11) Walls, Fences, and Hedges
- (12) Additional Architectural Considerations
- (13) Signage



# GRAPHICS / ILLUSTRATIONS

## Lake Park Mixed-Use Overlay District +

Bird's eye existing conditions



# Lake Park Mixed-Use Overlay District +

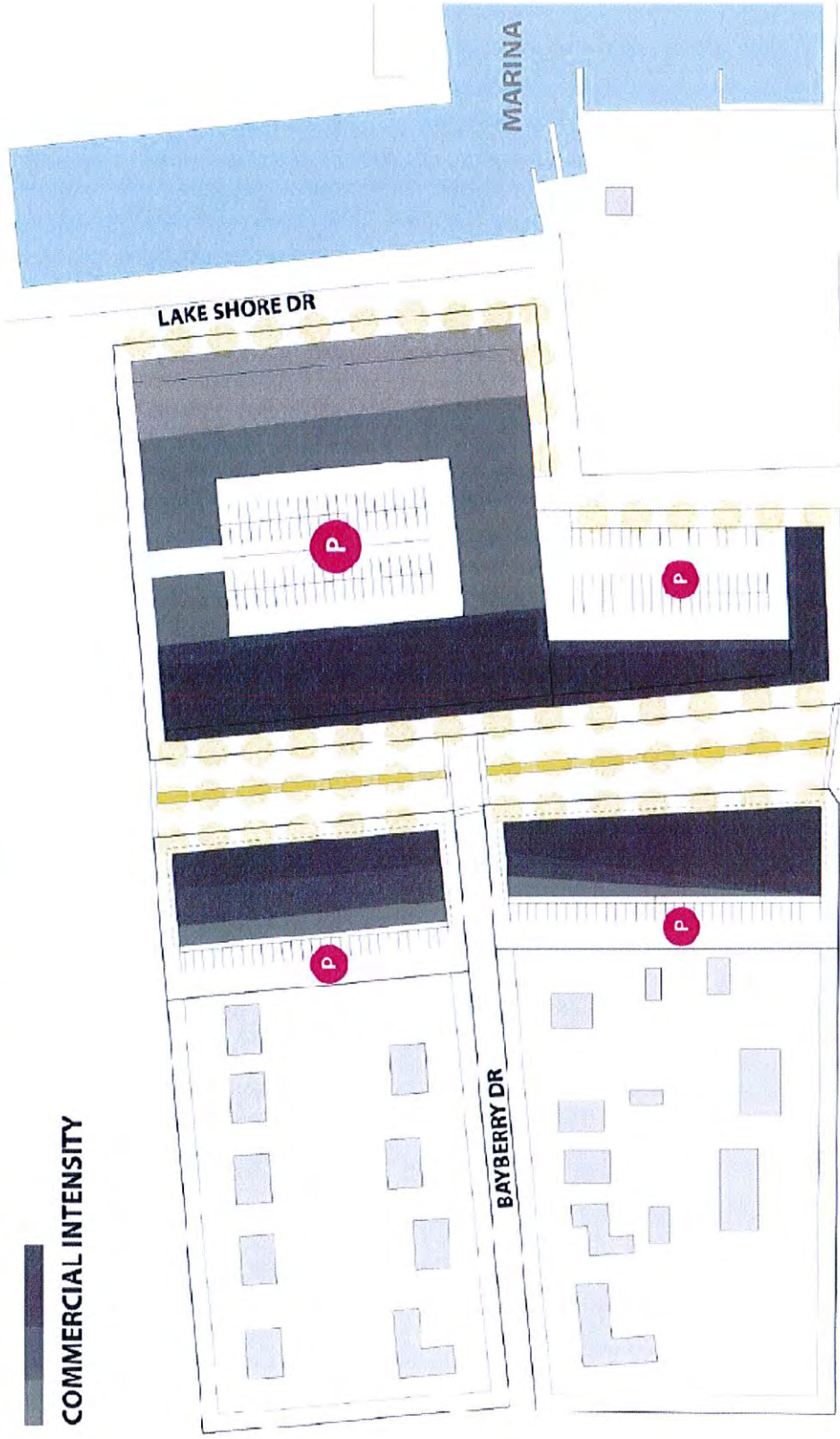
## Master Plan - Vision



Source: Bell David Planning Group

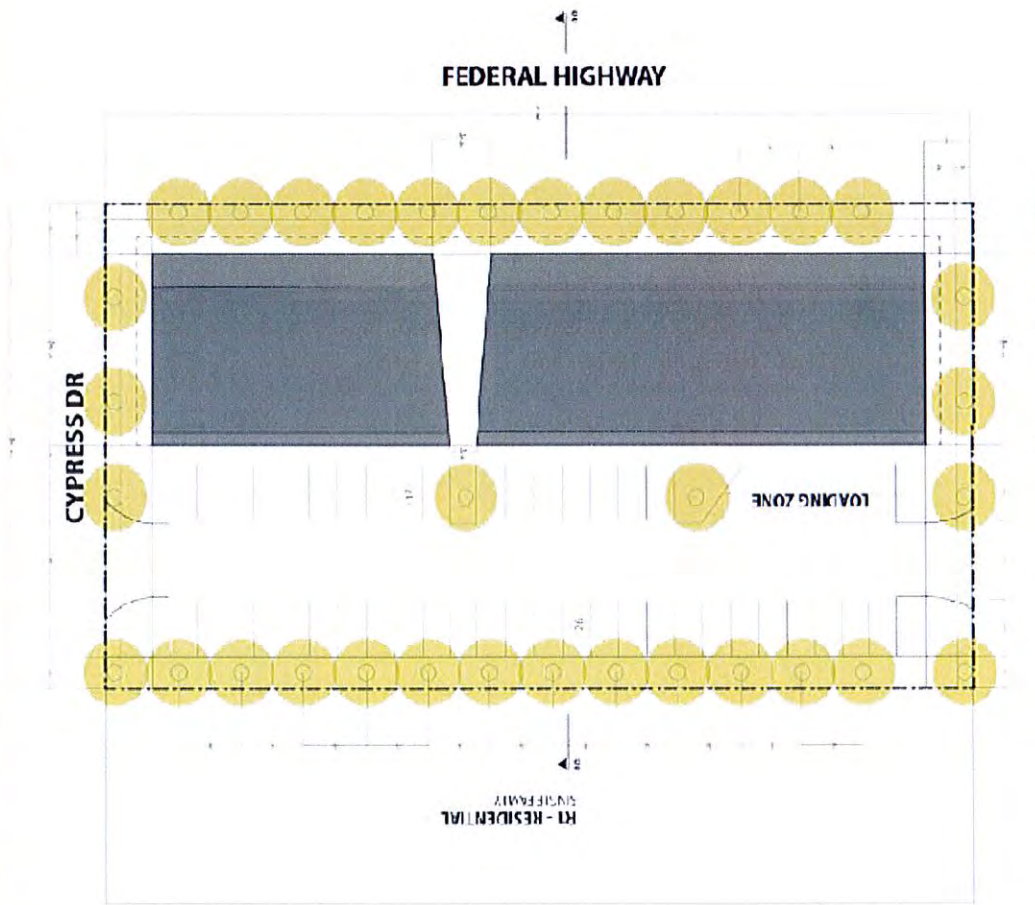


# Typical Lot Configuration + Strong Edges + Internalized Parking



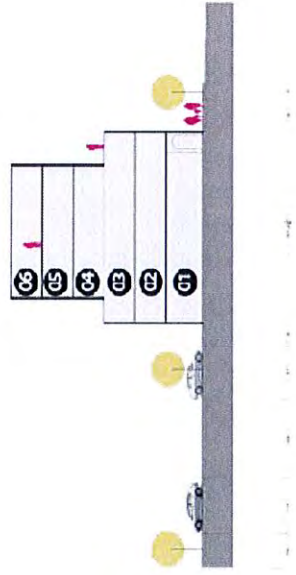
Source: Bell David Planning Group

# Urban Neighborhood Edge Sample Lot + SW corner of Cypress Drive/Federal Highway



**Plan View**

Source: Bell David Planning Group



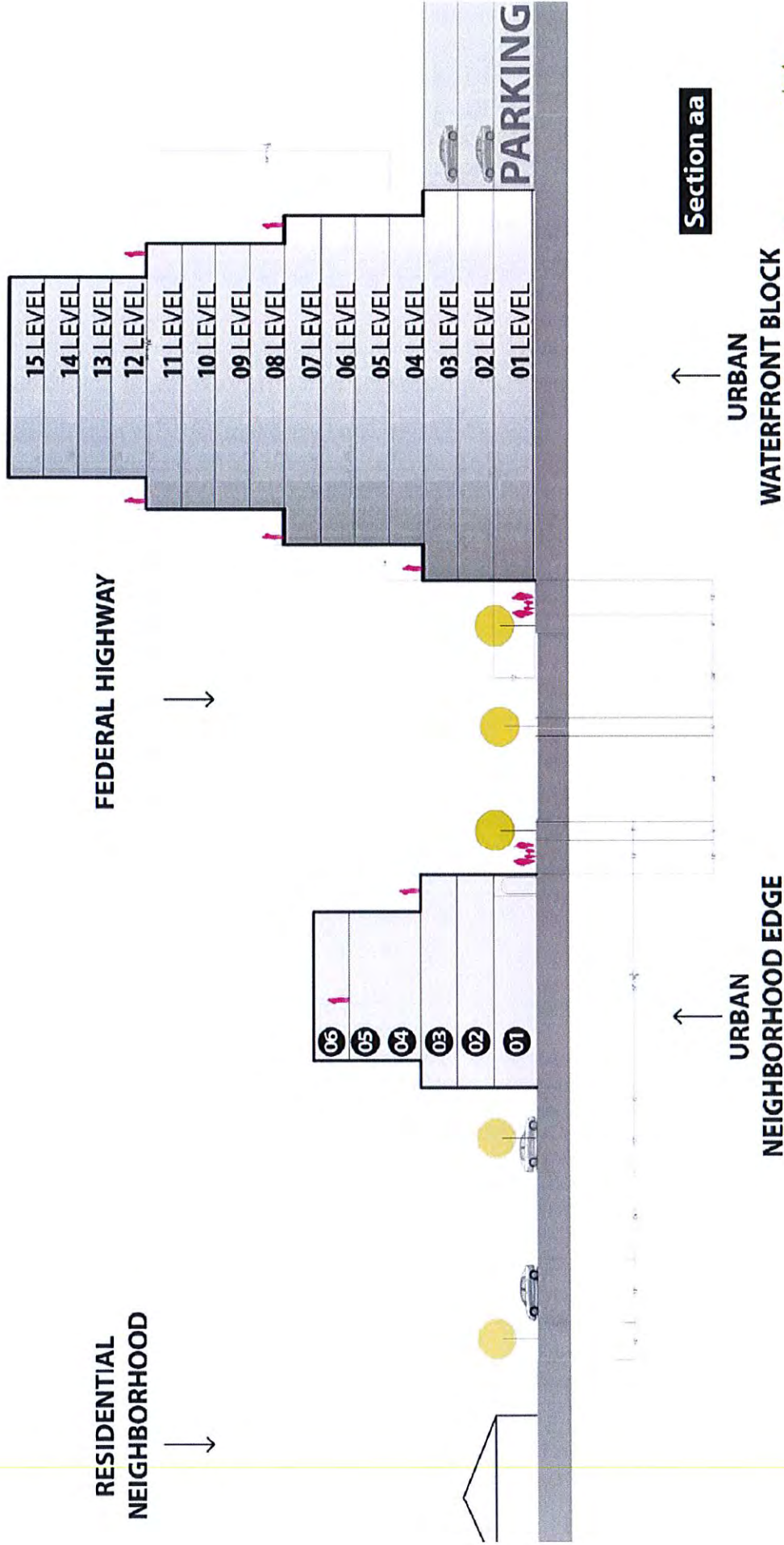
**Section aa**



**BELL DAVID PLANNING GROUP INC**  
 Registered Professional Engineers

# Urban Neighborhood Edge Sample Lot +

SW corner of Cypress Drive/Federal Highway



BELL DAVID PLANNING GROUP, INC.  
Integrating People & Planning Reimagined

Source: Bell David Planning Group

# Urban Neighborhood Edge Sample Lot + SW corner of Cypress Drive/Federal Highway



Special Use Park  
Mixed-Use  
Overlay  
Zoning  
District

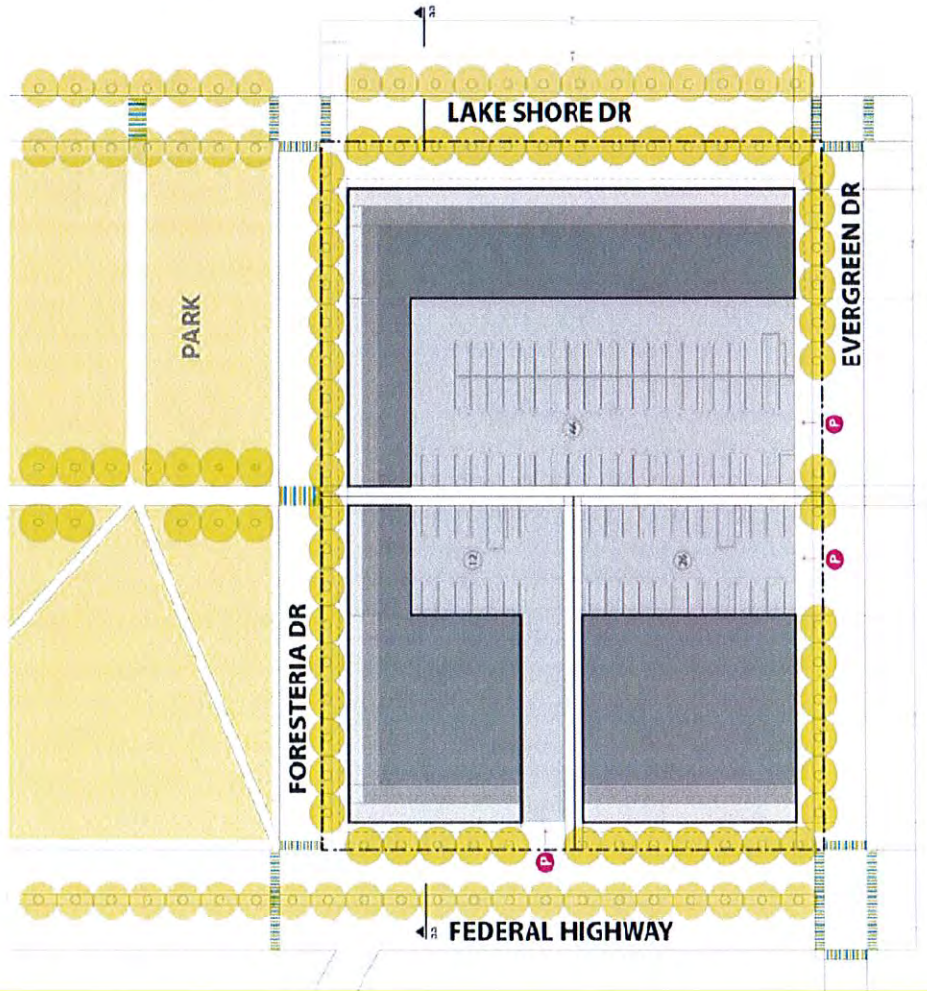
Source: Bell David Planning Group



BELL DAVID PLANNING GROUP, INC.  
Providing Quality Planning Solutions

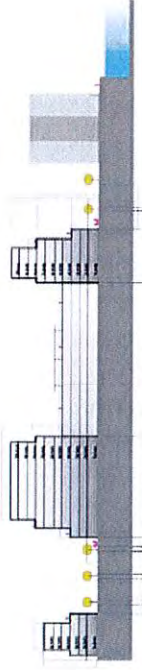


# Urban Edge Sample Lot + SE corner of Foresteria Drive/Federal Highway



Source: Bell David Planning Group

Plan View

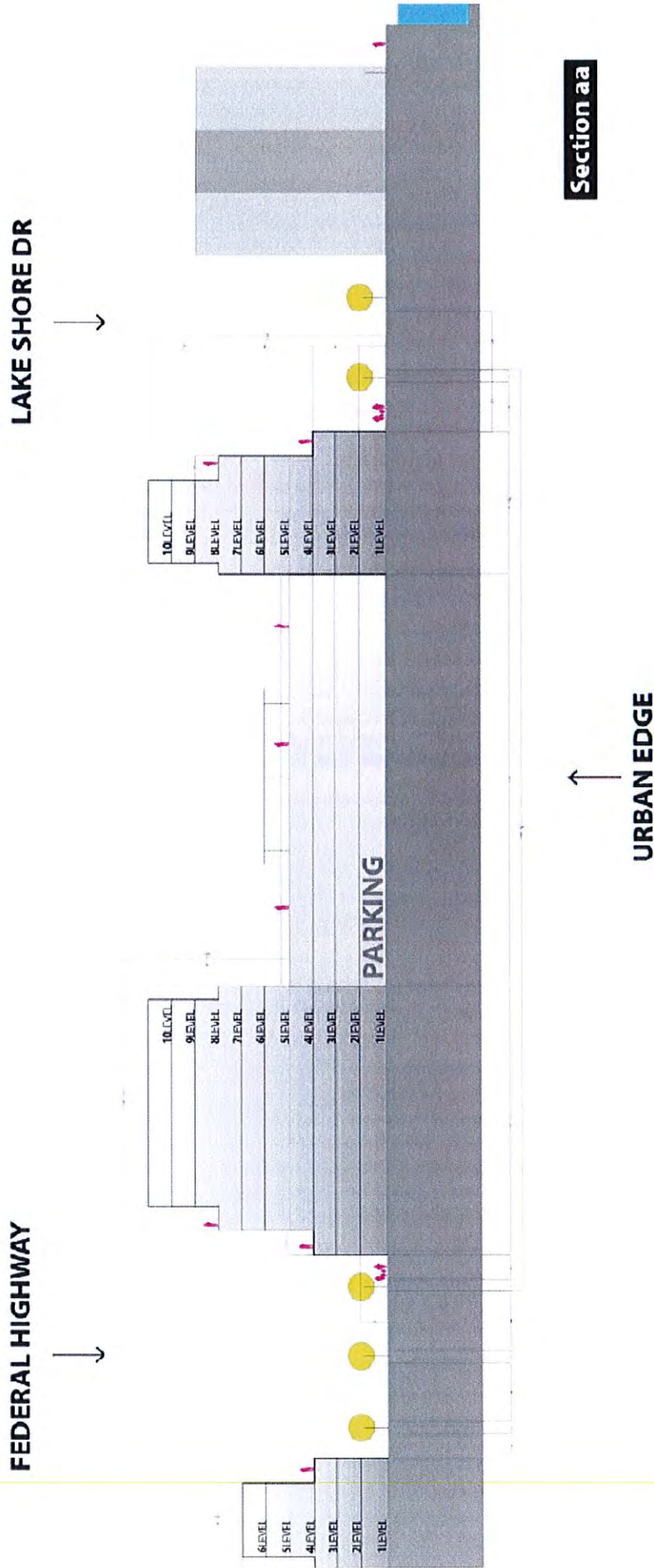


Section aa



BELL DAVID PLANNING GROUP, INC.  
PLANNING • ARCHITECTURE

# Urban Edge Sample Lot + SE corner of Foresteria Drive/Federal Highway



Source: Bell David Planning Group



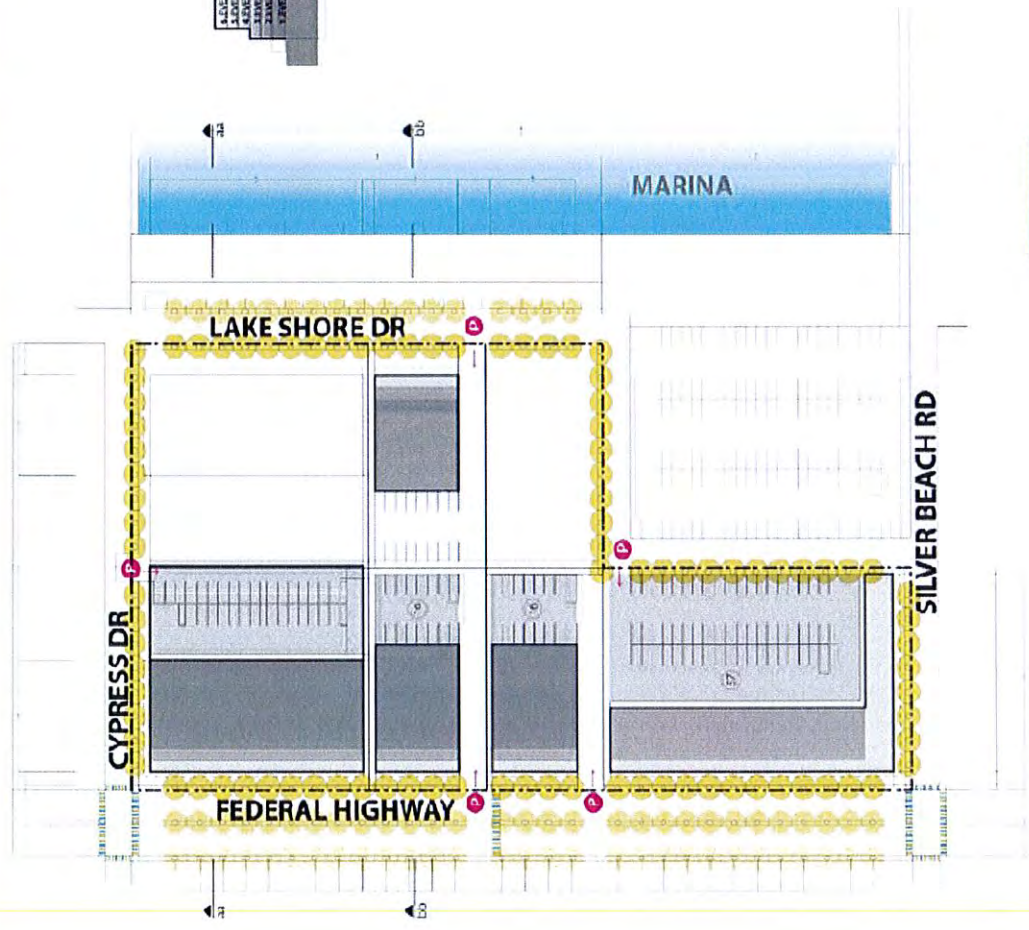
# Urban Edge Sample Lot + SE corner of Foresteria Drive/Federal Highway



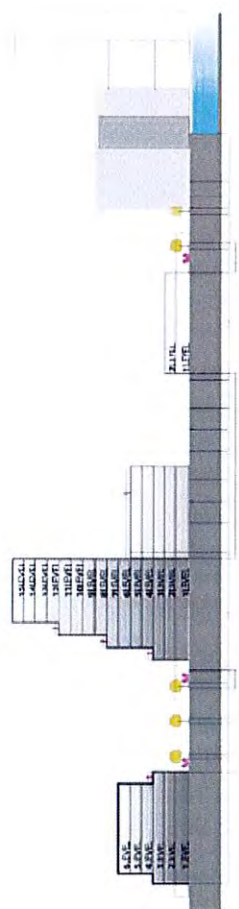
BELL DAVID PLANNING GROUP, INC.  
Business Growth & Planning Solutions

Source: Bell David Planning Group

# Urban Waterfront Block Sample Lot + Federal Highway with 138 Lake Shore Drive



**Plan View**



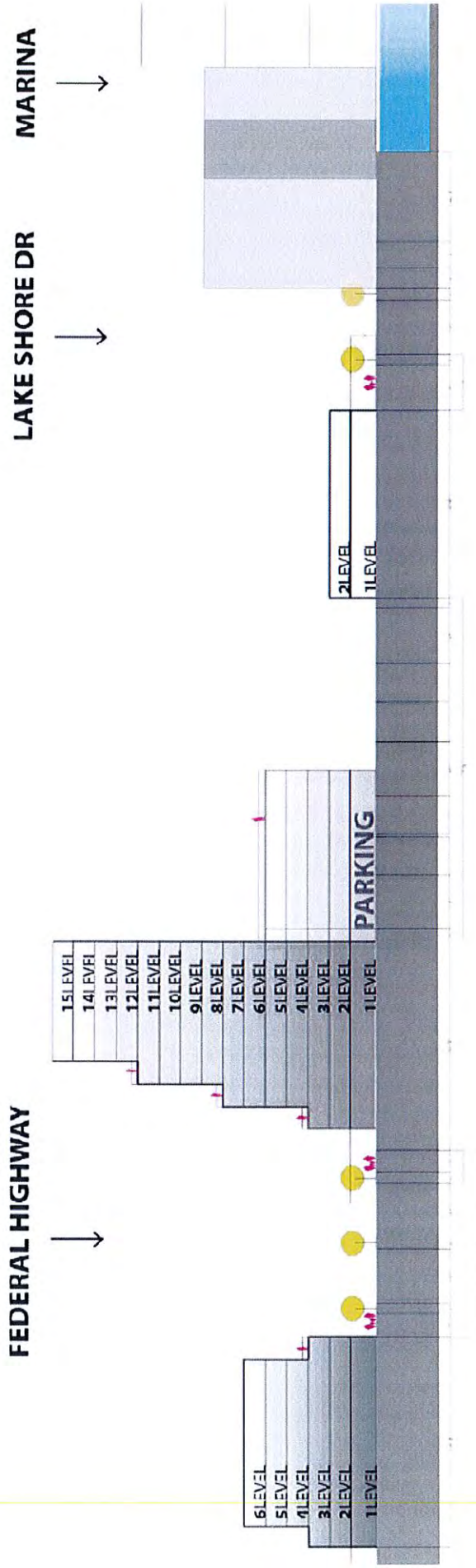
**Section aa**

Source: Bell David Planning Group



**BELL DAVID PLANNING GROUP, INC.**  
Master Plan & Planning Engineers

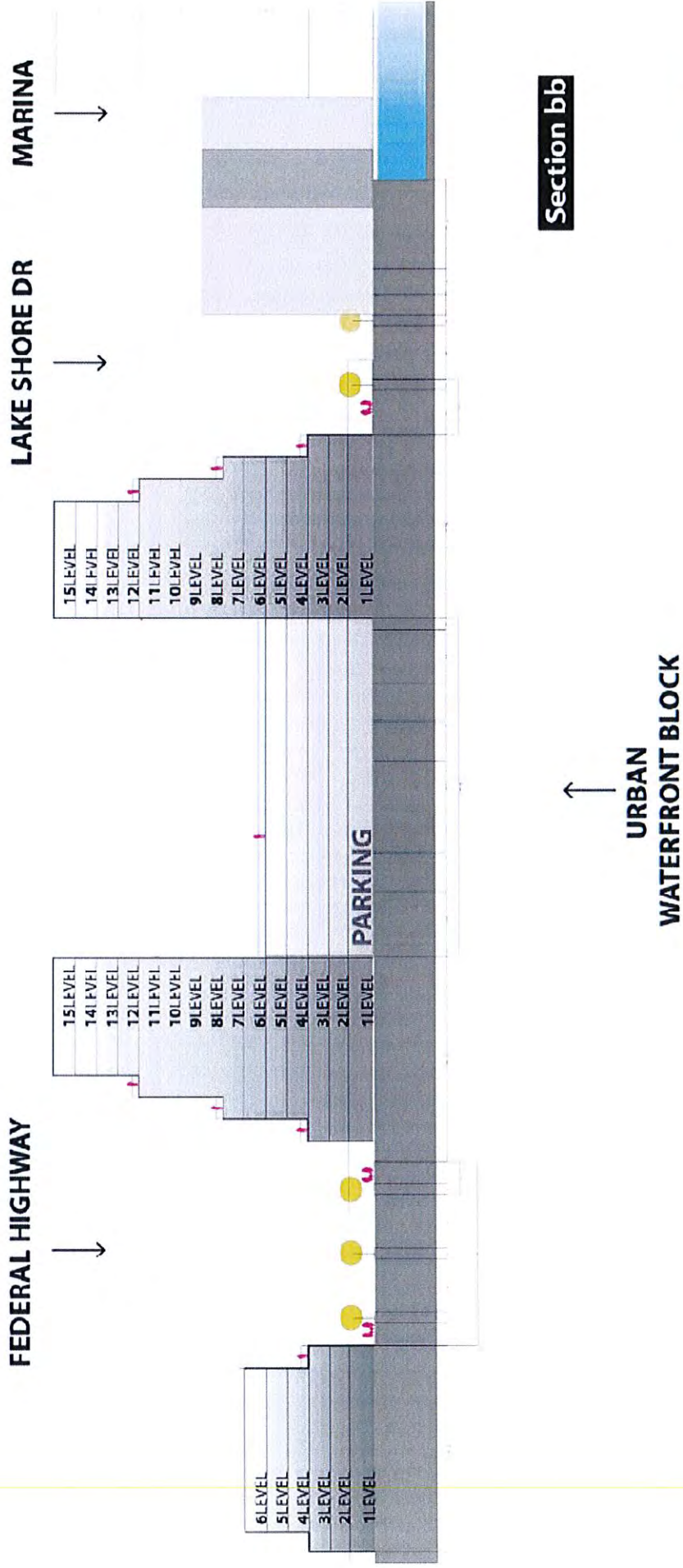
# Urban Waterfront Block Sample Lot + Federal Highway with 138 Lake Shore Drive



Source: Bell David Planning Group



# Urban Waterfront Block Sample Lot + Federal Highway with 138 Lake Shore Drive



Source: Bell David Planning Group

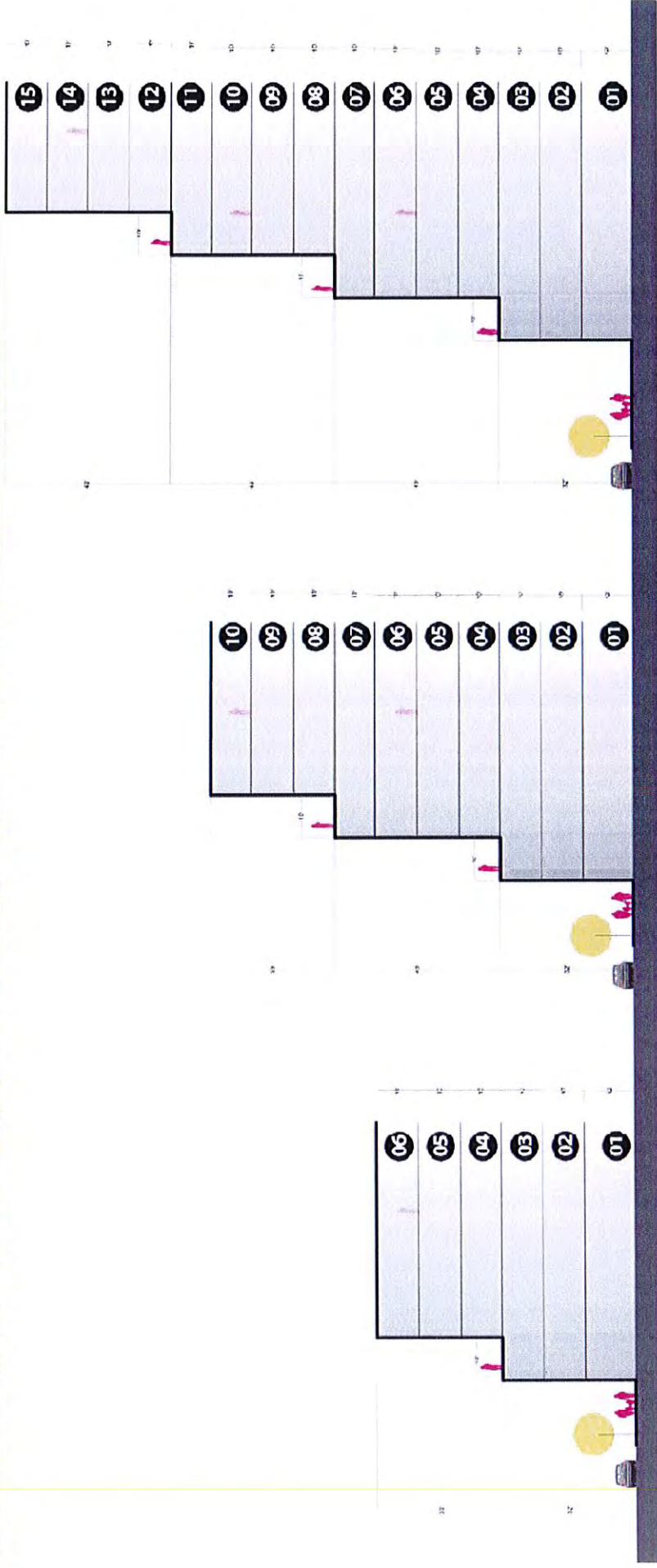


# Urban Waterfront Block Sample Lot + Federal Highway with 138 Lake Shore Drive



Source: Bell David Planning Group

# Lake Park Mixed-Use Overlay District Lot Configurations + Urban Neighborhood Edge, Urban Edge, and Urban Waterfront Block



**6 Stories**  
20 d.u.s per acre

**10 Stories**  
40 d.u.s per acre

**15 Stories**  
60 d.u.s per acre

Source: Bell David Planning Group



BELL DAVID PLANNING GROUP, INC.  
Master Planning for Public Planning Organizations

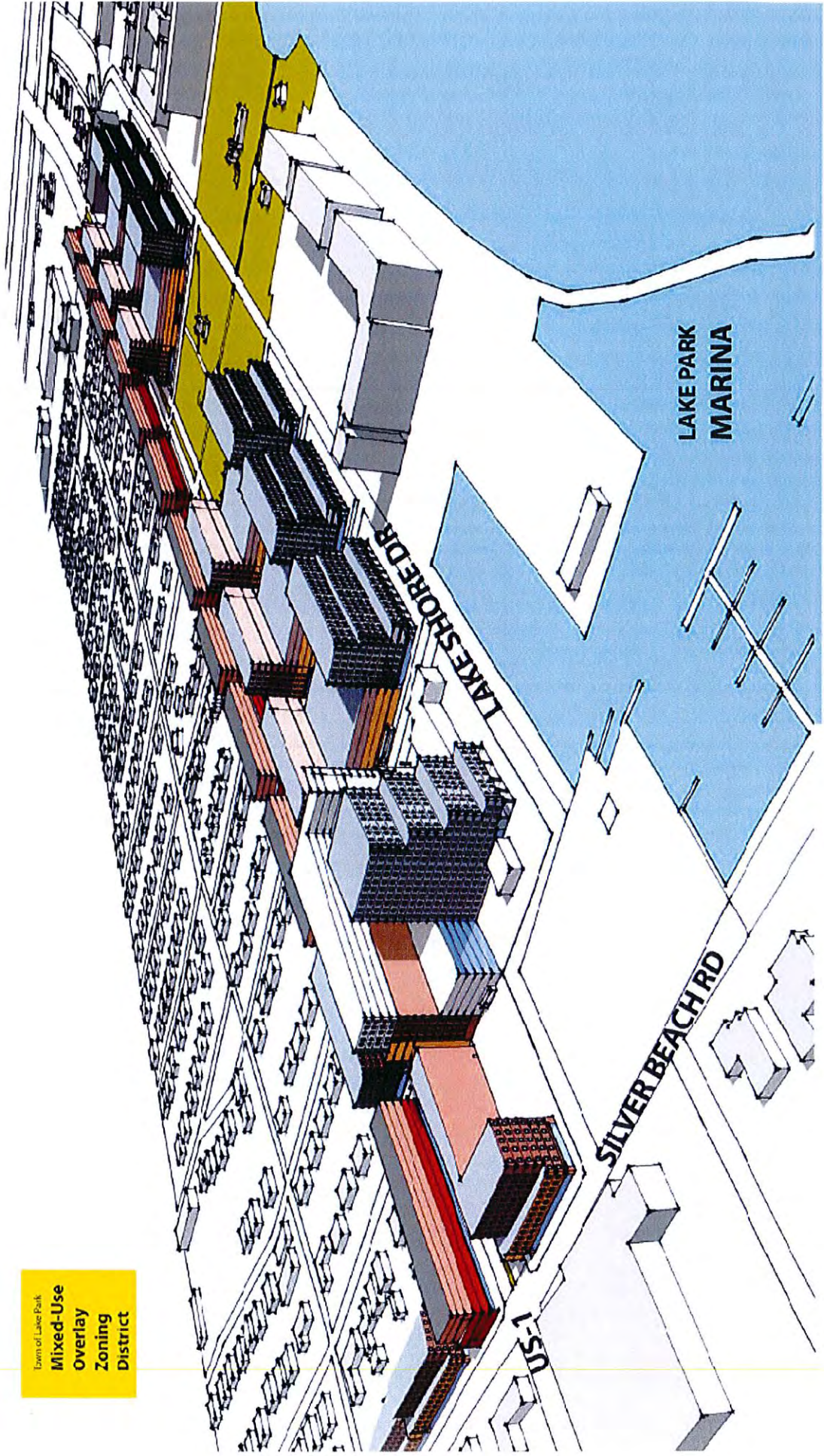




# BIRD'S EYE +

Urban Neighborhood Edge, Urban Edge, and Urban Waterfront Block

Town of Lake Park  
Mixed-Use  
Overlay  
Zoning  
District



# Street View +

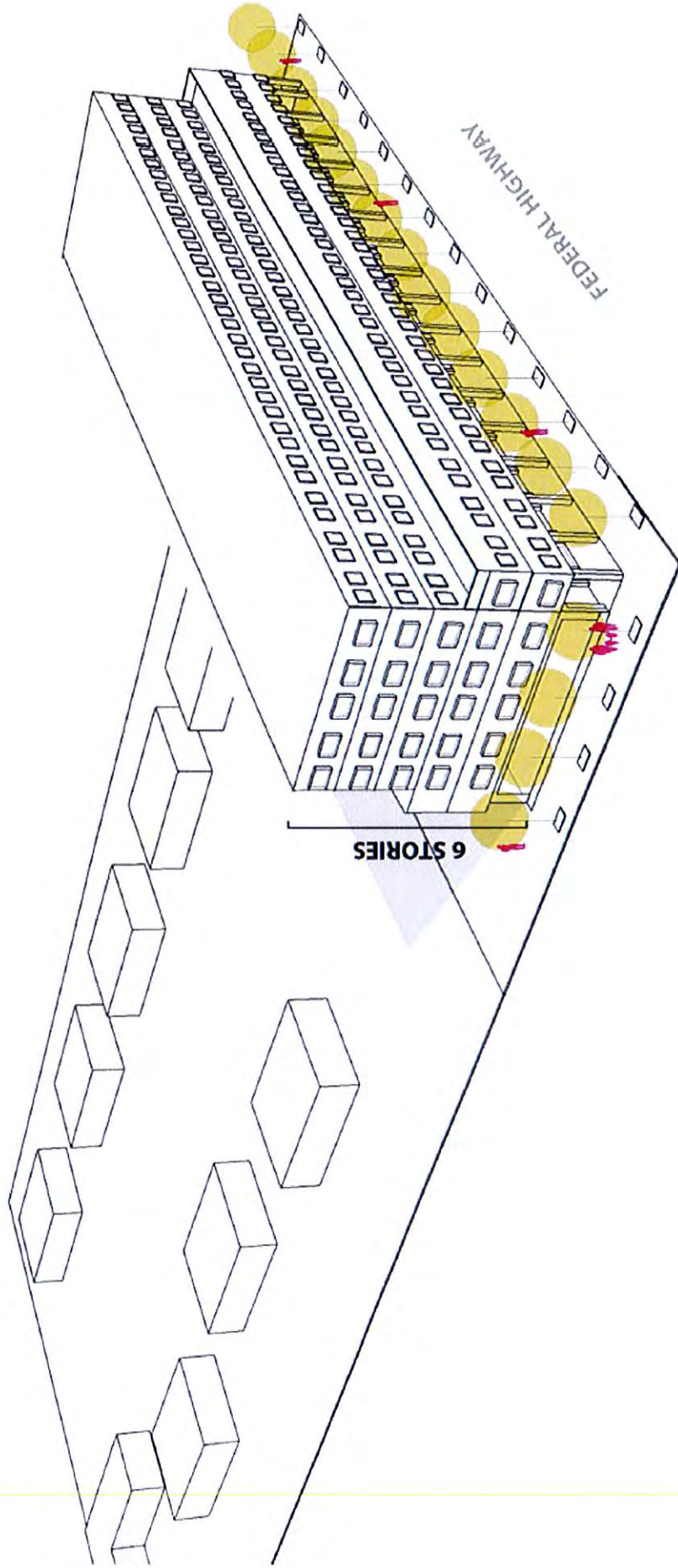
Urban Neighborhood Edge, and Urban Edge



Source: Bell David Planning Group

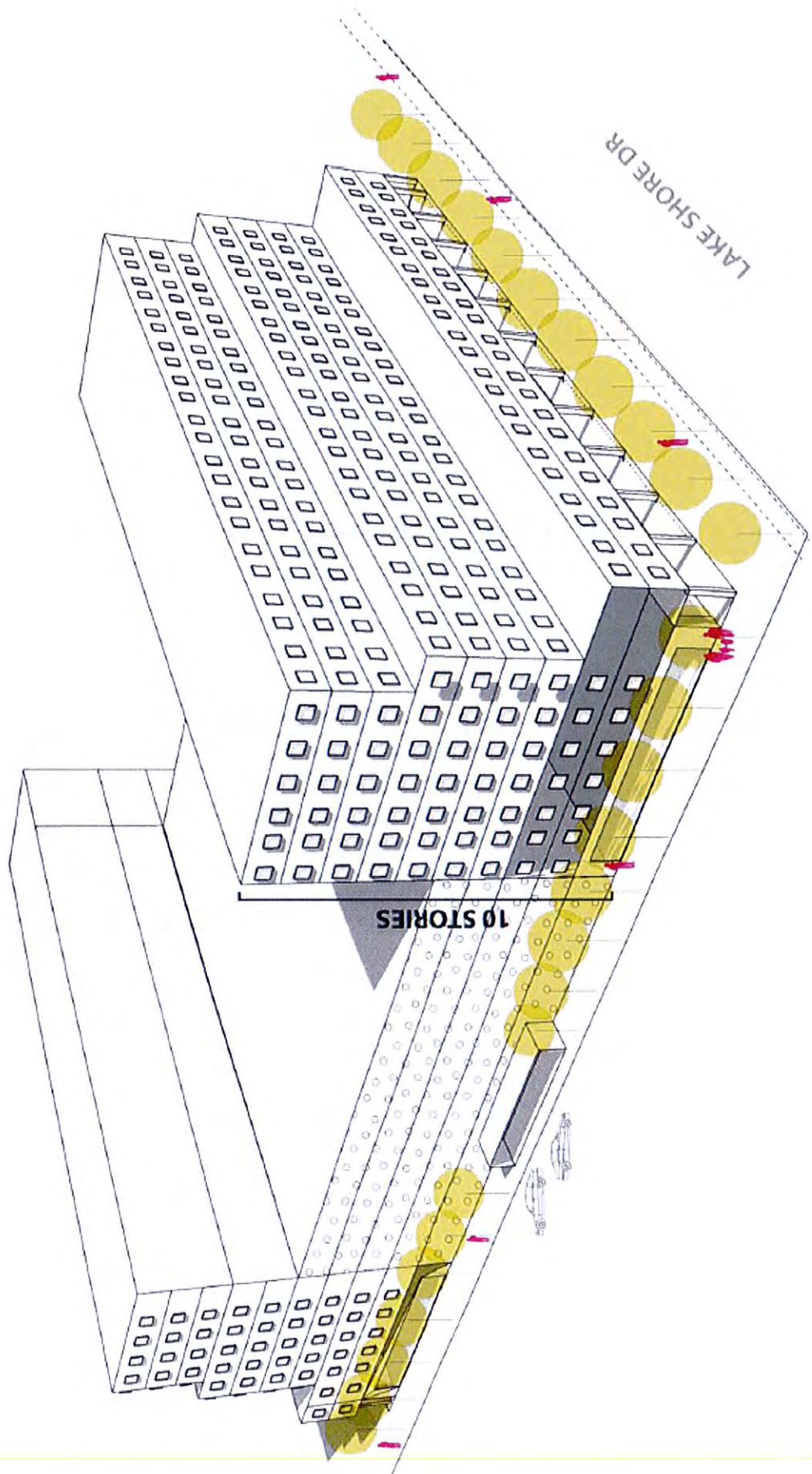
# URBAN NEIGHBORHOOD EDGE

Down of Lake Park  
**Mixed-Use  
Overlay  
Zoning  
District**



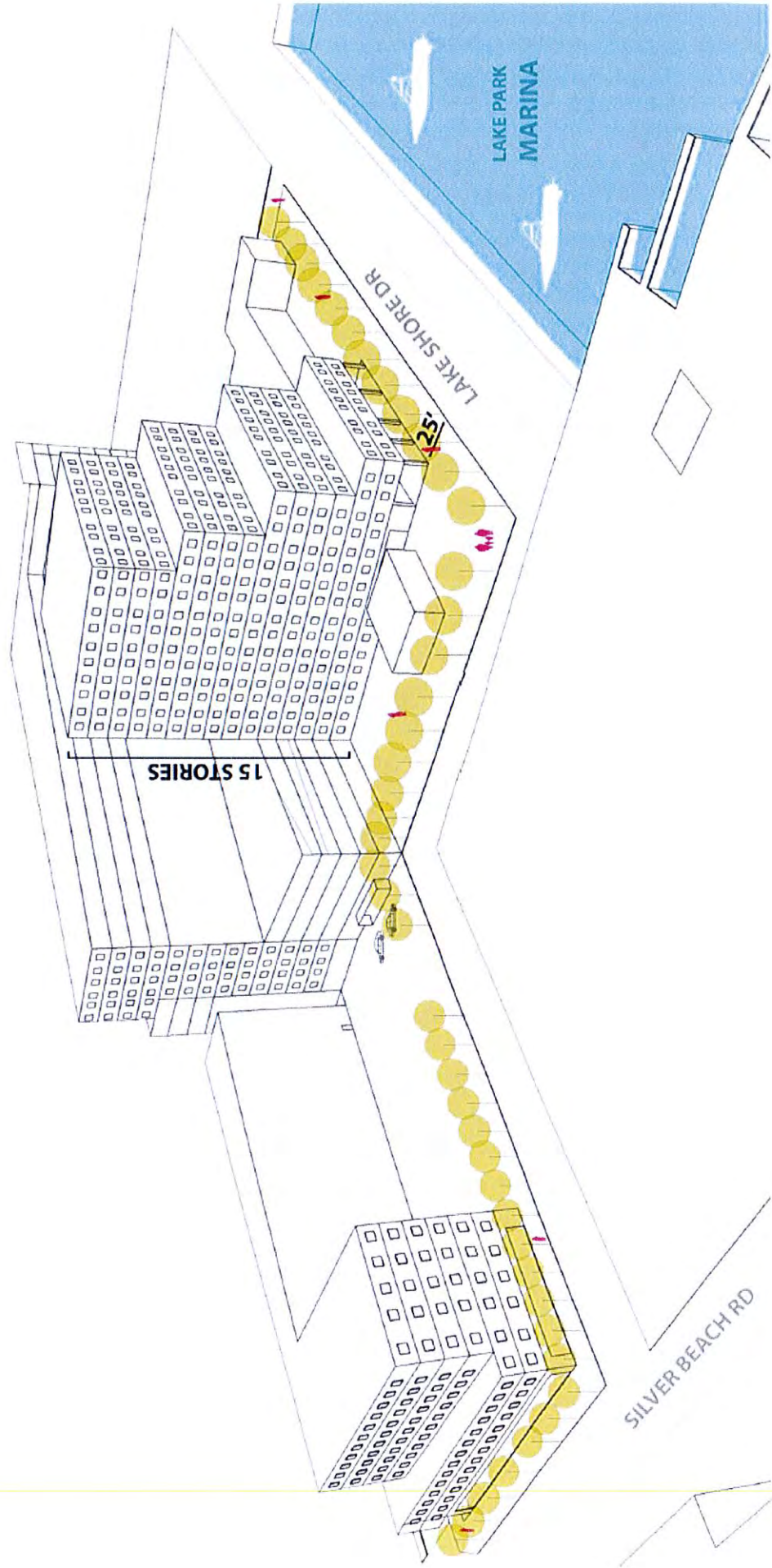
# URBAN EDGE

Town of Lake Park  
**Mixed-Use  
Overlay  
Zoning  
District**



# URBAN WATERFRONT BLOCK

Town of Lake Park  
Mixed-Use  
Overlay  
Zoning  
District

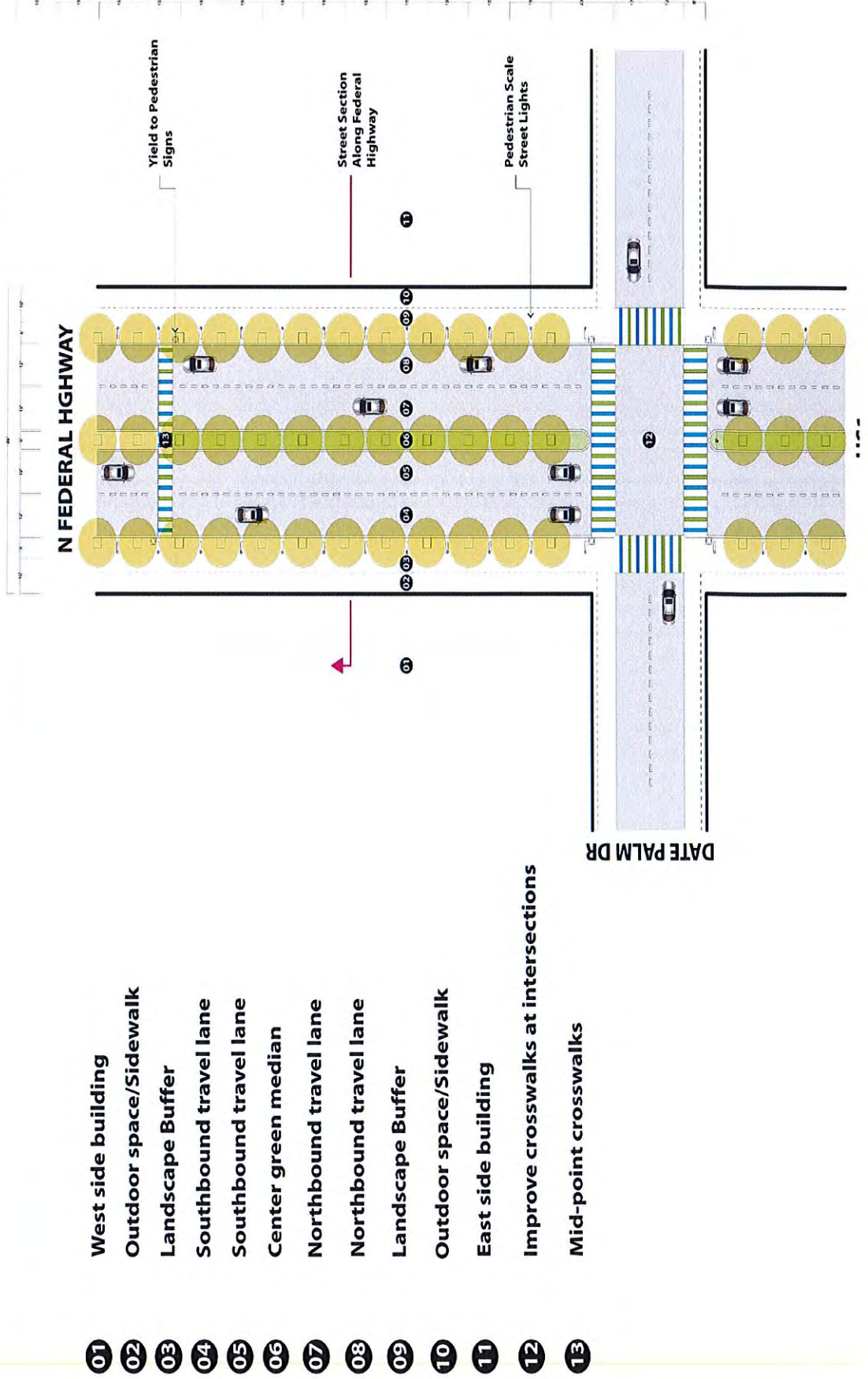


# Components of A Complete Street

- ❑ Sidewalks
- ❑ Landscape Buffers
- ❑ Travel Lanes
- ❑ Center Green Median
- ❑ Improved crosswalks
- ❑ Mid-point crosswalks
- ❑ Pedestrian scale lighting



# Federal Highway: Concept



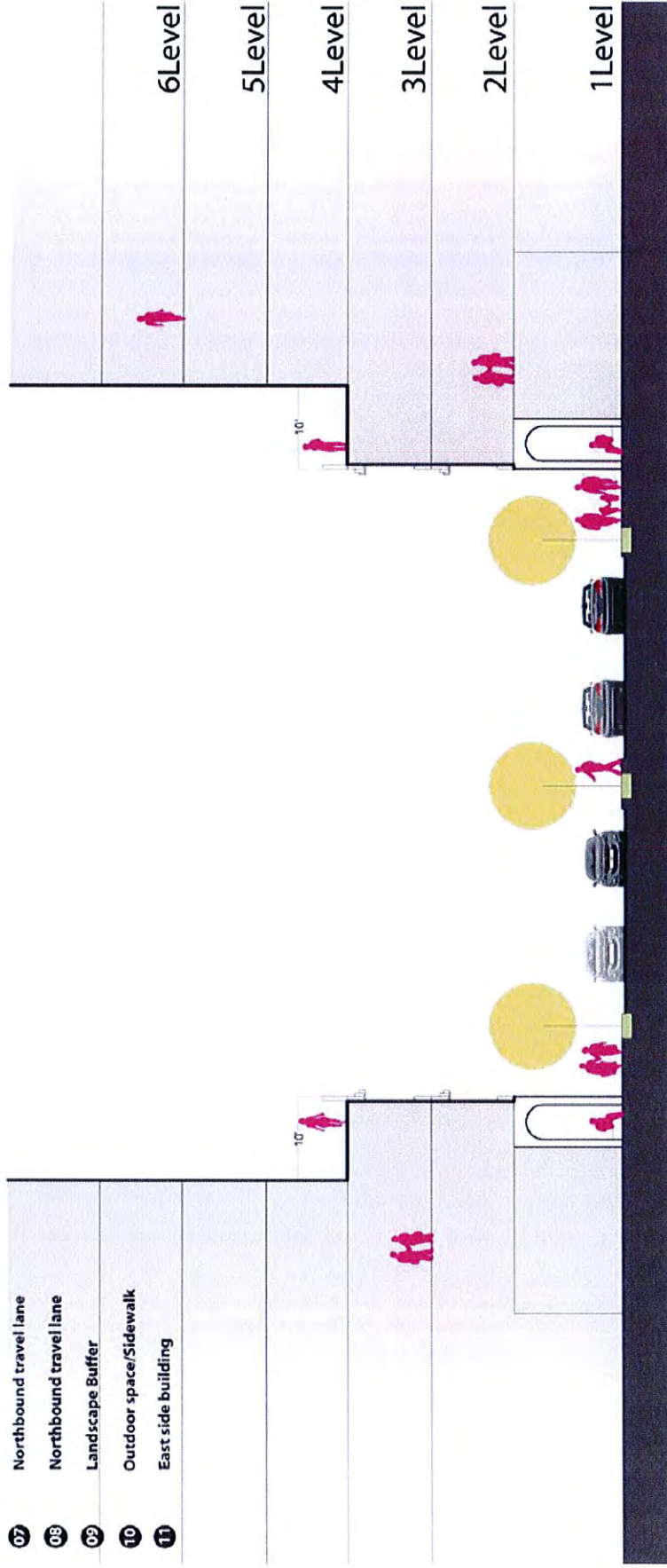
# EXISTING CONDITIONS





# Complete Streets Initiative + Federal Highway

- 01 West side building
- 02 Outdoor space/Sidewalk
- 03 Landscape Buffer
- 04 Southbound travel lane
- 05 Southbound travel lane
- 06 Center green median
- 07 Northbound travel lane
- 08 Northbound travel lane
- 09 Landscape Buffer
- 10 Outdoor space/Sidewalk
- 11 East side building



N FEDERAL HIGHWAY

50 10 12 5 12 6 10 12 6 10 50

01

02

03

04

05

06

07

08

09

10

11



# Landscaping



- Northlake Blvd. Beautification sets precedence:
  - Sylvester Palm
  - Dwarf Magnolia
  - Dahoon Holly
  - Cocoplum shrub
  - Crotons
  - Adondia Palms

# Costs & Funding Sources

- Estimated Cost: Sources of Funding:
  - \$3.8 Million □ **Local, State, Federal**
  - *With 25% contingency reserve*
    - **Local-** allocated through state and federal programs to Palm Beach Metropolitan Planning organization:
      - PB MPO - Local Initiatives (LI) Program
      - PB MPO- Transportation Alternatives (TA) Program
    - **State and Federal**
      - Programs to be utilized for specific projects (e.g. bike/pedestrian, traffic safety programs)

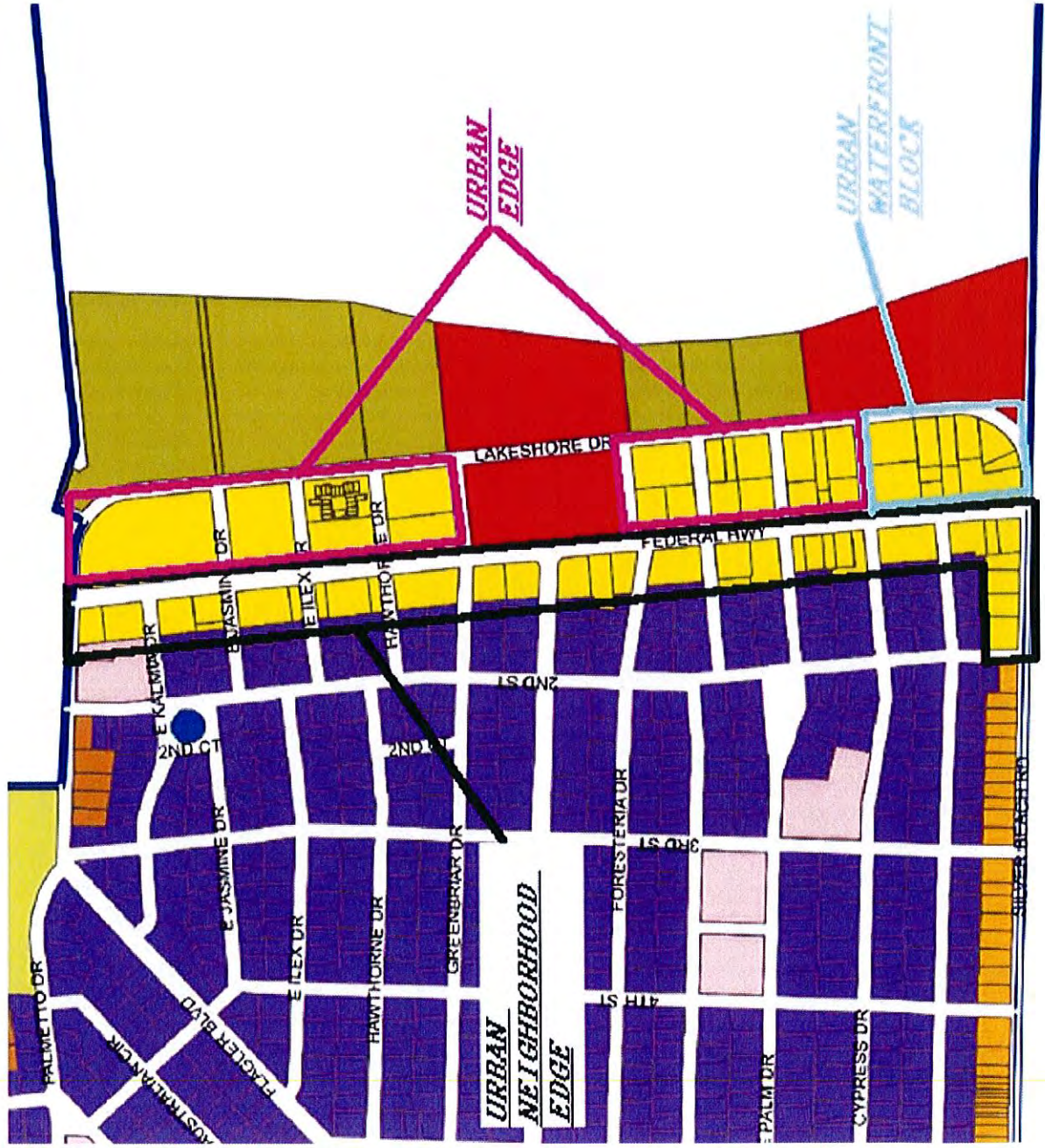


# Closing Remarks – Next Steps

*THANK YOU!*

# Lake Park Mixed-Use Overlay District +

## Proposed Sub-Districts



**Proposed  
Mixed-Use  
Overlay District**

*Exhibit "C"*



BELL DAVID PLANNING GROUP, INC.  
Helping Florida's Planning Requirements

# Lake Park Mixed-Use Overlay District +

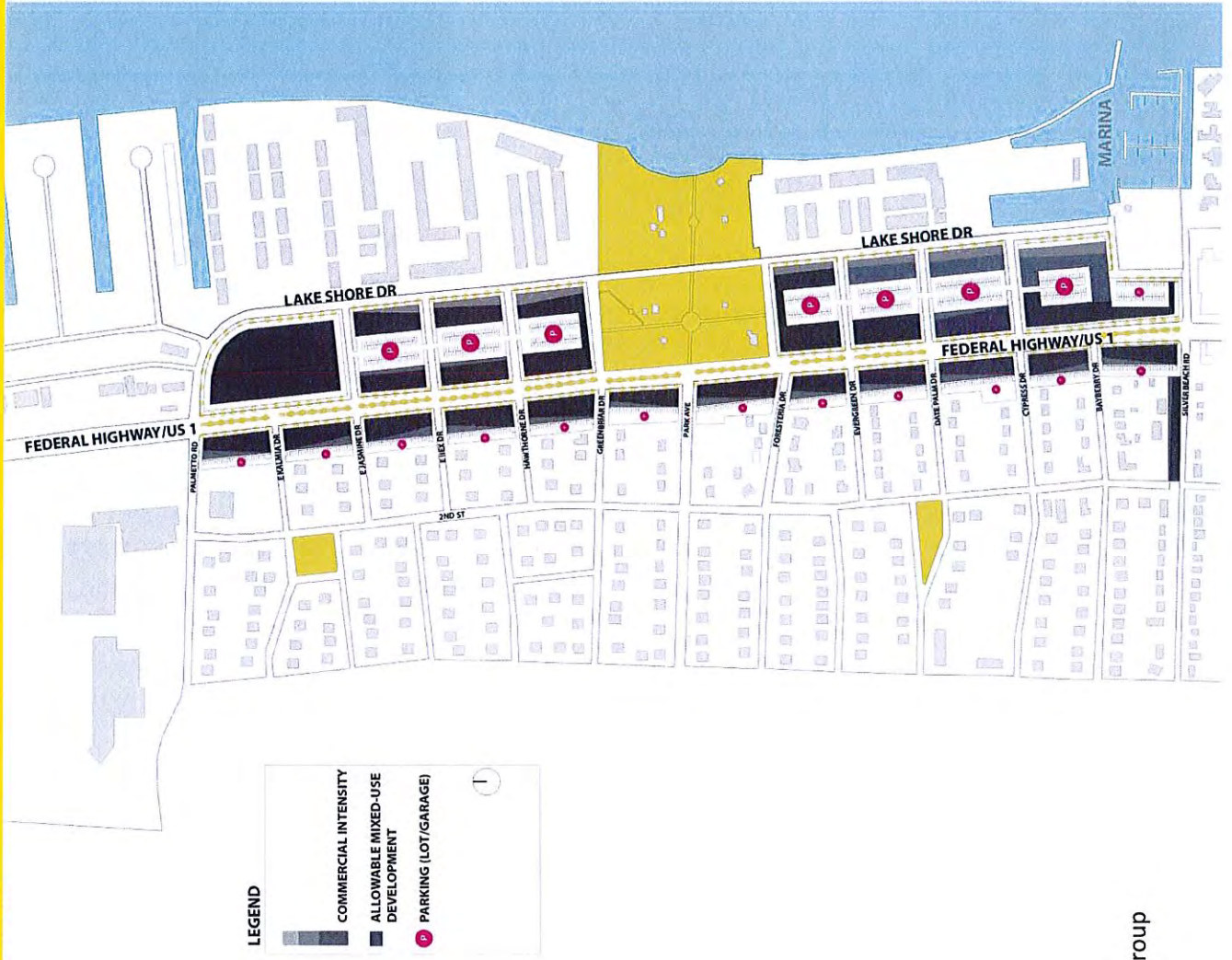
Bird's eye existing conditions



BELL DAVID PLANNING GROUP, INC.  
Residential / Retail / Planning Requirements

# Lake Park Mixed-Use Overlay District +

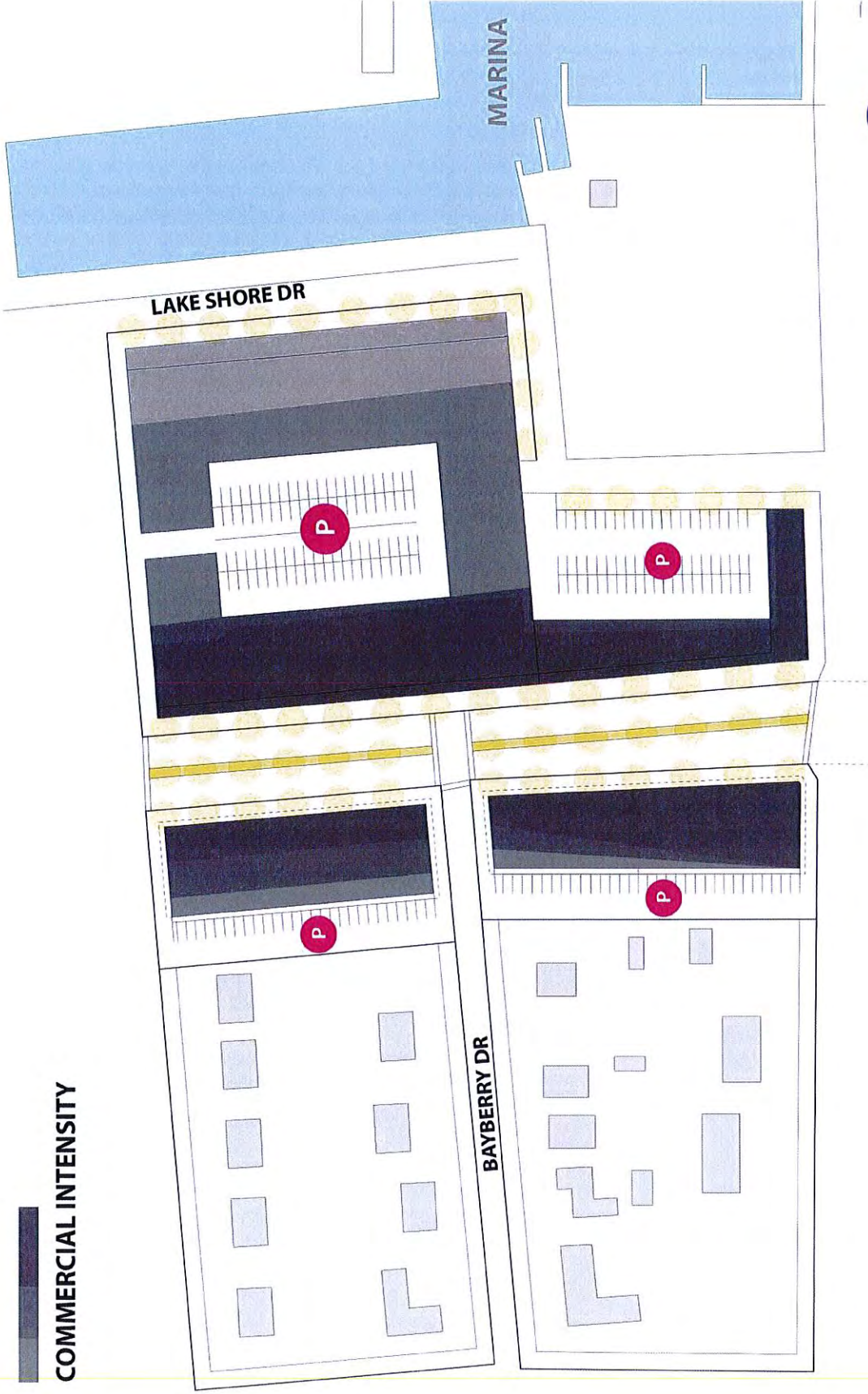
## Master Plan - Vision



Source: Bell David Planning Group



# Typical Lot Configuration + Strong Edges + Internalized Parking



COMMERCIAL INTENSITY

Source: Bell David Planning Group

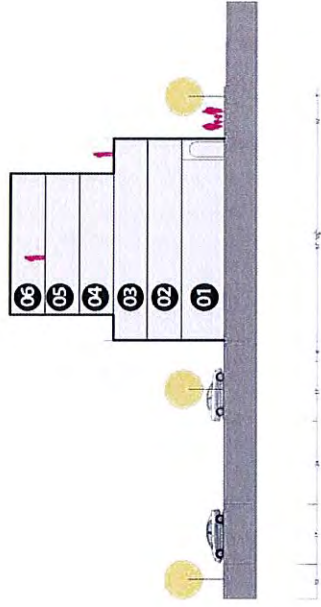
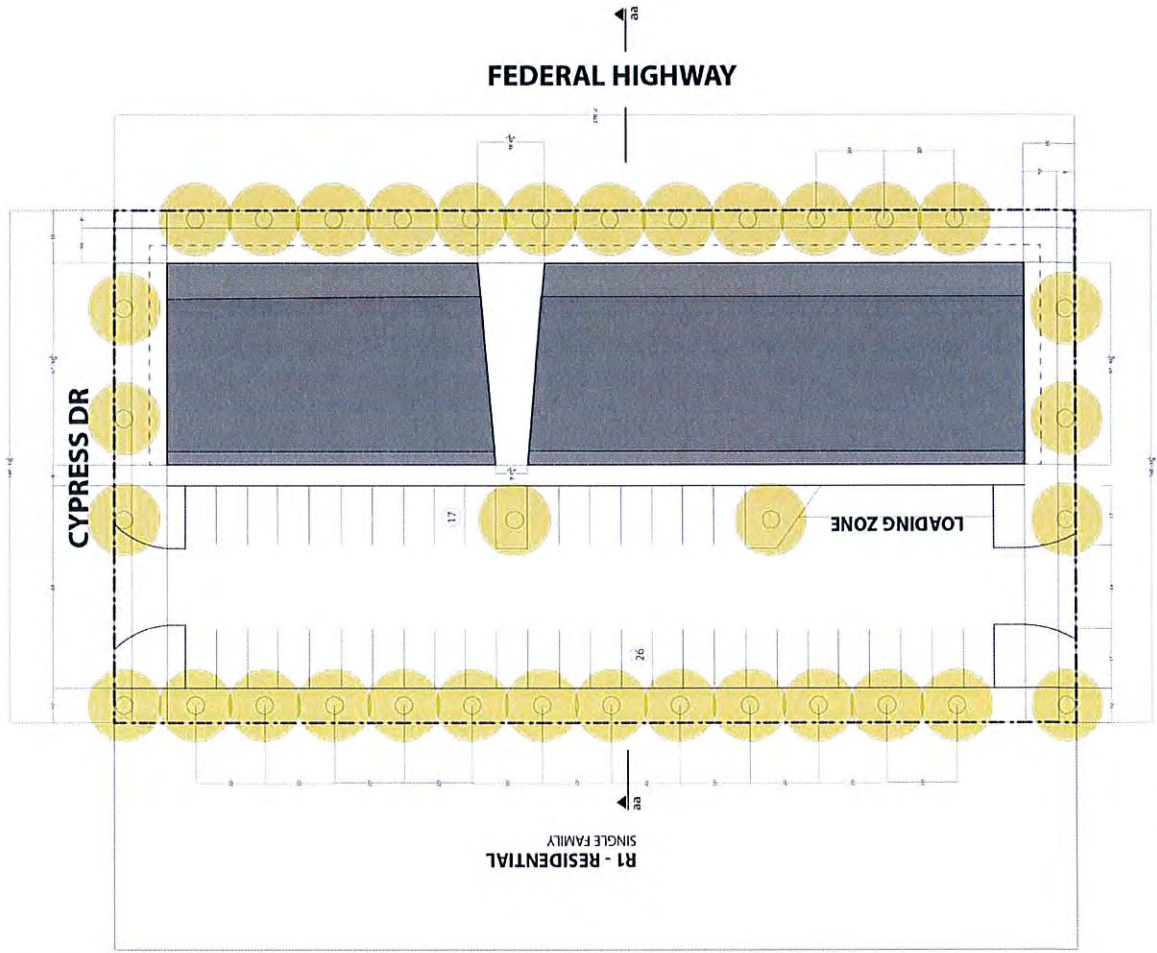


FEDERAL HIGHWAY/  
US 1



# Urban Neighborhood Edge Sample Lot +

SW corner of Cypress Drive/Federal Highway

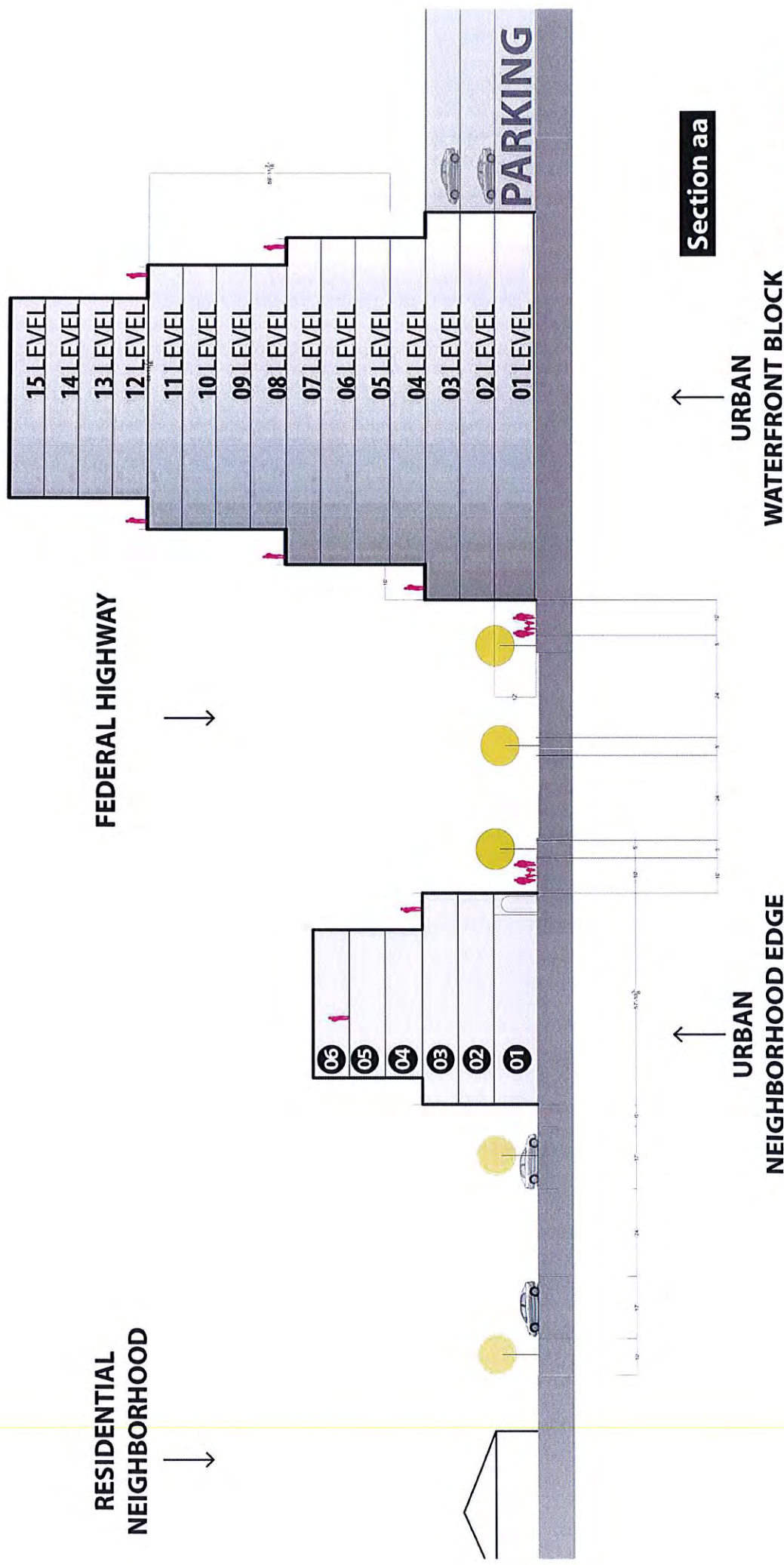


BELL DAVID PLANNING GROUP, INC.  
Planning • Urban Planning • Transportation

Source: Bell David Planning Group

# Urban Neighborhood Edge Sample Lot +

SW corner of Cypress Drive/Federal Highway



Source: Bell David Planning Group



BELL DAVID PLANNING GROUP, INC.  
Regulatory Plans & Permitting Department

# Urban Neighborhood Edge Sample Lot + SW corner of Cypress Drive/Federal Highway

Town of Lake Park  
Mixed-Use  
Overlay  
Zoning  
District



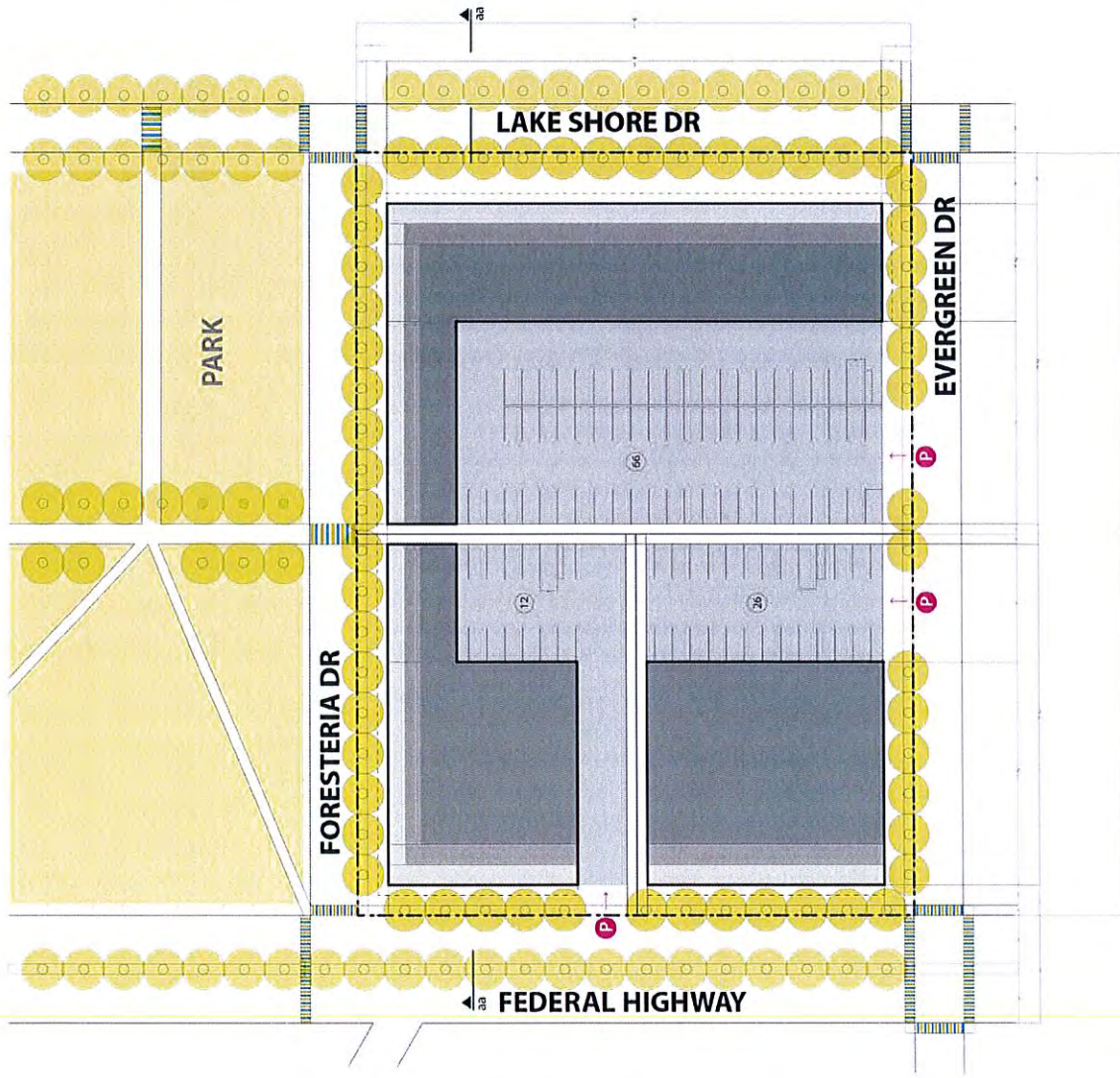
Source: Bell David Planning Group



BELL DAVID PLANNING GROUP, INC.  
Helping Florida's Planning Requirements

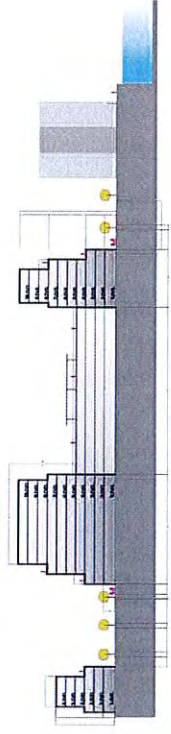
# Urban Edge Sample Lot +

SE corner of Foresteria Drive/Federal Highway



Source: Bell David Planning Group

Plan View

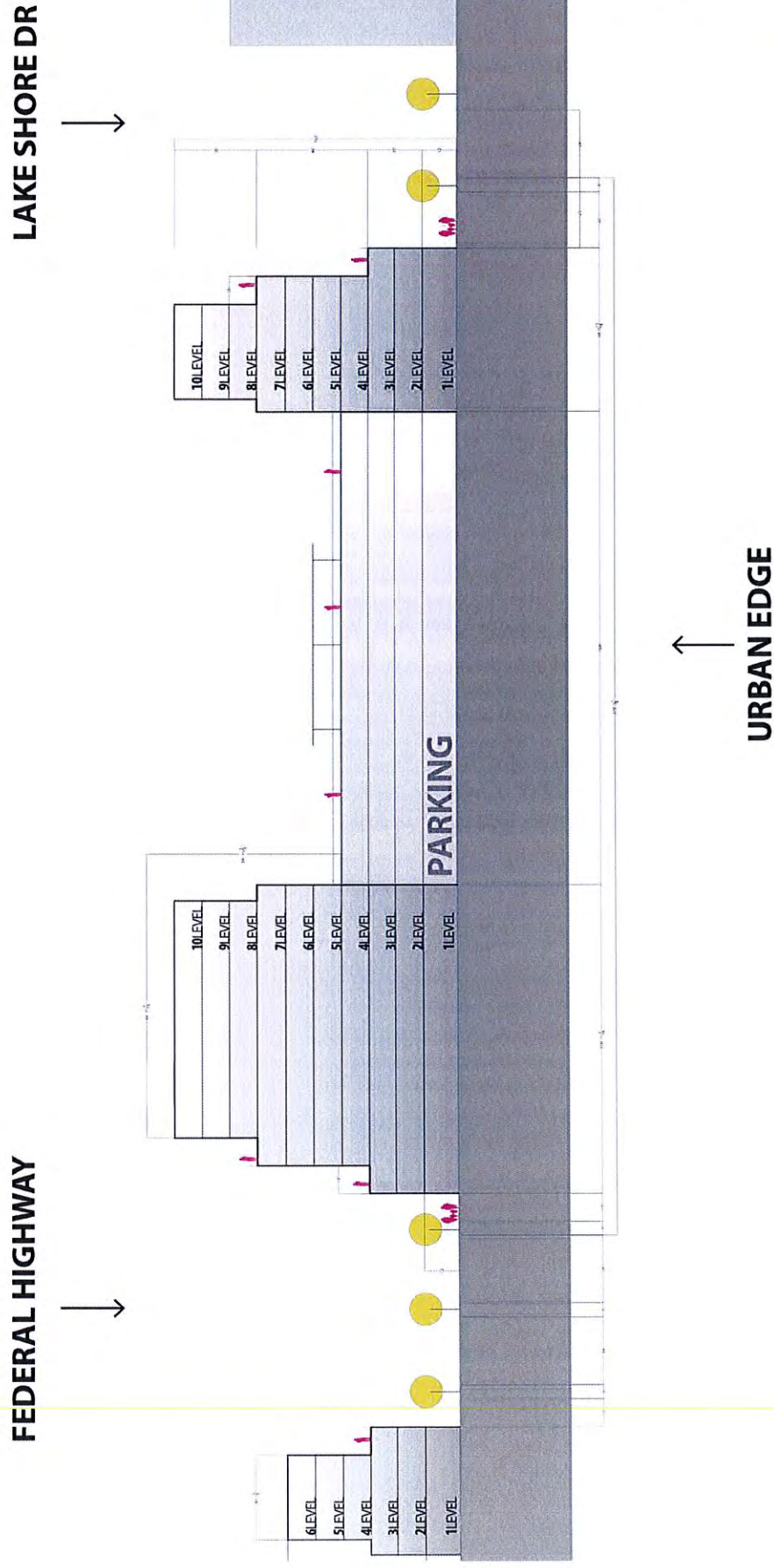


Section aa



BELL DAVID PLANNING GROUP, INC.  
Regulatory Affairs / Primary Equipment

# Urban Edge Sample Lot + SE corner of Foresteria Drive/Federal Highway



Source: Bell David Planning Group



# Urban Edge Sample Lot +

SE corner of Foresteria Drive/Federal Highway



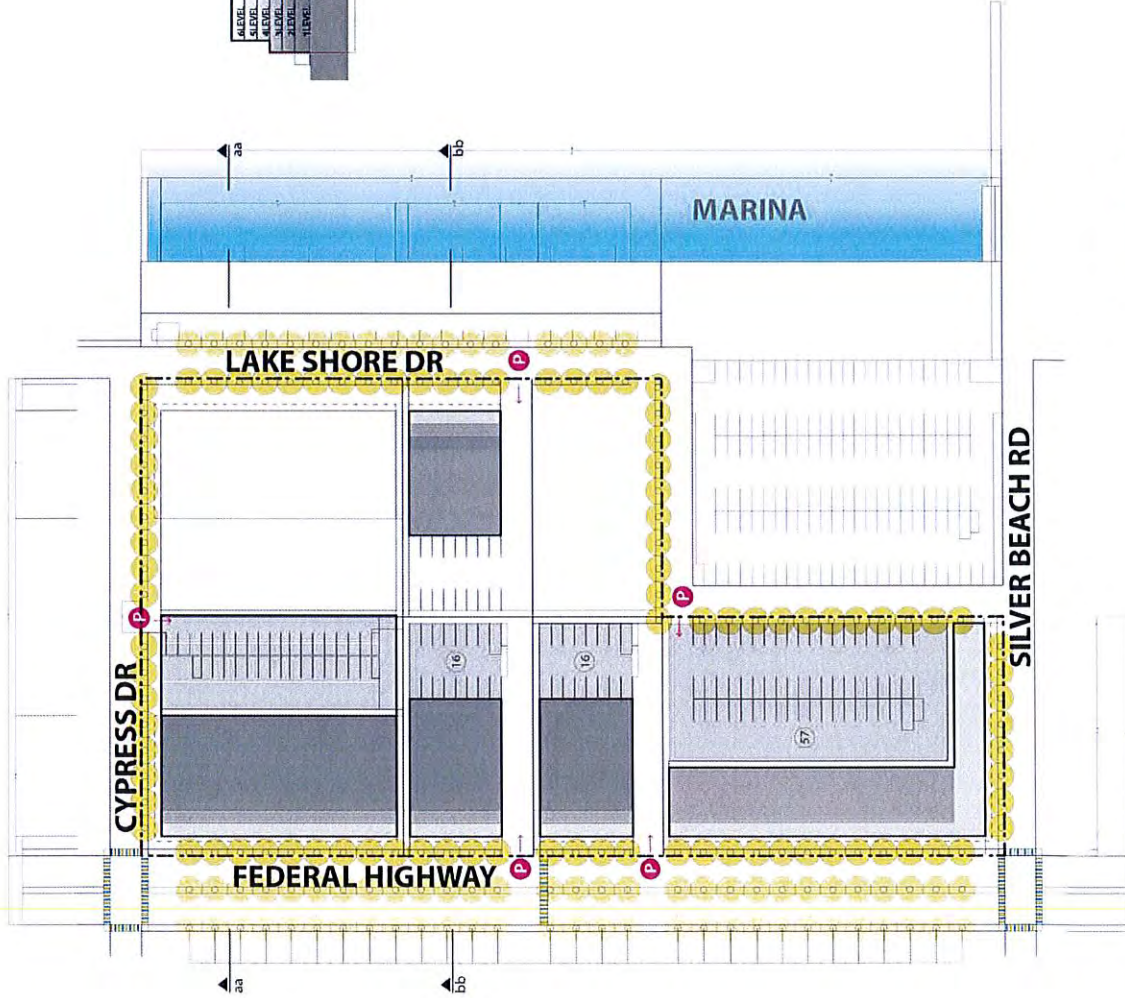
Source: Bell David Planning Group



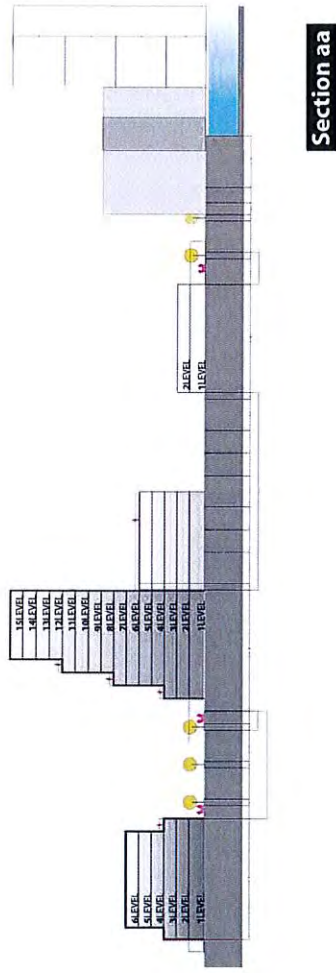
BELL DAVID PLANNING GROUP, INC.  
Respecting People. Honoring Experience.



# Urban Waterfront Block Sample Lot + Federal Highway with 138 Lake Shore Drive



Plan View



Section aa

Source: Bell David Planning Group

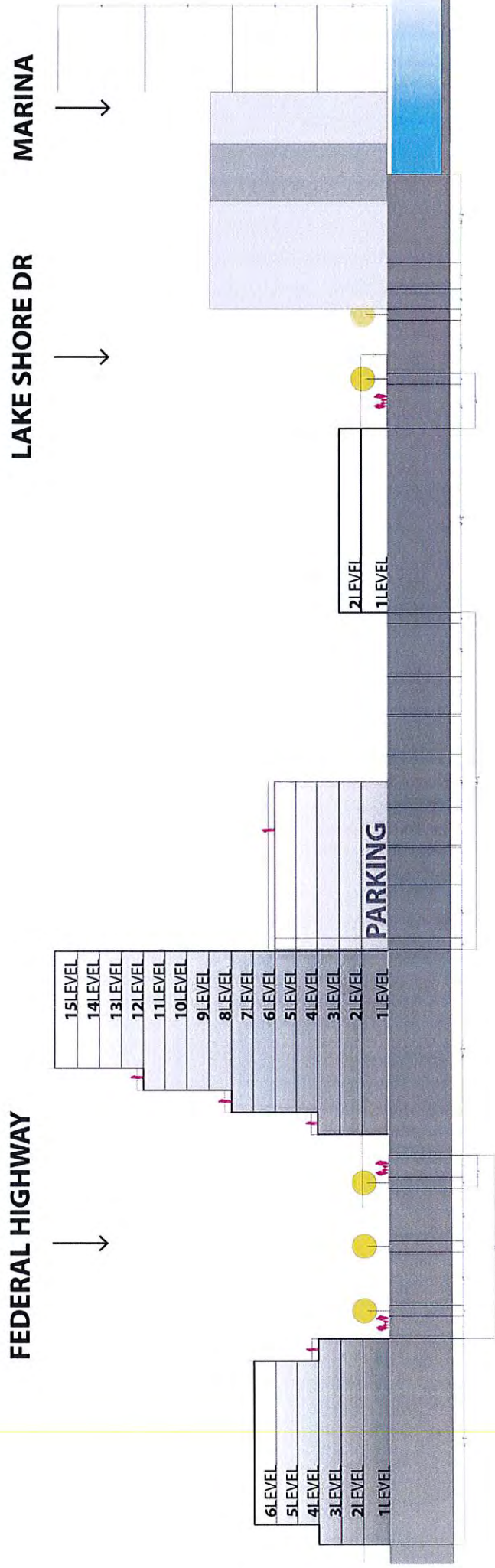


BELL DAVID PLANNING GROUP, INC.  
Regulatory | Public | Planning | Engagement



# Urban Waterfront Block Sample Lot +

Federal Highway with 138 Lake Shore Drive



Section aa

↑  
URBAN  
WATERFRONT BLOCK

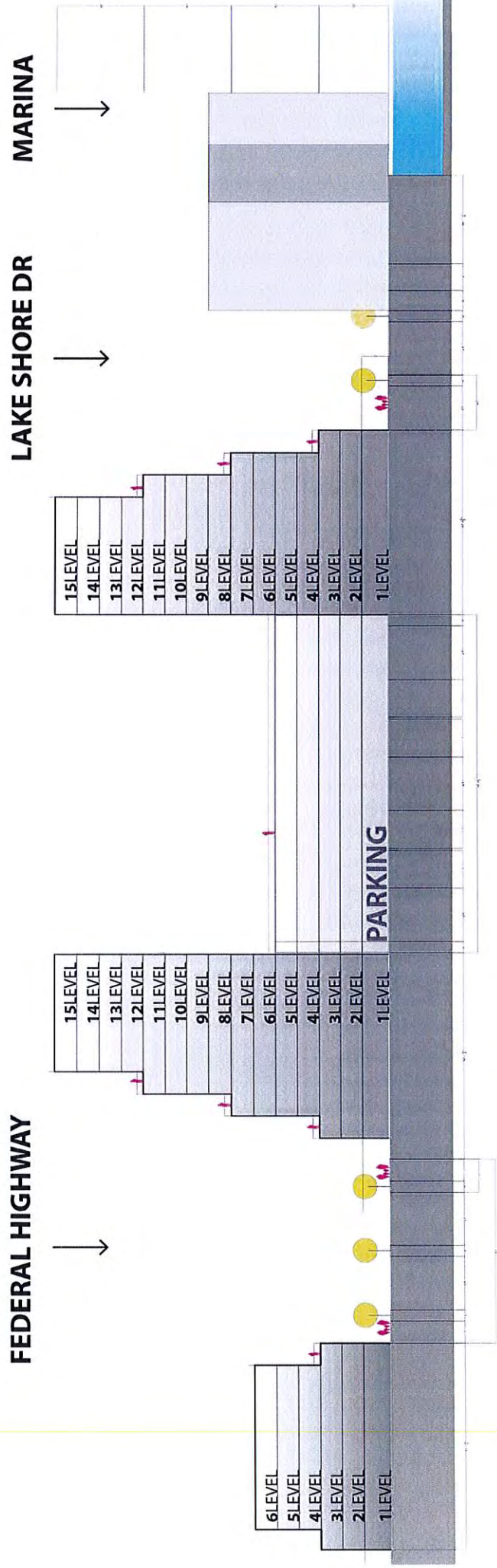


BELL DAVID PLANNING GROUP, INC.  
Municipal Planning / Planning Requirements

Source: Bell David Planning Group



# Urban Waterfront Block Sample Lot + Federal Highway with 138 Lake Shore Drive



**Section bb**

↑  
**URBAN  
WATERFRONT BLOCK**

Source: Bell David Planning Group



**BELL DAVID PLANNING GROUP, INC.**  
Regulatory Planning & Consulting



# Urban Waterfront Block Sample Lot + Federal Highway with 138 Lake Shore Drive

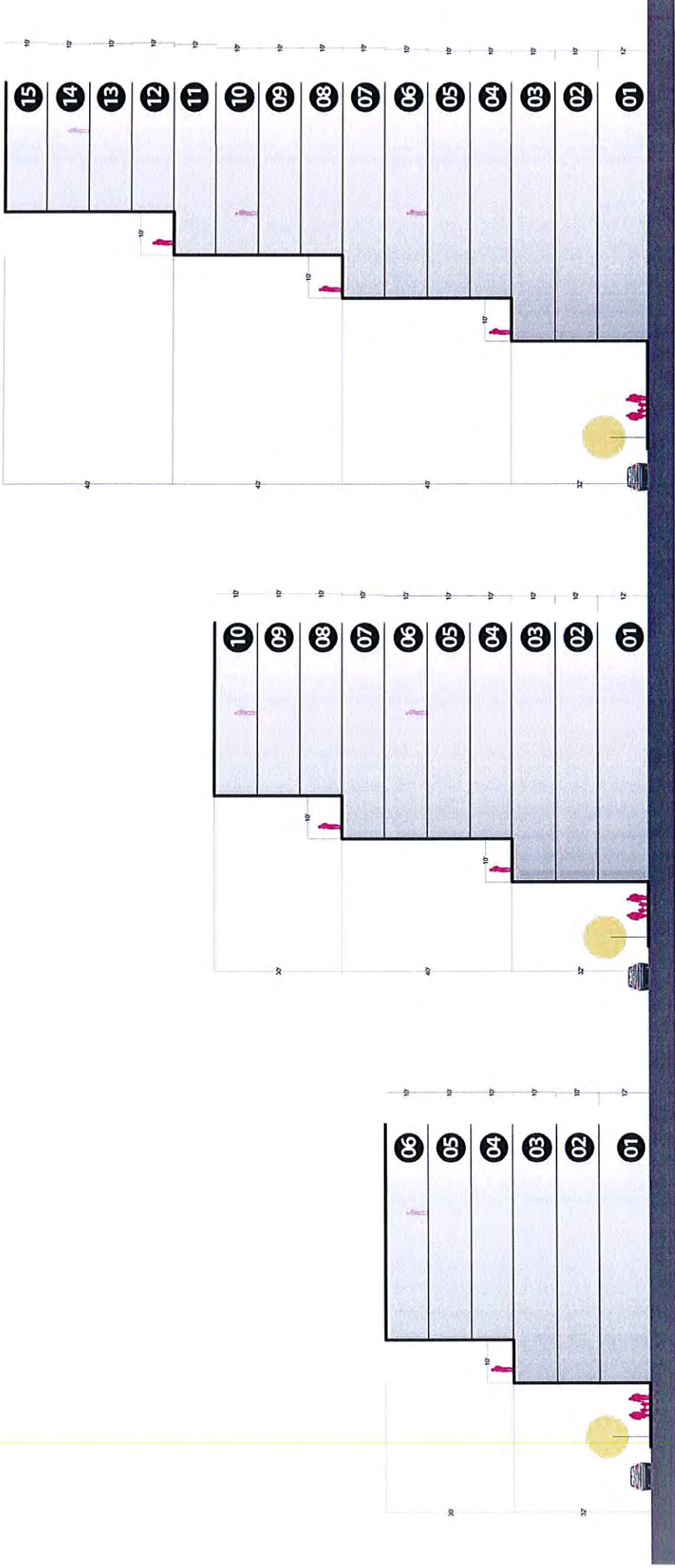


Source: Bell David Planning Group



BELL DAVID PLANNING GROUP, INC.  
Regulatory Needs & Planning Requirements

# Lake Park Mixed-Use Overlay District Lot Configurations + Urban Neighborhood Edge, Urban Edge, and Urban Waterfront Block



**6 Stories**  
20 du/s per acre

**10 Stories**  
40 du/s per acre

**15 Stories**  
60 du/s per acre

Source: Bell David Planning Group



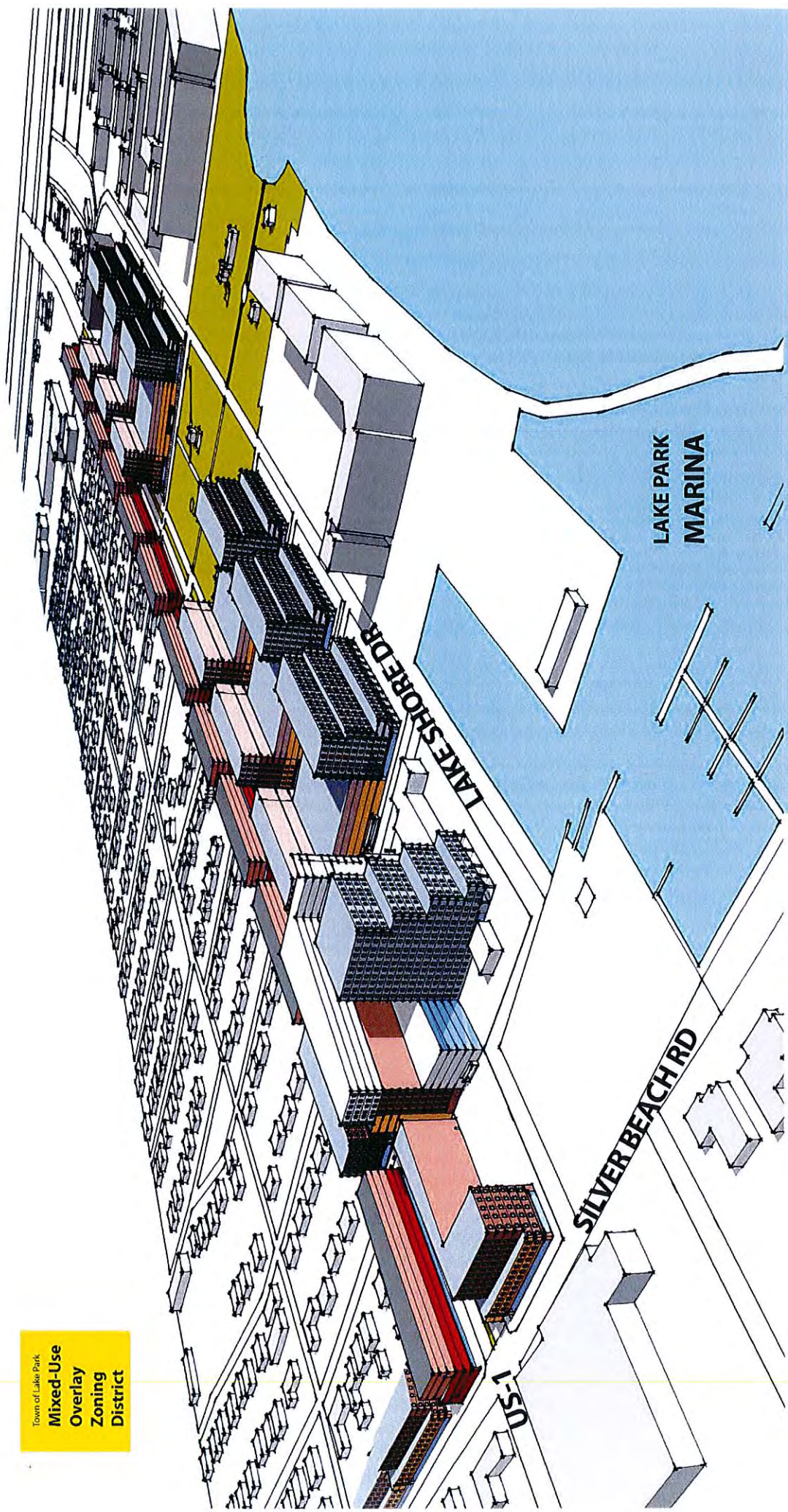
BELL DAVID PLANNING GROUP, INC.  
Respecting Places | Planning Requirements



# BIRD'S EYE +

Urban Neighborhood Edge, Urban Edge, and Urban Waterfront Block

Town of Lake Park  
Mixed-Use  
Overlay  
Zoning  
District



Source: Bell David Planning Group

# Street View + Urban Neighborhood Edge, and Urban Edge



Town of Lake Park  
Mixed-Use  
Overlay  
Zoning  
District

Source: Bell David Planning Group

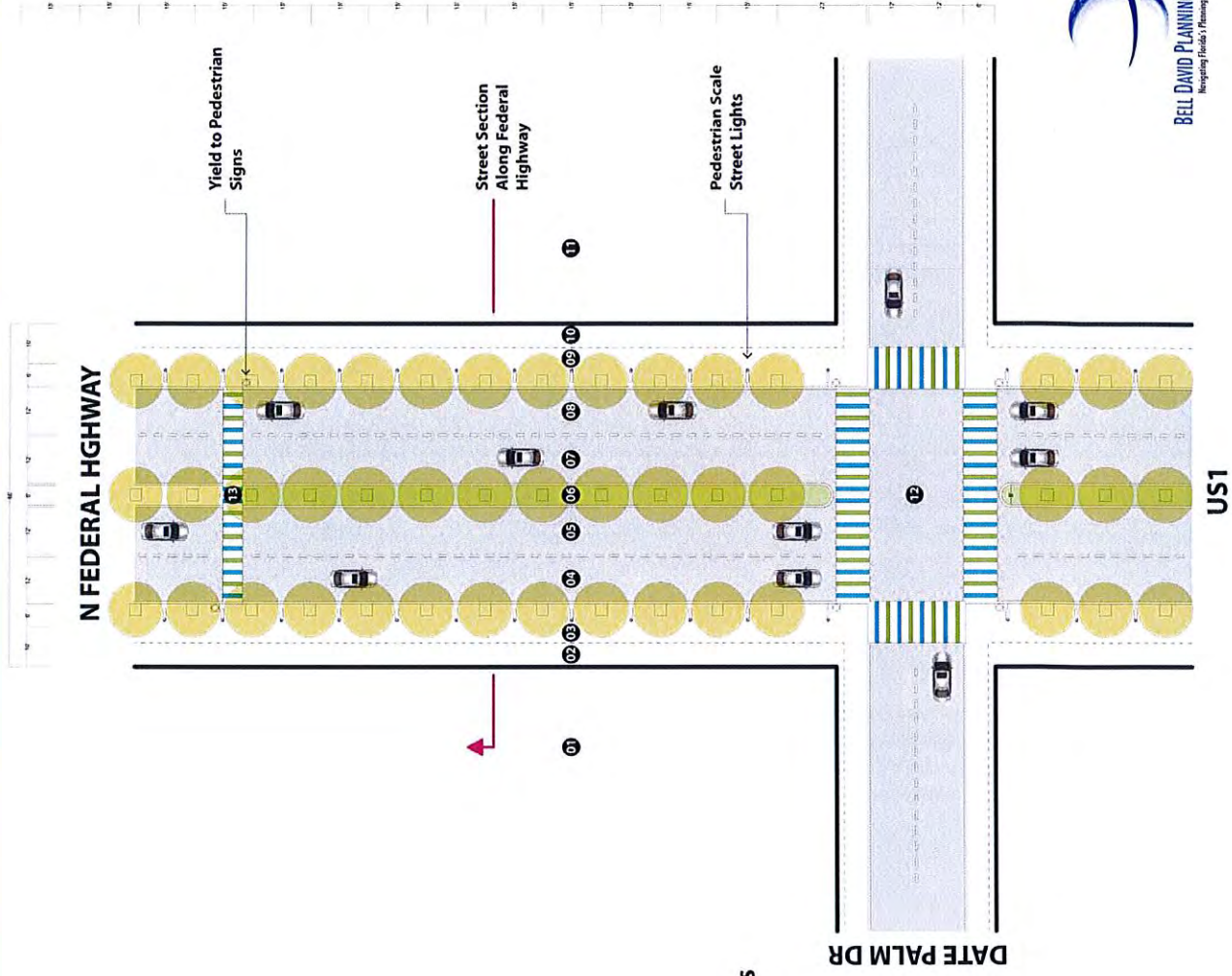


BELL DAVID PLANNING GROUP, INC.  
Resolving Public Planning Requirements



# Complete Streets Initiative + Federal Highway

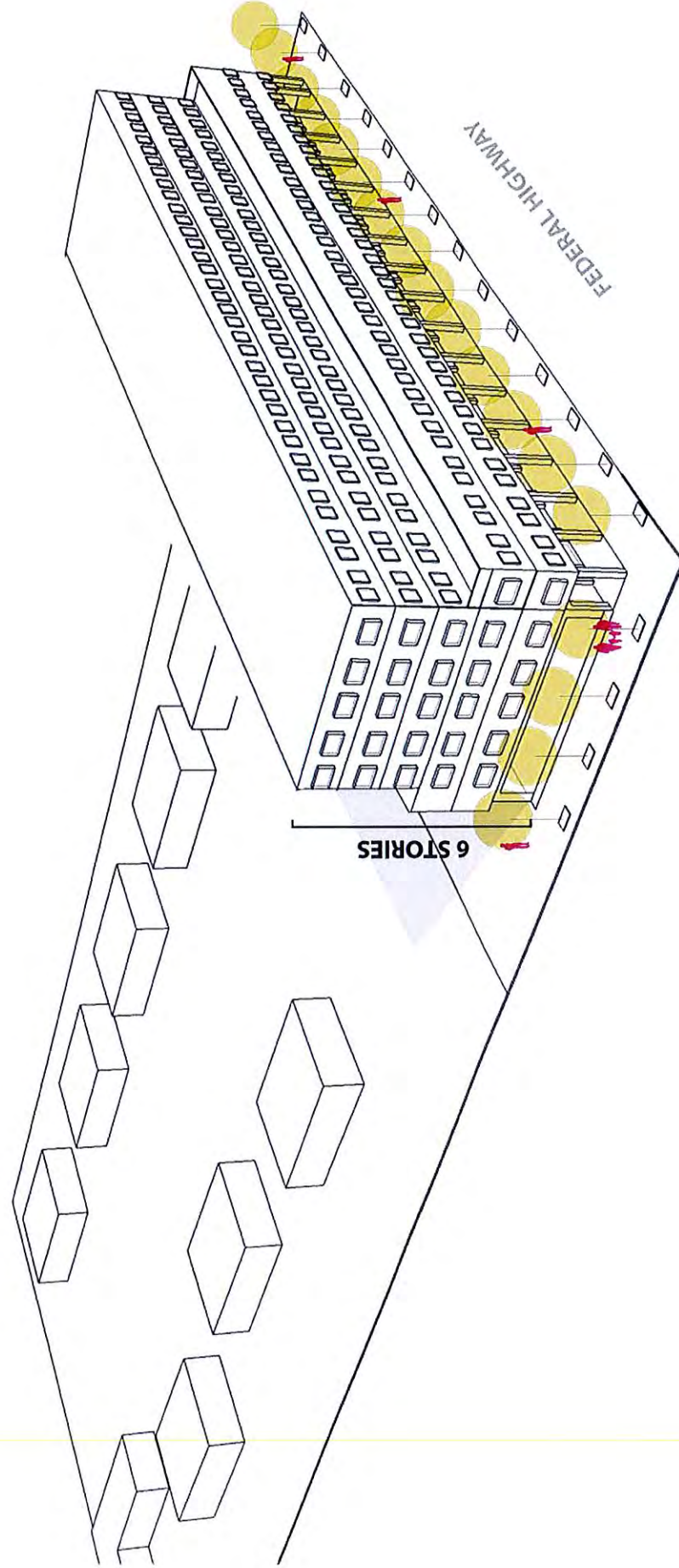
- 01** West side building
- 02** Outdoor space/Sidewalk
- 03** Landscape Buffer
- 04** Southbound travel lane
- 05** Southbound travel lane
- 06** Center green median
- 07** Northbound travel lane
- 08** Northbound travel lane
- 09** Landscape Buffer
- 10** Outdoor space/Sidewalk
- 11** East side building
- 12** Improve crosswalks at intersections
- 13** Mid-point crosswalks





# URBAN NEIGHBORHOOD EDGE

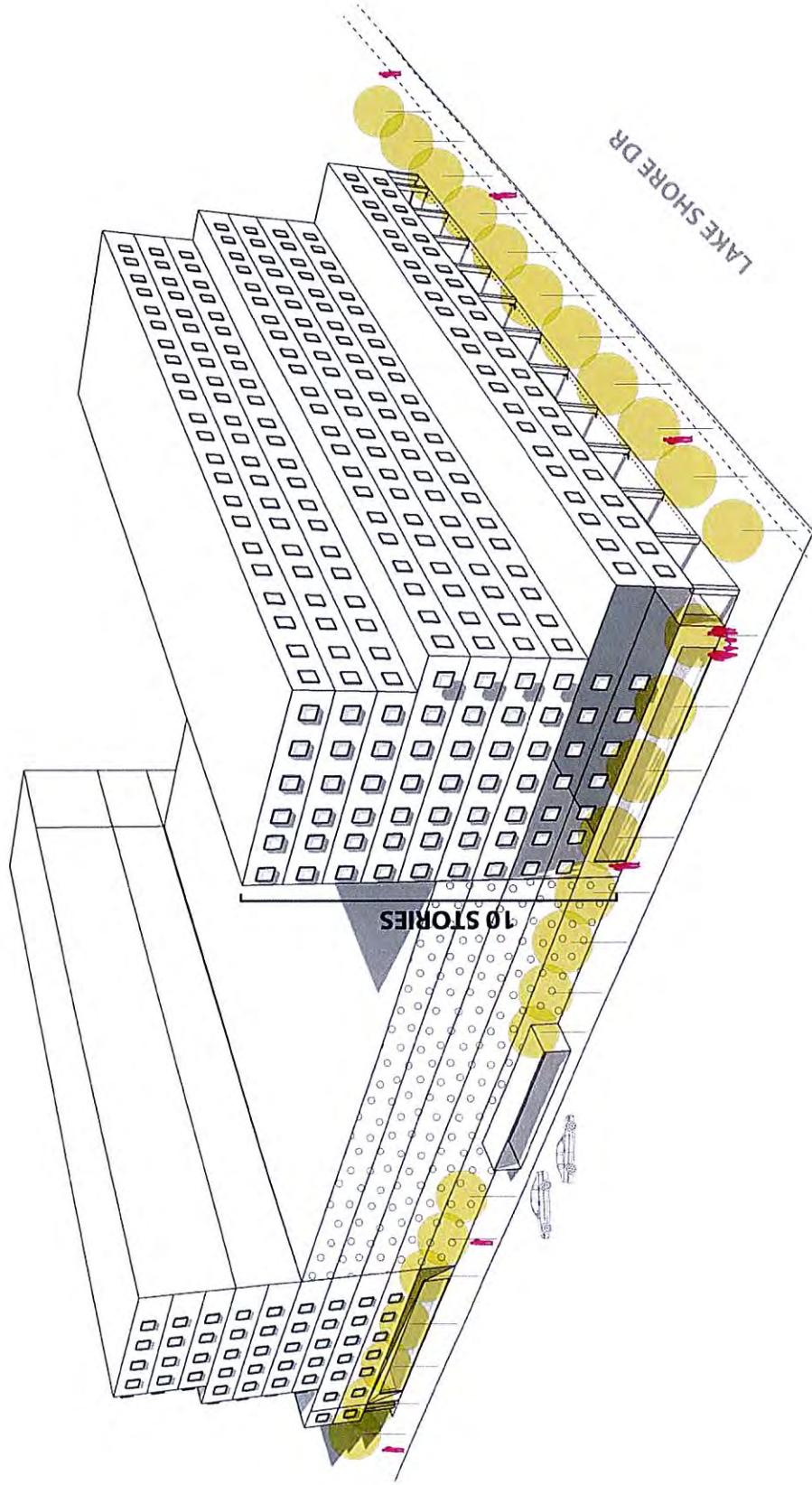
Town of Lake Park  
**Mixed-Use  
Overlay  
Zoning  
District**





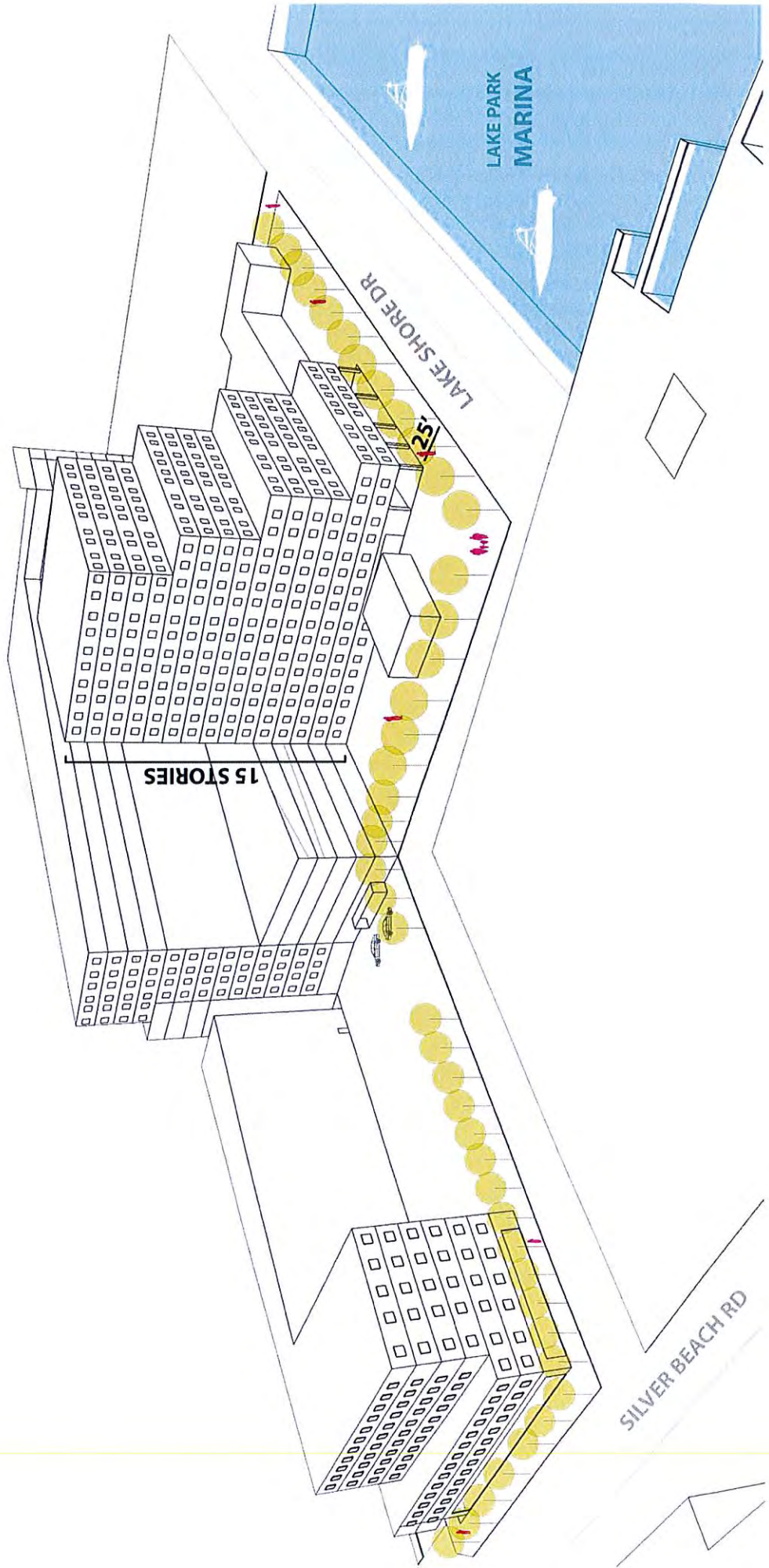
# URBAN EDGE

Town of Lake Park  
Mixed-Use  
Overlay  
Zoning  
District



# URBAN WATERFRONT BLOCK

Town of Lake Park  
**Mixed-Use  
Overlay  
Zoning  
District**



**LET'S CREATE A BUZZ  
FOR THE MUZI!**

**WELCOME TO OUR  
MIXED-USE ZONING  
DISTRICT OVERLAY  
WORKSHOPS!**



Landscape Architects ■ Planners ■ Environmental Consultants

**GENTILE GLAS HOLLOWAY O'MAHONEY & Associates, Inc.**

Exhibit "D"

LC 000117

George C. Gentile FASLA  
M. Troy Holloway ASLA  
Emily M. O'Mahoney ASLA  
Dodi Buckmaster Glas AICP

December 9, 2015

Mayor and Commissioners  
Chair and Members of Planning and Zoning  
Town Of Lake Park  
535 Park Avenue  
Lake Park, FL 33403

**Re: Federal Highway Mixed Use Workshop December 9, 2015**

Dear Honorable Officials:

Along with history of working within and even for the Town, and interest working on behalf of several property owners on Federal Highway, I offer this for consideration.

The Town has identified an overlay approach and that Comprehensive Plan and Land Development regulations need to be developed to permit such redevelopment activity. To date there has been:

1. A decisions to create an overlay for the Federal Highway corridor to encourage redevelopment and specifically mixed use development;
2. The creation of 3 sub-areas/ districts (west/Urban Neighborhood Edge, east/Urban Edge and marina/Urban Waterfront Block);
3. Suggested maximum density, and intensity consideration for each district.

Current backup materials begin to suggest other regulations with more specific use, design and landscape considerations

I would suggest a more prescriptive approach:

1. An overlay allows you to simply apply a set of provisions on top to the existing framework that you have in place. In this case the overlay is optional so the underlying provisions remain unless superseded by the overlay. The overlay is intended to be an incentive to direct redevelopment in a particular direction.
2. Thus, you could simply amend the Comprehensive Plan with a new policy that creates the overlay. You set the stage for maximum development scenarios for each district with minimum requirements.
3. The code then creates the process and should provide the incentives, flexibility and expectations for the development within the overlay. You do not need to re-create definitions, uses, landscape requirements that already exist only what you are adding in terms of provisions within the overlay.

You need to facilitate any specifics the Town desires in a broader application that provides for a range of possible projects. You can also provide for consideration for added bonuses in terms of density or intensity for addressing other Comp Plan goals like historic preservation or improvements that benefit the larger community (infrastructure/stormwater, environmental/water quality, recreation/public park, etc)

For example:

A. COMP PLAN – Create a new policy to establish the overlay and “umbrella” land use density & Intensity, boundaries and districts for Mixed Use Development on Federal Highway. Define the purpose and intent of this overlay to redevelop the corridor through an incentive based approach.

B. CODE – Create a new code section for the overlay that establishes the public purpose, the process for using the provisions of the overlay and the design character you want to create in general and specific within each district in the overlay. You need to maintain the ability to work on a range of sites from small parcels to a block or even multiple blocks.

1. Defines the process as PUD and permit flexibility through waivers if necessary based on set criteria that addresses public benefit through design.
2. Define the public benefit expectations for improvement of aesthetic sense of place, infrastructure, landscape, pedestrian access, environment, tax base, etc. and establish additional provisions that are available if you do specific things.

Focus on being prescriptive rather than regulatory. Avoid creating complexity of regulations by using current code definitions and defining what you want not how it has to be done.

For example to name a few:

-Use: allowing mixed use within the area with FAR defined by district within the overlay

-Architecture that is four sided; that provides for pedestrian scale/level interest and considerations (shade, seating opportunities); that minimizes bulk and mass with articulation, use of varied materials etc. ; that minimizes any negative visual impacts of mechanical equipment, parking etc.; that provides for visual relationships to the street at the ground level along the Federal corridor (public access ways) through window display, use of hardscape features, landscape materials and planters etc,

-Access that minimizes impacts on Federal highway, provides for cross vehicular and pedestrian access;

-Landscape that emphasizes historical character of the town (royals, oaks, buttonwoods) and/or natives (consider wind tolerance, low water use etc.) that creates shade, promotes a sense of green, provides pervious areas etc.

-Public spaces should be provided to create interaction for residents and visitors and include amenities for lighting, wayfinding, seating as relevant for the size and scale of the project.

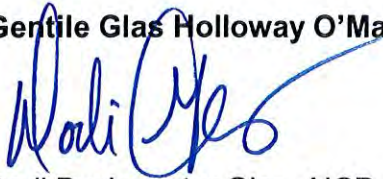
-Innovations-artistic, creative or green design, low impact design, LEED design, should be promoted and again consideration that the size of the project will impact hoe this can be address.

Also with regard to complete streets care should be given to the ultimate goals and existing constraints like width, utilities and desire volume and speed of traffic.

Thank you for the opportunity to provide comments and be a part of the discussion. We look forward to the process moving as expeditiously as possible to afford property owners the chance to take advantage of current market conditions.

Respectfully,

**Gentile Glas Holloway O'Mahoney & Associates, Inc.**



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