



Minutes
Town of Lake Park, Florida
Town Commission and
Planning & Zoning Board joint
Mixed-Use Corridor Workshop
Tuesday, March 1, 2016, 6:10 PM
Town Commission Chamber, 535 Park Avenue

The Town Commission met for the purpose of a joint workshop with the Planning and Zoning Board to discuss the Mixed-Use Corridor on Tuesday, March 1, 2016 at 6:10 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 (Vice-Chair), Michele Dubois, and Anne Lynch, Community Development Director Nadia DiTommaso, Town Manager John O. D'Agostino and Town Clerk Vivian Mendez.

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

DISCUSSION AND PUBLIC COMMENT:

- 1) Welcome/Introduction**
- 2) Recap on Mixed-Use (Goal; Process; and Applicability)**
- 3) Capacity Analysis**
- 4) Land Development Regulations (using Visuals)**
- 5) Open Discussion and Next Steps**

Mayor DuBois welcomed the Planning and Zoning Board members, the public, Commissioners, and staff for attending the workshop. He introduced Community Development Director Nadia DiTommaso who thanked everyone for attending what could be the final public workshop regarding the mixed-use initiative. She asked that everyone sign in (see Exhibit "A"). She explained the purpose for the workshop was to bring together the concepts discussed over the past several workshops. She explained that the last workshop was technical and this workshop would be visual and graphical. She introduced Town Manager John D'Agostino who welcomed everyone. He provided a brief explanation of the route one corridor and its significance to the Town. He explained a recent visit to Tallahassee to request funding for the drainage improvements needed on Lake Shore Drive. He stated that the sentiment during the meeting in Tallahassee was that the Town needed to "pull themselves up off their bootstraps". He explained that limited funds have hindered the Town from making its own repairs to large infrastructure projects. He explained that 39 percent of residents live in poverty and therefore the Town has ideas, which could prove to generate revenue for the Town. He stated that mixed-use was one of those ideas. He explained that the workshops intent was to solicit resident input, ideas, and suggestions.

A member of the audience asked if the workshop was strictly for the purpose of rules and regulations and adopting a master plan or was the Town investing in the area. Town

Manager D'Agostino explained that the Town would not be investing in projects because the Town does not have the financial capacity to invest. Any investments in the area would be by a private investor.

Judy Sarkozy asked if there was a timeline for this project. She asked if it were a five, ten, fifteen, or twenty year plan. Town Manager D'Agostino stated that there were no timelines as to when investors would invest. He stated that investors are interested in the Town. He stated that the Planning & Zoning Board and the Town Commission would review the proposed mixed-use zoning language over the next six to eight months. He explained that after the mixed-use zoning language was updated investors would have the ability to propose mixed-use development for the area.

A member of the audience asked if the Town would be working with neighboring communities regarding the proposed development of the Town. Town Manager D'Agostino stated that the Town would be collaborating with neighboring communities to create uniformity on US1. The member of the audience asked for statistical information regarding filling the property vacancies and enticing development to the area. She expressed concern that buildings would be built and then remain vacant. Town Manager D'Agostino explained that the presentation would answer many questions. Mayor DuBois explained that many of the statistical information requested appears in the yearly Comprehensive Annual Financial Report (CAFR), which was available on the Town's website.

Community Development Director DiTommaso asked the audience members to introduce themselves and explain their interest in mixed-use. Members of the audience introduced themselves and expressed interest and concerns regarding the mixed-use concept. She thanked everyone for their comments. Staff introduced themselves. She responded to questions raised during the last workshop, which has been included in the packet (see Exhibit "B").

She explained that the purpose of the workshop was to establish language that would allow for mixed-use in the US1 corridor. She emphasized that staff was not proposing a specific development type. Staff's goal was to include mixed-use development language in the Town Code that would allow for different types of development throughout the corridor. She explained that the "Complete Streets Initiatives" would be included in the presentation. She explained that several Palm Beach County entities were collaborating to create uniformity throughout US1 and not conduct piecemeal projects. She stated that the proposed architectural mixed-use language would eliminate blank walls on development projects. She explained that the proposed language would be refined during the public hearing processes. She invited the audience to share comments, concerns, and recommendations, etc. during the workshop.

Ms. Mary Kay, a member of the audience asked how the mixed-use development would affect the traffic on Park Avenue. Community Development Director DiTommaso explained that staff could not predict how the mixed-use development would affect the traffic on Park Avenue because the Town could not predict the type of development on US1 or the traffic counts associated with those developments. She explained that traffic count analysis are required for development. She stated that the Town's consultant

prepared an analysis, which included what the maximum possible development would mean to Town roads. She explained that the analysis indicated that the Town's road would sustain an increase in traffic. She stated that the Town has a great grid street pattern, which allows traffic to travel on all of the streets with disbursed traffic circulation. Ms. Kay expressed concern with the speed limit on Park Avenue and the lack of parking.

Community Development Director DiTommaso turned the presentation over to Mr. Alex David of Bell David Planning Group, Inc. to discuss the density and intensity component of the proposed mixed-use language. He explained that when they began working on the project they considered lower densities for the Urban Neighborhood Edge. He stated that 40 units per acre made sense for that area, which would include several residential levels above the mixed-use commercial level. He explained that a calculation called the "Floor Area Ratio", which means for every acre - two ½ times the area could be built on the site. He explained that the proposed language included the maximums densities, which were not expected by developers. He then explained the proposed language for the eastside of the corridor. He stated that the denser levels were proposed for the Urban Edge District. The area would include 60 units per acre, which equal four-times the lot. He explained that the highest density was proposed for the Urban Waterfront Edge at 80 units per acre and a Floor Area Ratio of six-times the area.

Mr. Camillo Lopez of Bell David Planning Group, Inc. explained the Town's overall vision for the corridor if it were built to the maximum. He reiterated that the Town was not proposing development but were proposing mixed-use language to allow development of the area. He referred to the visuals included in the presentation (see Exhibit "B"). Community Development Director DiTommaso explained that it were highly unlikely that the entire corridor would develop at the maximums.

A member of the audience expressed concern with the proposed development language for the Urban Waterfront Edge, which was located directly in front of the Lake Park Marina. In his opinion that would be the first area to develop because of its location. He expressed concern that the Town and Palm Beach County purchased that piece of property for the use of additional parking for boaters. Community Development Director DiTommaso explained that certain limitations were associated with the corner lot (Silver Beach Road and US1); however, the adjacent properties could be developed, if a developer proposed development on that section of the Urban Waterfront Edge and could potentially incorporate the corner lot. She stated that several considerations and discussions with Palm Beach County for the corner lot would be necessary.

Mr. Lopez continued the presentation and stated that the intent was to have internal parking along the corridor to allow for pedestrian connectivity.

Planning & Zoning Board member Chair Judith Thomas clarify that Earl Stewart Toyota Dealership was developing the parcel on the corner of Palmetto Road and US1 and that the roadway on E. Jasmine Drive between US1 and Lake Shore Drive no longer exists. Community Development Director DiTommaso thanked Chair Thomas for the correction.

Community Development Director DiTommaso referred to the presentation and the maximum height intensity allowable in the corridor.

A member of the audience asked what were the height levels for 301 Lake Shore Drive. Community Development Director DiTommaso stated that 301 Lake Shore Drive was an eight-story structure. Mr. Lopez stressed that the proposed language states that after three-stories the building would recess back and continues a stepping back development so that the building would not look as large from the ground level.

Vice-Mayor Glas-Castro asked if the step back was on US1 and Lake Shore Drive sides of the building. Community Development Director DiTommaso explained that the proposed language included that the development would step back on both US1 and Lake Shore Drive.

Planning & Zoning Board member Martin Schneider asked if the side streets were included in the step back development. Community Development Director DiTommaso explained that the provisions for the side streets include an architectural requirement for the projections of the recess elements to avoid the appearance of blank walls. Mr. Lopez suggested that the side streets could have balconies or different projections on the building.

Ms. Jackie DuKevich expressed concern that massive parking lots were proposed for US1.

Ms. Diane Bernhard asked if the plans were generated by staff or were there outside developers who gave the Town the idea. Community Development Director DiTommaso stated that staff and the Town's consultant developed the proposed mixed-use corridor. Ms. Bernhard asked if staff was familiar with the Seven-Cities North Palm Beach County US1 Corridor Study. Community Development Director DiTommaso was familiar with the study that was done several years ago, which included a Lake Park component. Ms. Bernhard asked if any of the components from the study were taken into consideration. Community Development Director DiTommaso explained that the Complete Streets component was taken from the study. It included the US1 corridor that identified streetscape improvements within all of the adjacent municipalities. She explained that those initiatives were included in the Town's Complete Street initiative. Ms. Bernhard asked if the slides represented buildings. Community Development Director DiTommaso stated "yes".

Commissioner O'Rourke commented that the depiction in the slides were not representative of what the Town expected the development to look like; instead it represented the height of possible development.

Commissioner Flaherty asked if the parking garages would have architectural requirements so that they did not appear as parking garages; and how would they be maintained. Community Development Director DiTommaso explained that maintenance requirements are currently in the Town Code and would remain for the mixed-use initiative. Commissioner Flaherty asked if blank walls were allowable. Community

Development Director DiTommaso stated that blank walls would not be allowable per the proposed language.

Town Planner Scott Shultz explained that public hearings regarding the Complete Streets Initiative were expected in the future. He explained that Complete Streets was a national movement where policy makers, such as the Commission, would be presented with ideas for designing roadways. He stated that in the past roadways were designed to move vehicles, now roadways are being designed with pedestrians in mind. He stated that examples of Complete Streets needs were narrower streets, wider sidewalks, bike lanes, and possibly improved crosswalks. Public recommendations, staff, Board recommendations, and the Commission would determine the language. He explained that a policy fund to help fund the initiatives could be set up as part of the implantations. Community Development Director DiTommaso explained that staff was introducing the complete streets concept at this stage as an added component to the corridor.

Chair Thomas asked for elaboration on the policy fund for the street improvement. Community Development Director DiTommaso stated that staff identified it, but it was not explained on purpose. She stated that it would be important to have a development fund that developers would contribute to considering that development would be expected before the Complete Street initiative was incorporated along the entire corridor. She stated that there were no specifics for the fund at this time because it was a consideration at this point. Chair Thomas asked if the funds would be used throughout the Town or only in the corridor. Community Development Director DiTommaso explained that the Complete Streets initiative was being considered throughout the entire Town; therefore, the contributions would be for the entire Town.

Ms. Joanne Robin asked if bike paths were proposed for the Complete Street Initiative. Town Planner Schutz stated “yes” if the Town deemed it appropriate.

A member of the audience questioned what the visuals demonstrated on page 10 of the presentation. Community Development Director DiTommaso explained that the visuals demonstrated landscape median, narrower streets, reduced drive isles, interior landscape, and crosswalks. She explained that the demonstration brings together the components of Complete Streets, which the Town has not developed a policy for Complete Streets.

A member of the audience expressed concern with the cost involved regarding the maintenance of the Complete Streets concept. Community Development Director DiTommaso explained that the Town efforts were to create a Complete Streets policy because funding opportunities could become available. The audience members concerns was not about funding the project, but rather the maintenance expense the Town would inherit. Community Development Director DiTommaso explained that the Town would not have the funds to support an initiative today, but in the future, we could have the funding available to support the initiative. The initiative would support roadways as well.

Ms. Susan Ray asked what was the best way to generate revenue; was it high-end condominiums, or attracting small businesses. She expressed concern with small businesses struggling in the Town. Community Development Director DiTommaso explained that the mixed-use concept allows for a live, work and play atmosphere. She

explained that developers would conduct a market analysis to see what was viable for the area.

Town Manager D'Agostino explained that this design would provide maximum investment opportunities; therefore, the Town may end up with a higher-end real estate value that would end up moving to the area. He stated that the Town wants to be in a position where it could afford to maintain the Complete Streetscape Initiative.

A member of the audience asked if there were regulations for restaurants with liquor licenses factored into the language. Community Development Director DiTommaso explained that all the uses mentioned would fall under the commercial component. She stated that the development would not be limited to a certain type, but instead leaving it open for the commercial use. She stated that it would be up to the developer to figure out what would be the best fit for the area.

Mr. James Sullivan explained that developers would not invest if they felt that they would not get a return on their investment.

Community Development Director DiTommaso explained that the Town would not be limiting the architectural style. Mr. Lopez explained slide 15 labeled the Urban Neighborhood Edge. The slide shows landscape buffers, parking in the rear, and wide sidewalks. On slide 16, it reflects the maximum heights, and inner parking. Commissioner O'Rourke explained that there are three sections of the project; currently they were showing the western side of US1.

Mr. Lopez explained slide 17 would incorporated the landscape buffers, larger ground floor areas, and recess requirements, maximum of 65-feet (or six story) buildings. Community Development Director DiTommaso explained that there are additional flexible provision throughout all sub areas that allow for any type of architectural feature extension beyond the roof plain.

Mr. Lopez showed a few slides which depicted the area. Community Development Director DiTommaso explained that all development would be subject to the site plan approval process for the purposes of mixed-use development because they allow for a significant amount of flexibility. The language could include a requirement of a preliminary workshop before the process began to be sure that a developer were headed in the right direction for their particular development.

Mr. Lopez explained slide 23 as an Urban Edge design with mixed-use development facing Kelsey Park. Commissioner O'Rourke asked if the developer wanted to angle their building so that the direct view was through Kelsey Park and into the intercostal, it would seem more appealing. Community Development Director DiTommaso stated "absolutely". She explained that the design on page 23 highlights the setbacks, landscape buffers, intensity, internal parking.

Mr. Lopez explained that the maximum height in the Urban Edge design would be 10-levels or 115-feet high. Community Development Director DiTommaso stated that slide 27 was the only slide that was not consistent with the development style. The design does

not allow for ground floor uses, visual parking garage structure from the street front, no screening requirements were included and it incorporates blank walls. She stated that the slide was included as a comparison to the types of mixed-use developments that are not in line with what was proposed.

Community Development Director DiTommaso introduced the Urban Waterfront Block (see slide 30) as the block adjacent to the Lake Park Marina. She explained that in the design they have introduced internal parking, landscape buffers, and pedestrian walkway activity areas. She explained that the development would include an intense development that could reach up to 15-storys, and if the Transfer of Development Rights were used, the development could go higher. She reemphasized that the Transfer of Development Rights protects the historical designated properties, but it also allows the transfer to occur. She stated that maximum heights have been incorporated should a transfer to this particular site of the Urban Waterfront Edge block. She stated that the earlier someone brought up the corner parking lot on Silver Beach Road and US1. She stated that if any development were proposed for the corner lot the Interlocal Agreement with Palm Beach County vehicle and boat trailer parking requirements would be reviewed. Mr. Lopez explained that as an asset to the Town, the Marina block proposed design (see slide 33) could develop with commercial on the ground level and residential on the top. Community Development Director DiTommaso explained that this was the only sub area that allows those commercial ground floor uses to face Lake Shore Drive. She explained that the last visual was of an intense development, which was built on 5-acres. She explained that with all the parcels combined, the Urban Waterfront Edge are not that large.

A member of the audience asked how much it cost the Town to put together the study. Community Development Director DiTommaso stated that it was a combination of staff and the consultant. She stated that the consultant contract caps out at \$8,000 and the Town has not reach that amount for the entire initiative.

Ms. Diane Bernhard asked if Lake Shore Drive would be changed. Community Development DiTommaso stated “no”. She stated that no changes are being proposed for Lake Shore Drive. Ms. Bernhard asked how the roadway flooding would be handled along the Marina and Lake Shore Drive. Town Manager D’Agostino explained that the Town has lobbied the State to provide funding for the drainage improvements to the area. He stated that the flooding was along the entire roadway, and a developer would be required to pay for their piece of the drainage improvements. Ms. Bernhard asked if the water that has flooded Lake Shore Drive would be drained into the inter-coastal. Commissioner O’Rourke explained that water could not be drained directly into the inter-coastal; it would be drained into a pump.

Board member Schneider expressed concern with the proposed language for the western part of US1. He stated that 6-storys seems to be high. He suggested a transition of two-story to four-story’s along the back. He explained that transitioning the development across US1 with a four-story façade. He agreed with the 10-storys as long as there was a step-back development. He expressed concern with the bulk when a building that was an entire block long could use a view corridor so the building does not seem to be bulky.

Chair Thomas thanked the consultants for listening and providing more specifics for the mixed-use development could look. She stated that her questions were addressed during the presentation.

Board member Lynch thanked everyone for their efforts. She expressed concerns regarding keeping the small Town identity regardless of what progresses. She expressed concern with how development would impinge those that live close to the corridor. She suggested that during the beginning that the projects be scaled back the heights and breaking up the development with space in-between with bikeways. She explained that the Town needs to generate revenue and the projects should be done gradually.

Commissioner Flaherty agreed with the Mediterranean style. He agreed to lower the intensities a few stories. He felt that US1 was a highly viewable road. He stated that Park Avenue would need to be monitored.

Commissioner Rapoza thanked everyone that worked on the project. She recognized that this was a template for future development for the Town and agreed with progress. She could relate to the residents' fears. She suggested compromising with developers without losing the small Town feel while increasing property values and lower the tax burden.

Commissioner O'Rourke explained that the tax base would need to be broaden to support wider streets, bikeways, street calming, road improvements, recreational programs, and more parking. He explained that if the residents want those types of improvements, then the Town would not continue to be a sleepy Town. He stressed that we had to make this project work in order to not increase the millage rate. He responded to some concerns expressed during the workshop. He requested that the cell tower concerns be included as part of the presentation for the Marina area. He expressed concern that Transfer of Development Rights could increase the intensity heights for the Marina area to over 20-stories. He suggested that the heights be lowered with a maximum of 15-stories. He suggested that the Historically designated buildings on US1 be preserved. He asked if the mixed-use area could be expanded to include the first block on Silver Beach Road on the west side of US1. He thanked everyone for attending and staff for the presentation.

Vice-Mayor Glas-Castro agreed that open space should be incorporated with rooftop terraces or gardens. She agreed that a transition between the residential properties on the west side of US1 and the proposed mixed-use development was important. She stated that buffers would be necessary instead of looking at the back of a building. She agreed with the step-back development and the intensity on US1. She encouraged staff to move forward with the Complete Streets Initiative because it shows the Town commitment that could drive interest and investment in the corridor. She wants to avoid what occurred on Park Avenue by developing the street and then not having the funds to maintain the roads. She explained that this was a thirty-year plan and dependent on private investors. She explained that the Town does not have the funds to buy property and seek redevelopment that way. She stated that the best staff could do was provide regulatory framework and flexibility that would attract investors. She stated that US1 has the traffic to sustain the commercial; the Town needs the residential component to support development. She explained that the majority of the Town's residents are not the customers for what was being planned. She explained that it would take neighborhood

workshops to make sure that it fits into the context of the Town. It would be a slow process. She encouraged everyone to be open to change and not expect it to happen overnight.

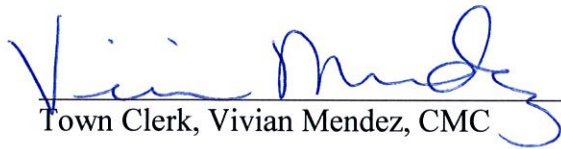
Community Development Director DiTommaso explained that the next steps are to respond to all the comments and work towards the first public hearing before the Planning & Zoning Board in the next few months and before the Commission by the end of the year. She was available for comments through email or by calling her office. She stated that staff was still open to any suggestions or recommendation. She thanked everyone for attending.

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 8:25 p.m.



Mayor James DuBois



Town Clerk, Vivian Mendez, CMC



FLORIDA

Approved on this 6 of April, 2016



Exhibit "A"

TOWN OF LAKE PARK

Federal Highway Mixed Use Workshop
 Mixed-Use Zoning (MUZ) Overlay District

SIGN-IN SHEET

March 1, 2016 - 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)
JULIE SARKIS	561 340081	julie@sarkis.com	Property Owner
WAYNE ELSTER	561 371 7977	211 051	R. O.
DAVID RANST	954-612-7007	220 Lake Shore	
CLAIR ROBENS	617 680 4172	302 Lake Shore	Property Owner
Anne Talarious	937-307-6829	301 Lakeshore Dr.	
Gina Butts	818-653-2430	301 Lakeshore Dr.	Mixed-use
Jackie DeBenedictis	561-370-4768	317 Park Ave.	owner
Mary Taylor	561 845 2601	309 Park Ave	property owner

NAME	PHONE	E-MAIL ADDRESS	INTEREST (Property Owner, Business Owner, Resident, Other)
Sue Duchene	561 881 7201	S.duchene@att.net	Resident
Ernie O'Mahony	561 515 9557	Ernie@2gho.com	Partner
Dodi Guss	"	dodi@2gho.com	"
Michael DeSora	561-872-8882	MIKE@2gho.com	Partners
Charles Halliday	561 267-9893	challiday@2gho.com	Resident
Richard Harvey	561 425 5680	Spikeharver@msn.com	Partners
Susan Papp	301 899 9147		
Bronthe Dobbe Hedberg	561.315.4801	Bronthe@yaho.net	Prop Owner
Joni Mele	561-329-1324	jmele3@comcast.net	"
Stephanie Koroka	561-339-4443	StephK@302aol.com	Resident
Claudia Wendel	302-540-2979	claudia.j.wendel@gmail.com	Resident
Caric Korokel	302-540-2979		Resident
Kary Heisler	302-540-2979		Resident
BARRY Heisler	302-540-2979		Resident
KAREN Petrus	302-540-2979		Resident
DAVID Petrus	302-540-2979		Resident
Pierre L'AIOBERNE	561-629 1524		Prop Owner

NAME	PHONE	E-MAIL ADDRESS	INTEREST (Property Owner, Business Owner, Resident, Other)
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D, SORHINOS	8481635	Resplend@comcast.net	
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Karen Holnik	8813331	kmholnik@gmail.com	
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Paul Jack	484 798 5108	jackpa@comcast.net	
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Lance Barnes	561-236-9617	lancebarnes@cycloo.com Prop owner	
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Mrs. Ann Kowalchuk	603-938-5395	powernet@comcast.net Prop Owner	
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Caroline Burnside	561-310-3764	csquared64@aol.com	
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K.			
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Doris Sullivan	561-863-544		
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James Sullivan	11		
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Loyce Dostovic			
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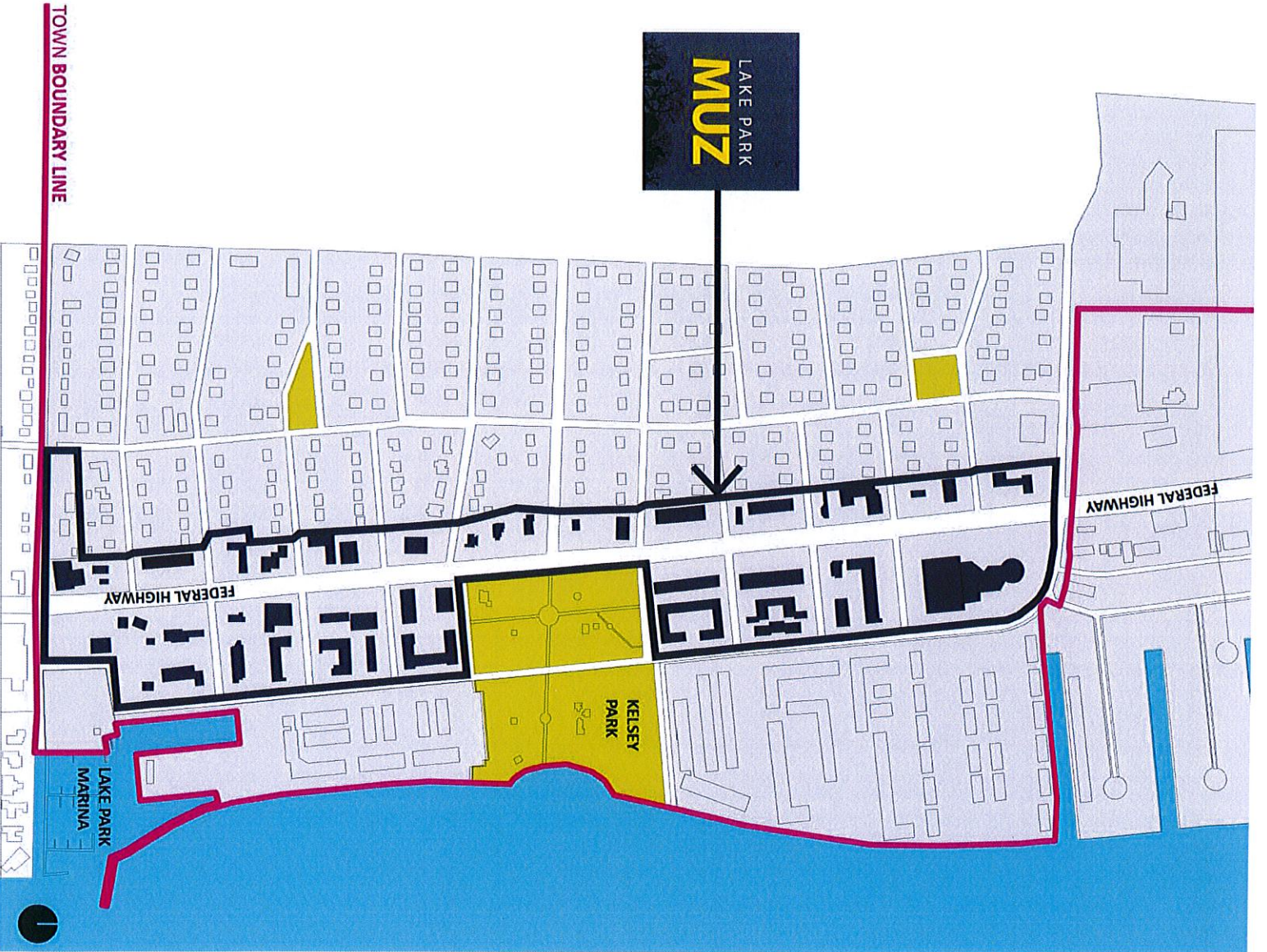
Exhibit "B"

Visuals

03.01.16



Site Location



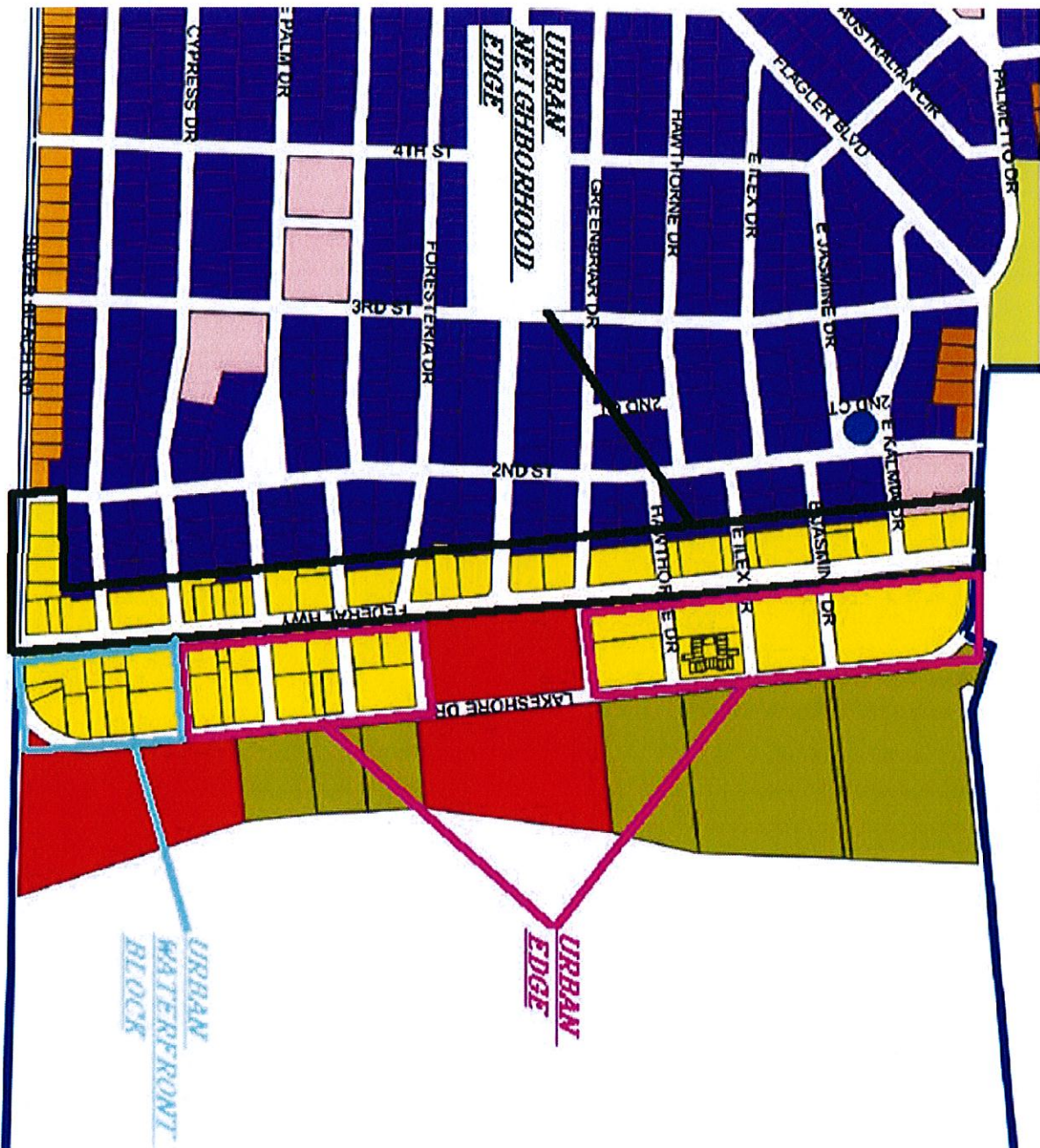
Sub Districts

Location

Urban Neighborhood Edge

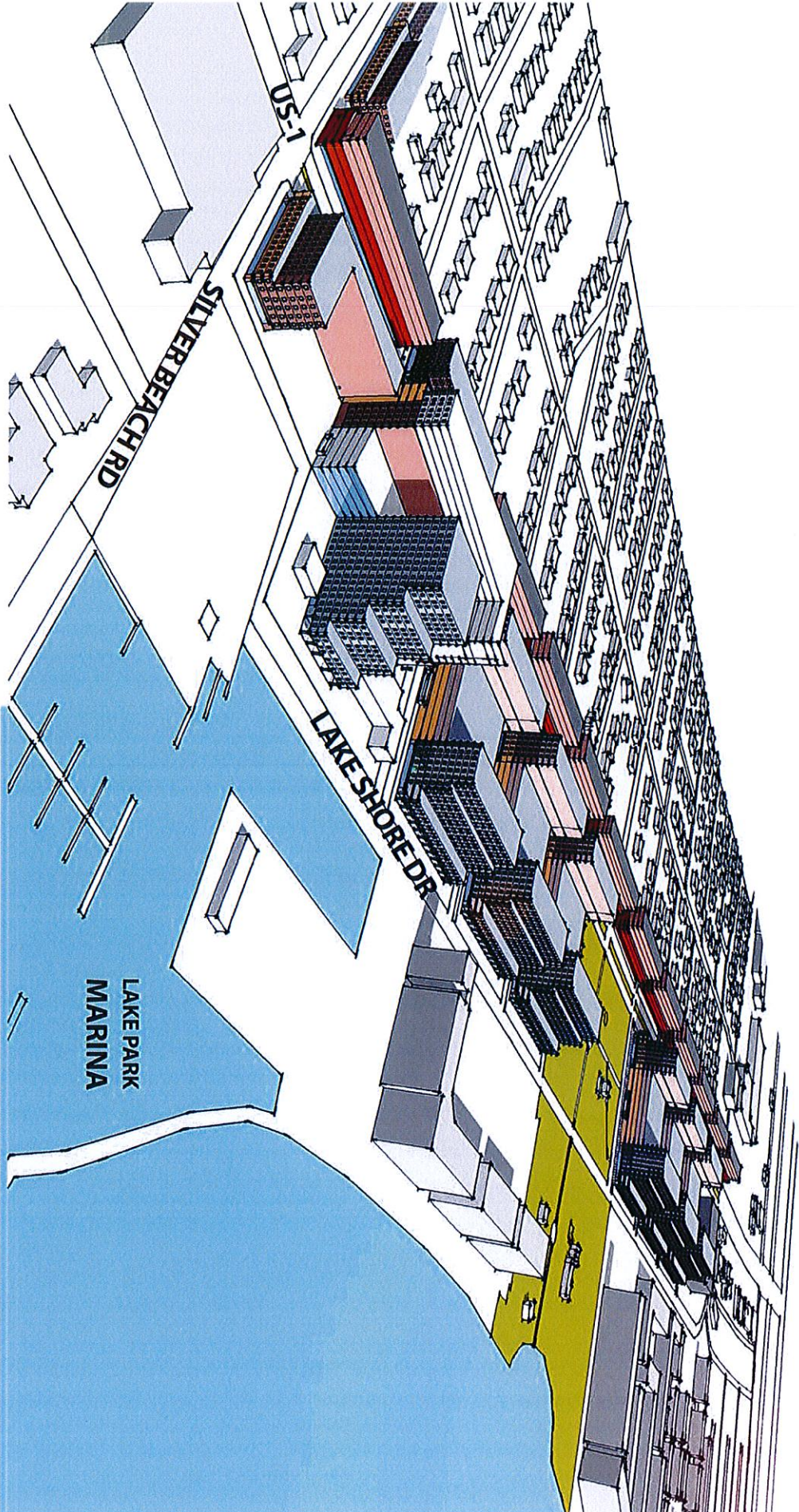
Urban Edge

Urban Waterfront Block



Corridor Build-out Example

Birds Eye



Corridor Build-out Example

Master Plan

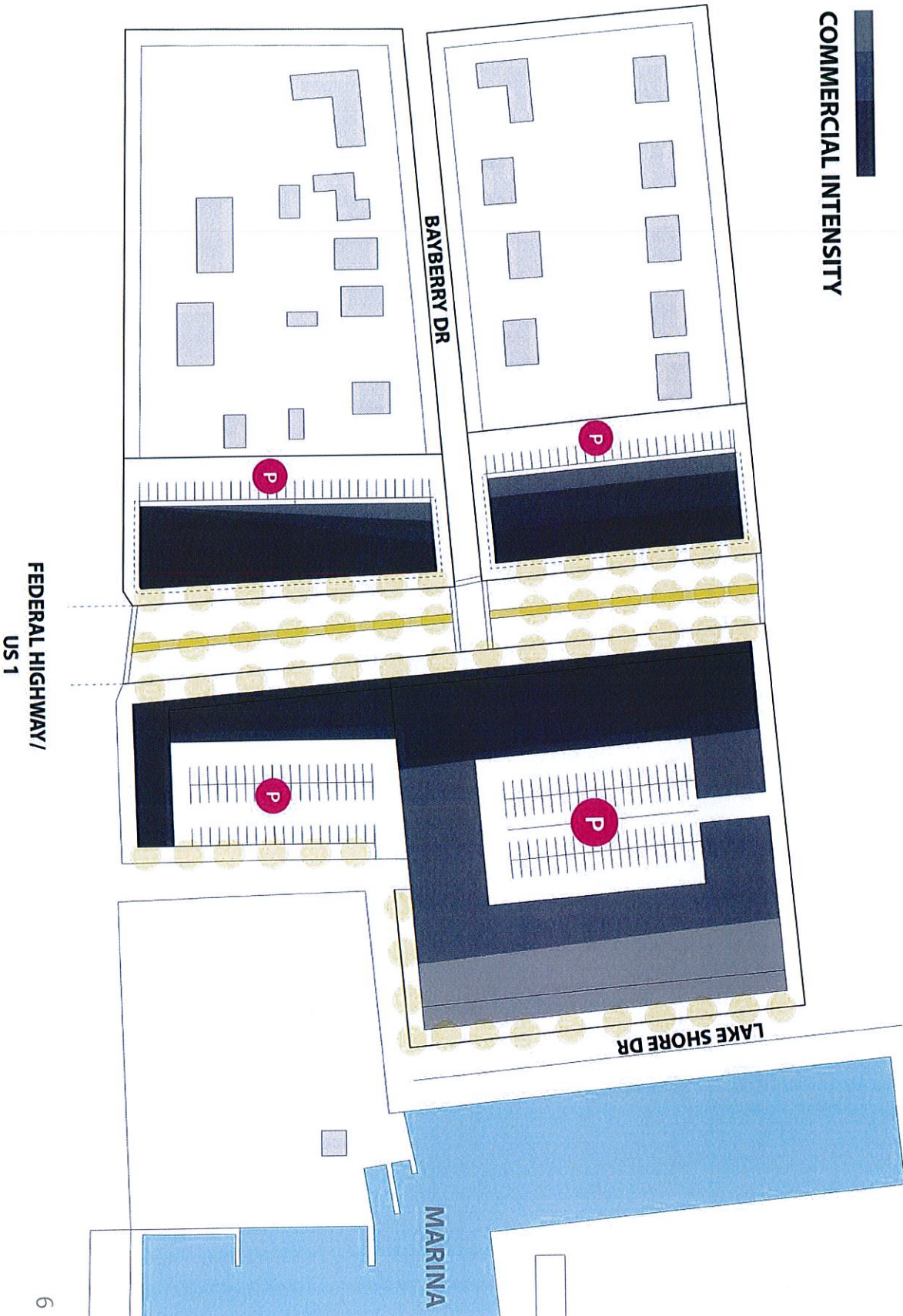
- + Strong Edges
- + Ground Floor Commercial
- + Internalized Parking



Lot Configuration

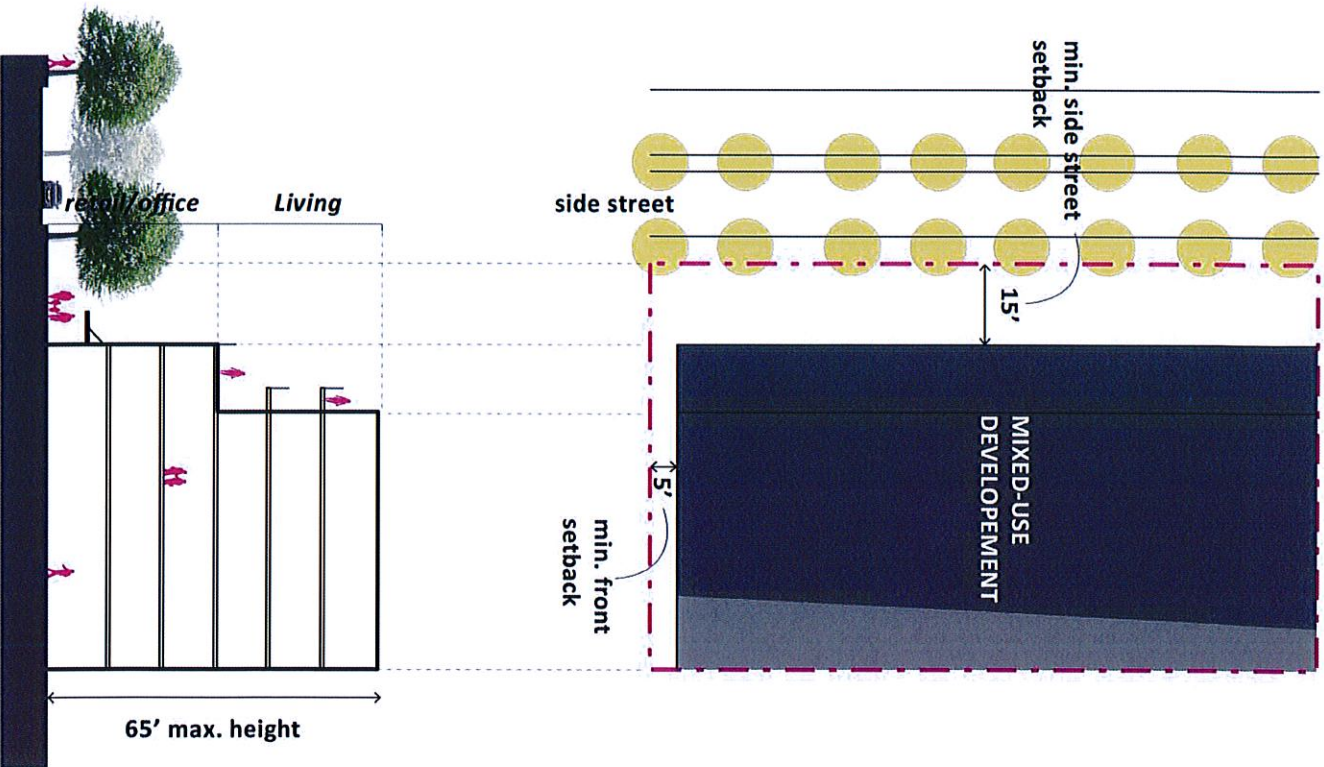
Sample

COMMERCIAL INTENSITY



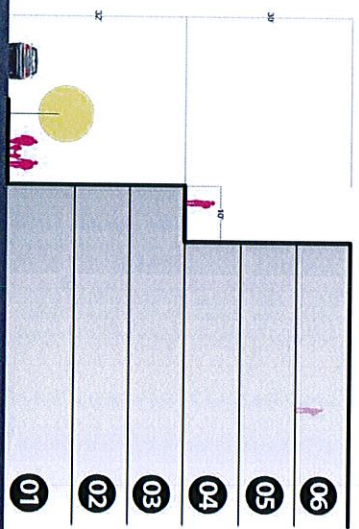


Mixed Use District



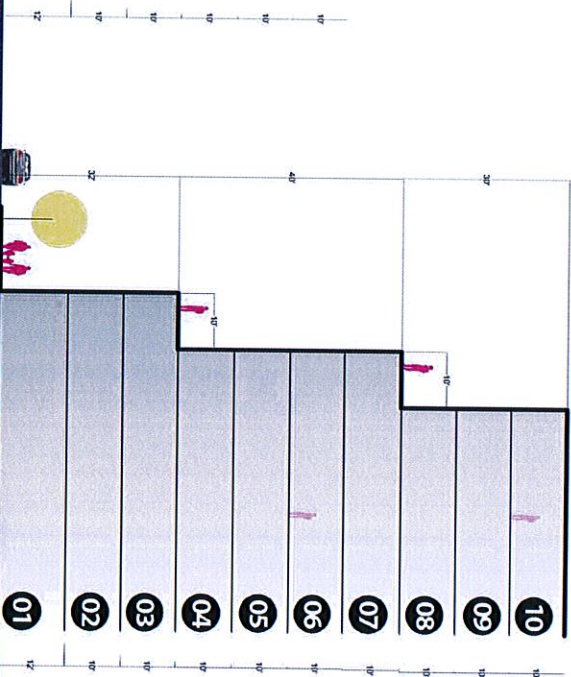
MUD

Sub Districts Densities Heights



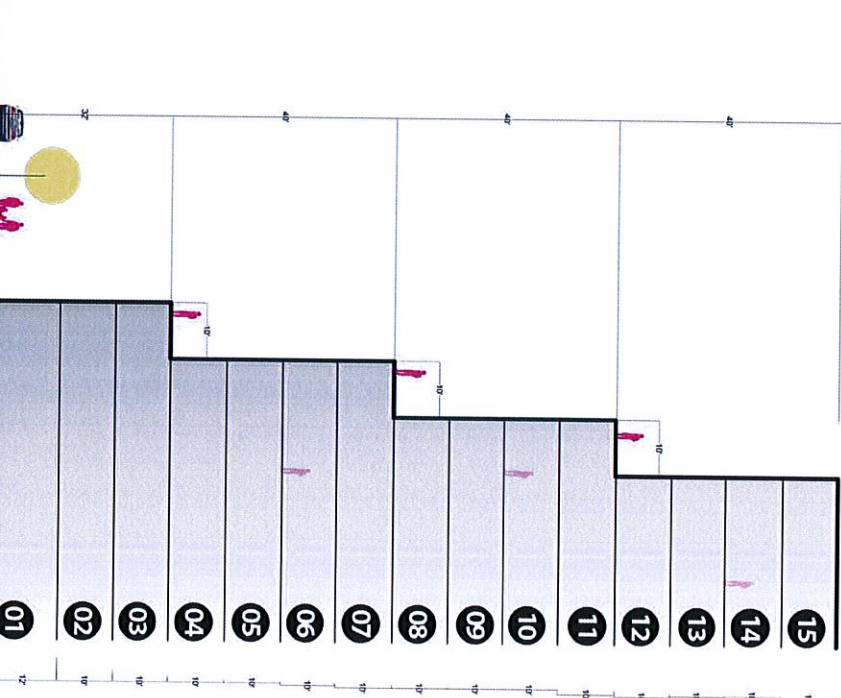
Max. 65'

6 Stories
40 dUs per acre



Max. 115'

10 Stories
60 dUs per acre

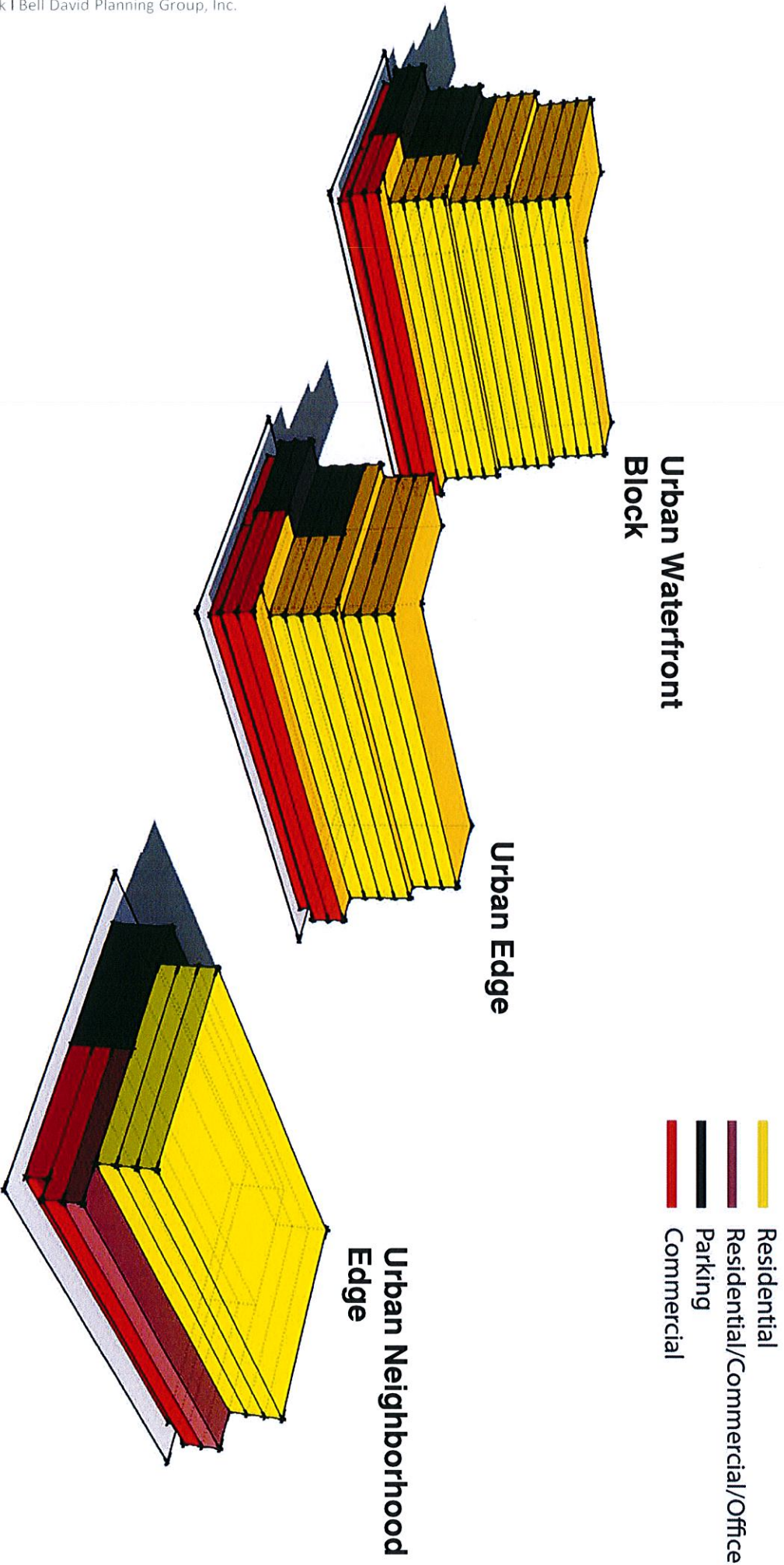


Max. 170'

15 Stories
80 dUs per acre

Sub Districts Massing

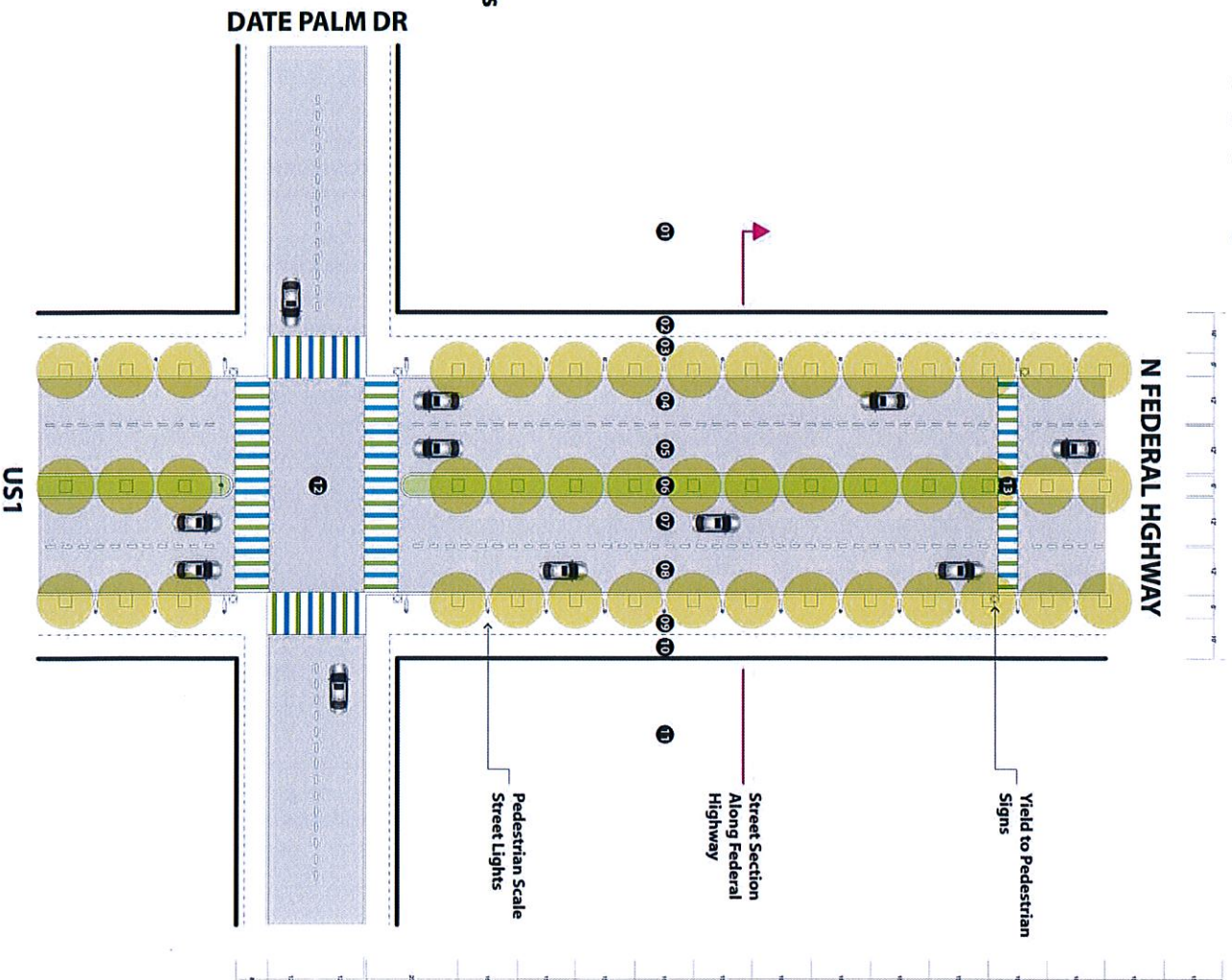
Programmatic



Complete Streets Initiative

Design Elements

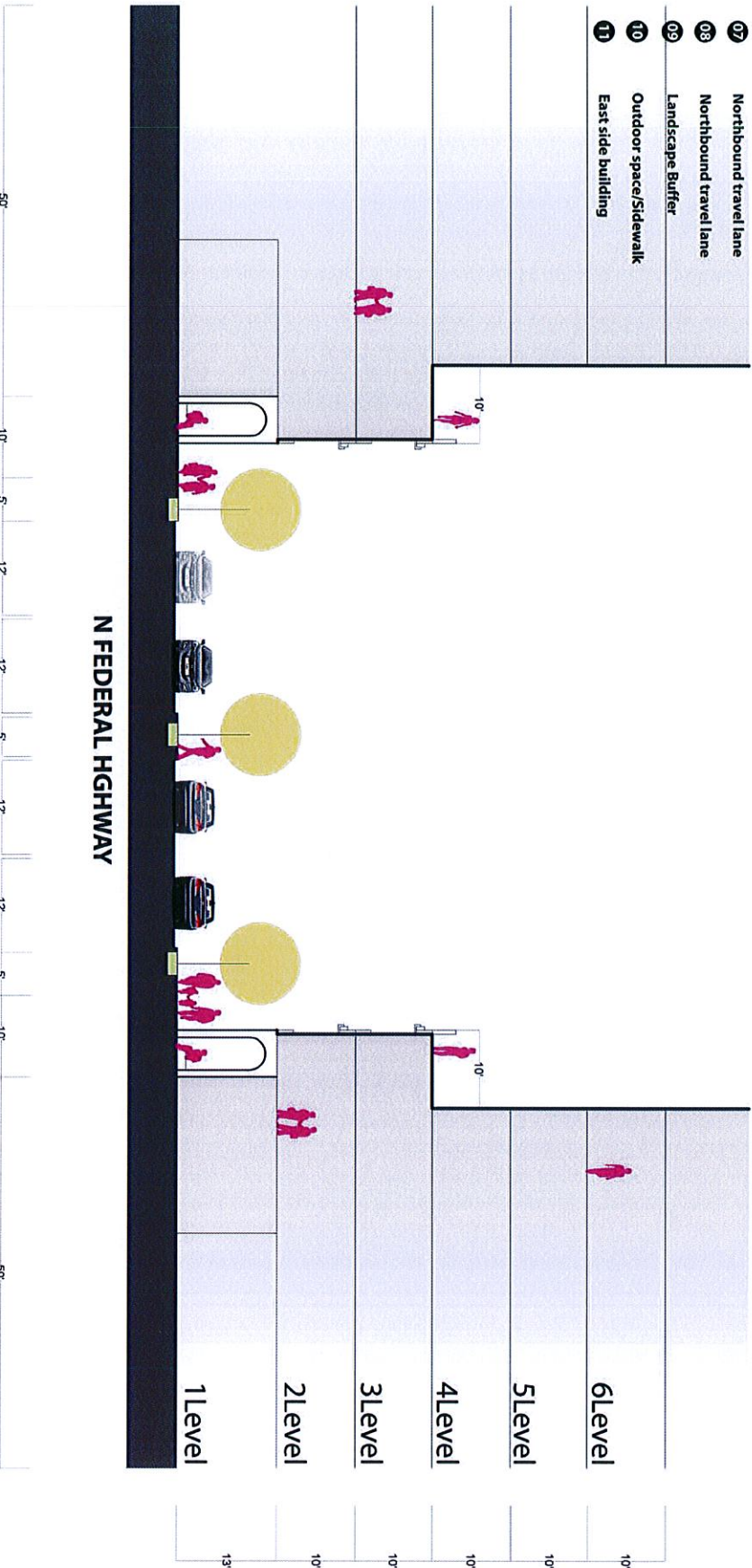
- 01 West side building
- 02 Outdoor space/Sidewalk
- 03 Landscape Buffer
- 04 Southbound travel lane
- 05 Southbound travel lane
- 06 Center green median
- 07 Northbound travel lane
- 08 Northbound travel lane
- 09 Landscape Buffer
- 10 Outdoor space/Sidewalk
- 11 East side building
- 12 Improve crosswalks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



Complete Streets Initiative

Design Elements

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



01

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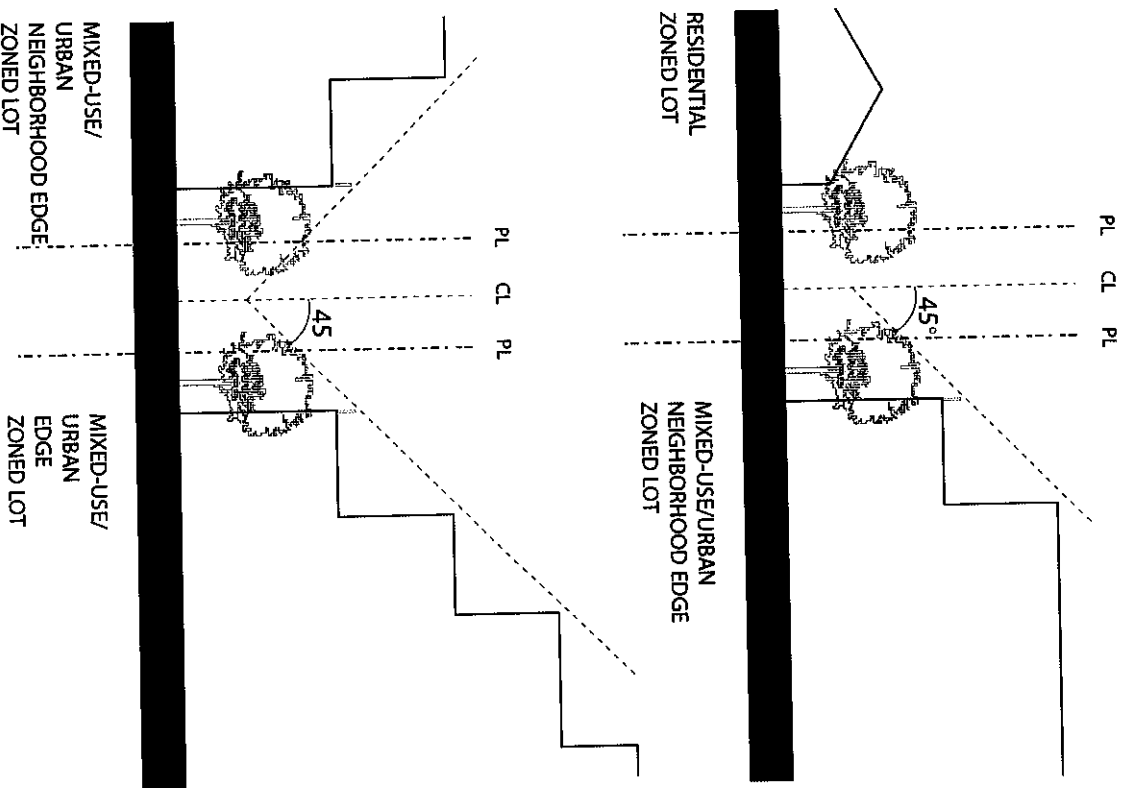
11

11

Recess Calculation

Urban Comfort

+ Pedestrian Scale
+ Systematic Calculation

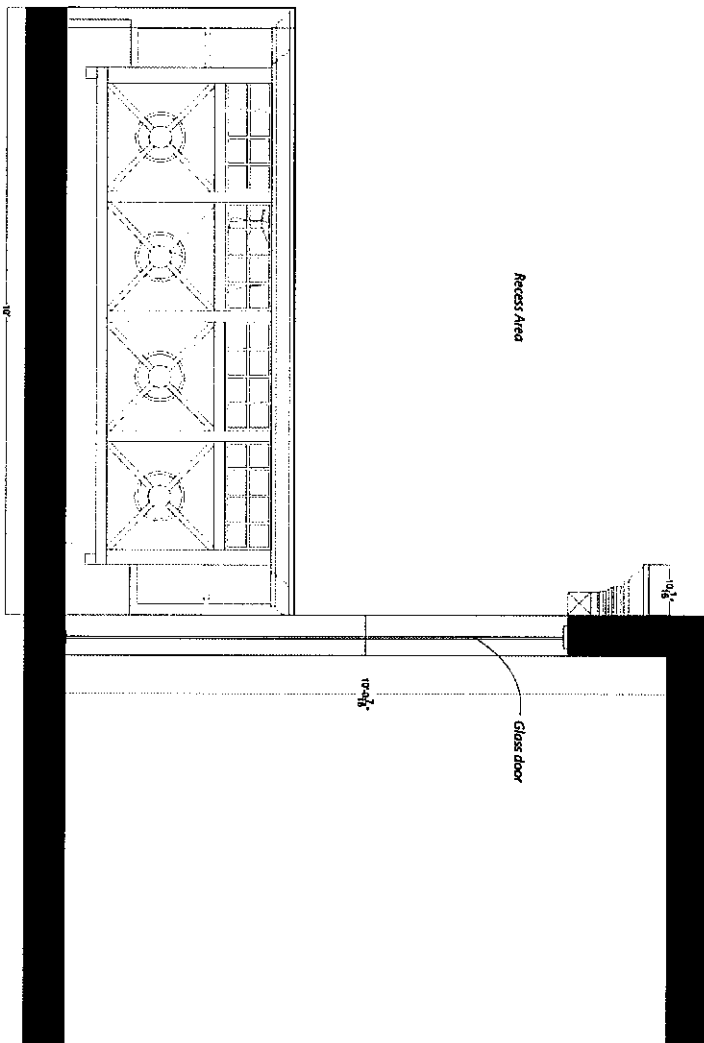
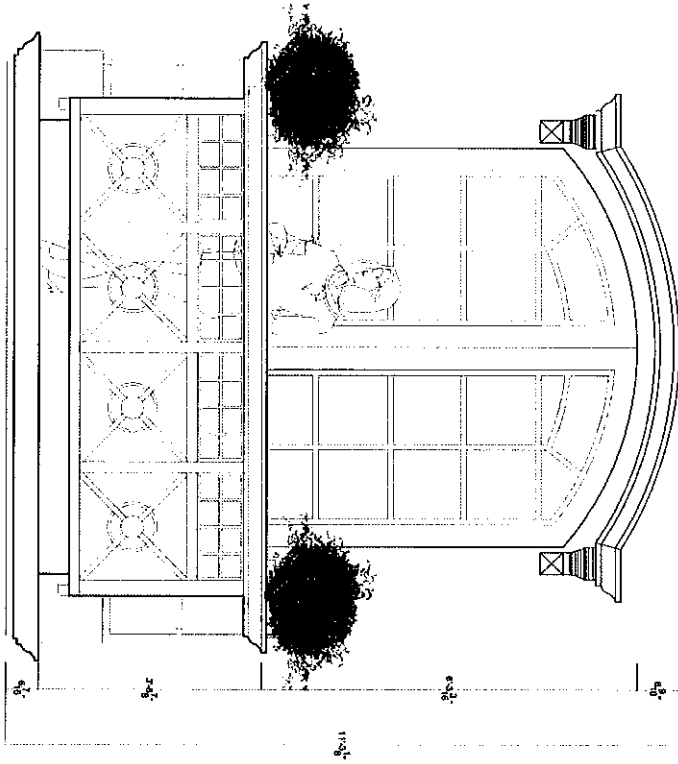


45° Encroachment Plane

Side View

Architectural Balcony Example

Mediterranean Style

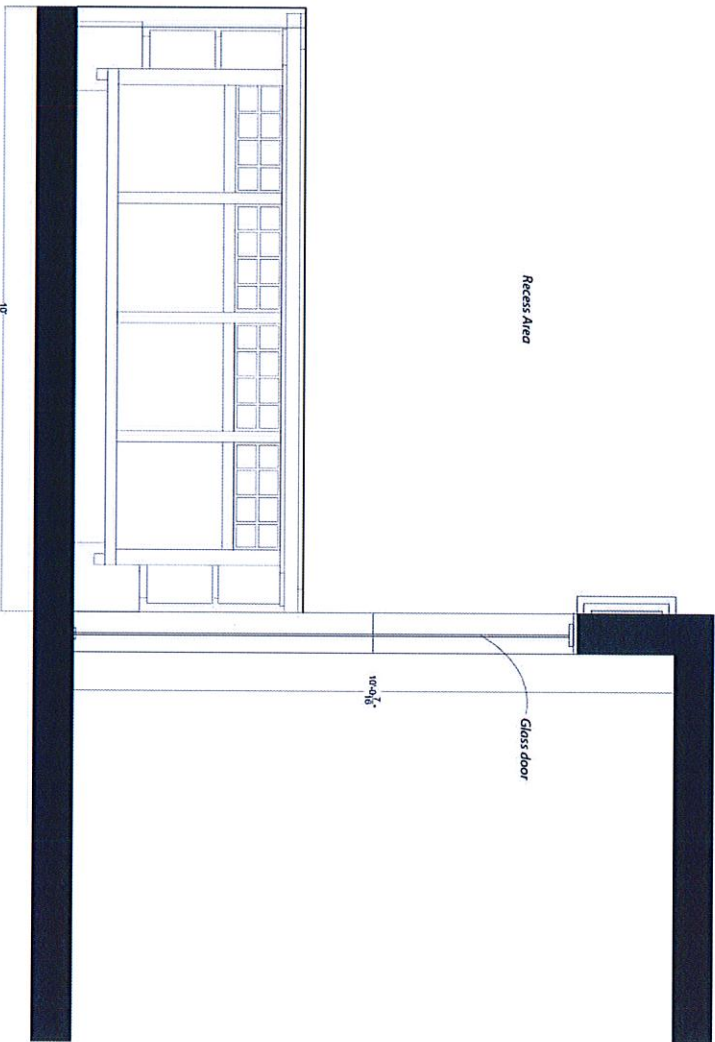
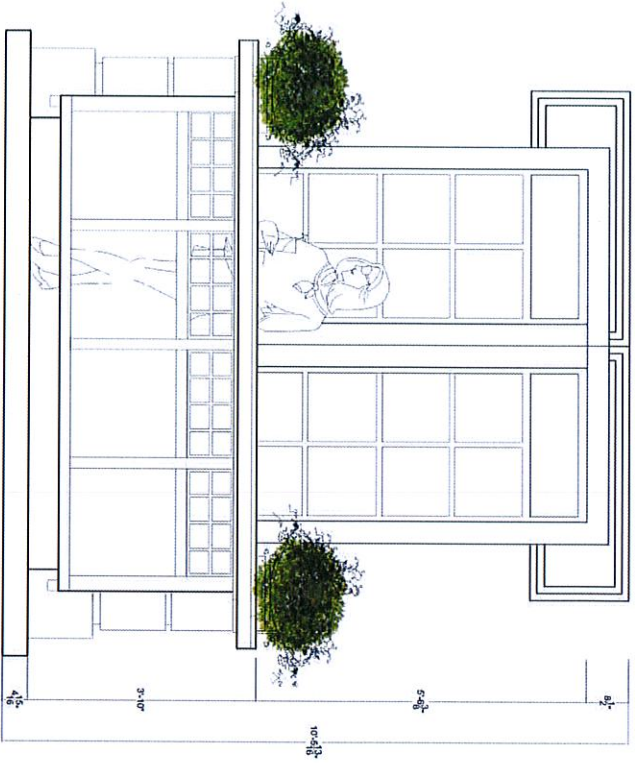


Recess Architectural techniques 01

Front/Side

Architectural Balcony Example

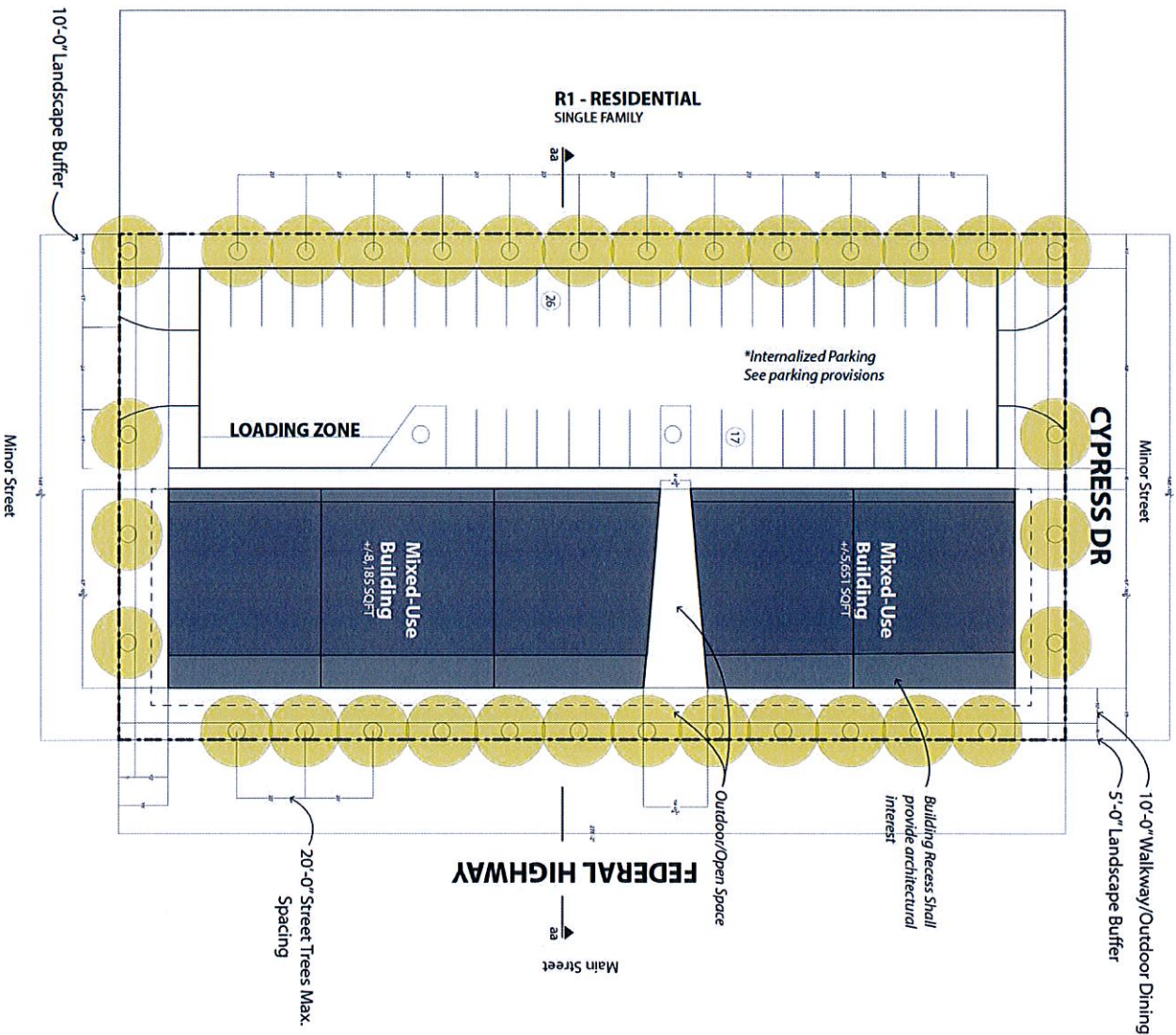
Modern Style



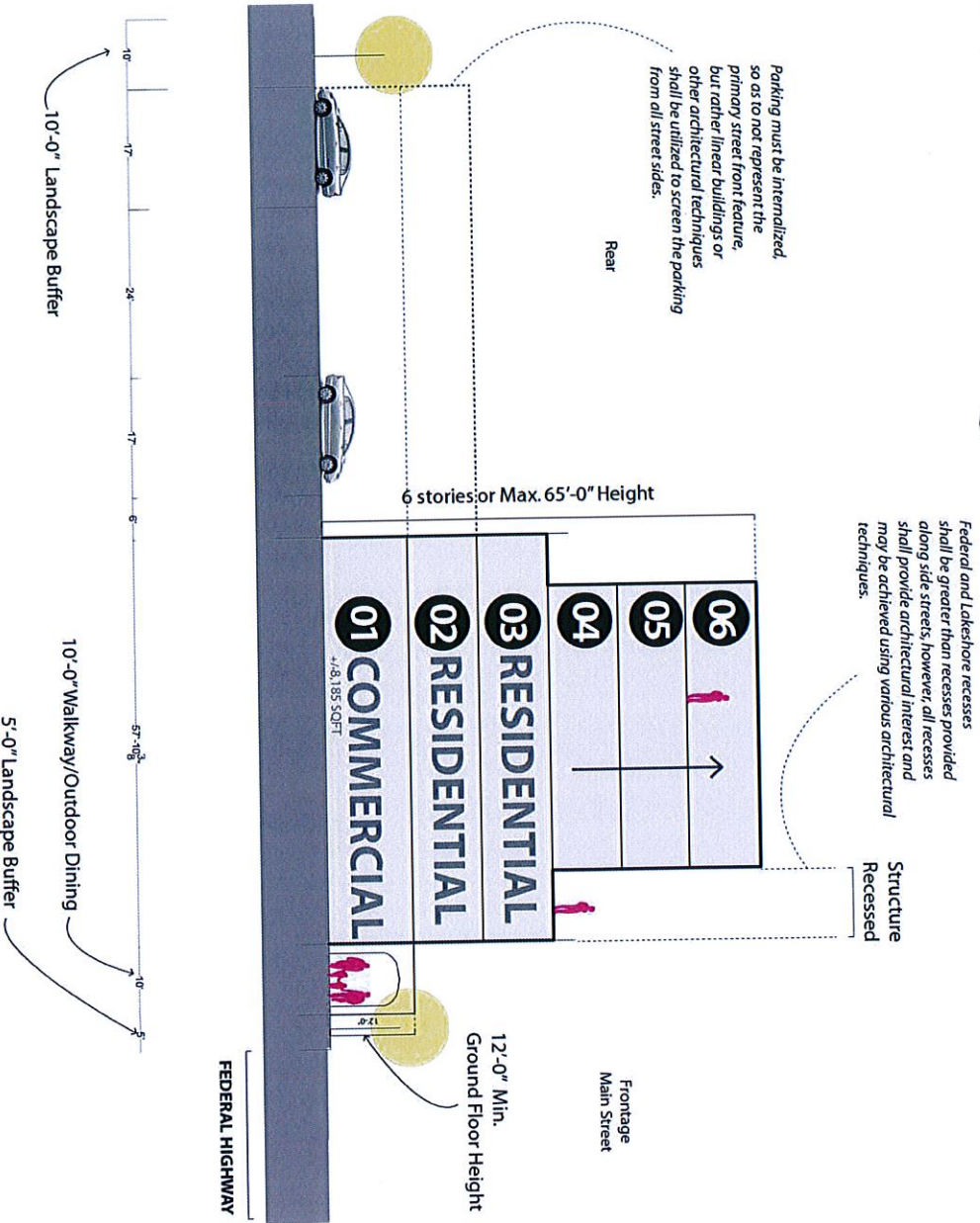
Recess Architectural techniques 02

Front/Side

Urban Neighborhood Edge Plan + Land Development Regulations



Urban Neighborhood Edge Section

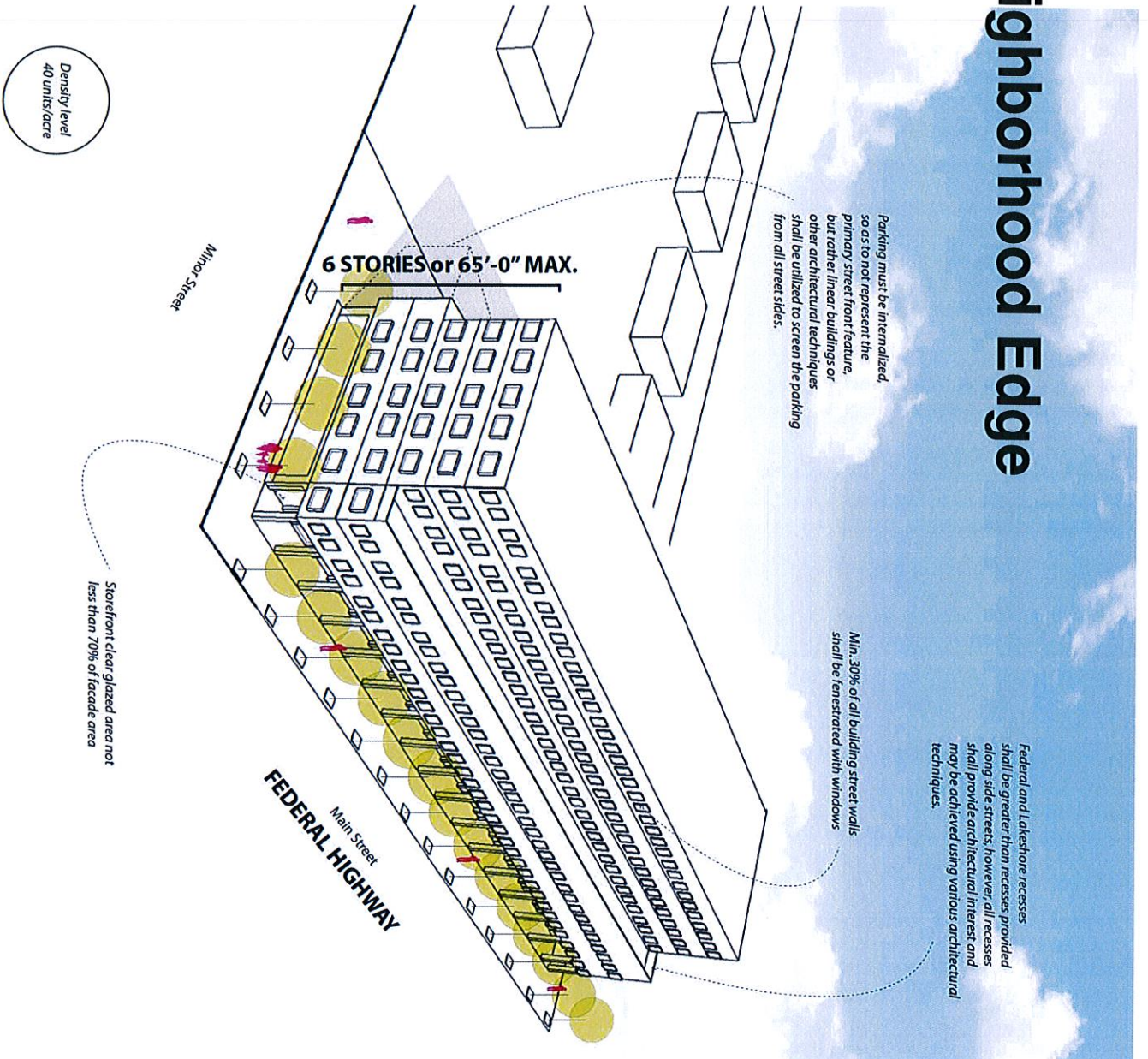


Density level
40 units/acre

Urban Neighborhood Edge

Section AA

3D Urban Neighborhood Edge



Urban Neighborhood Edge

Massing

4-Story Mixed-Use Example

Photomontage

Town of Lake Park
Mixed-Use
Overlay
Zoning
District



5-Story Mixed-Use Example

Photomontage

**Mixed-Use Sample
Development**

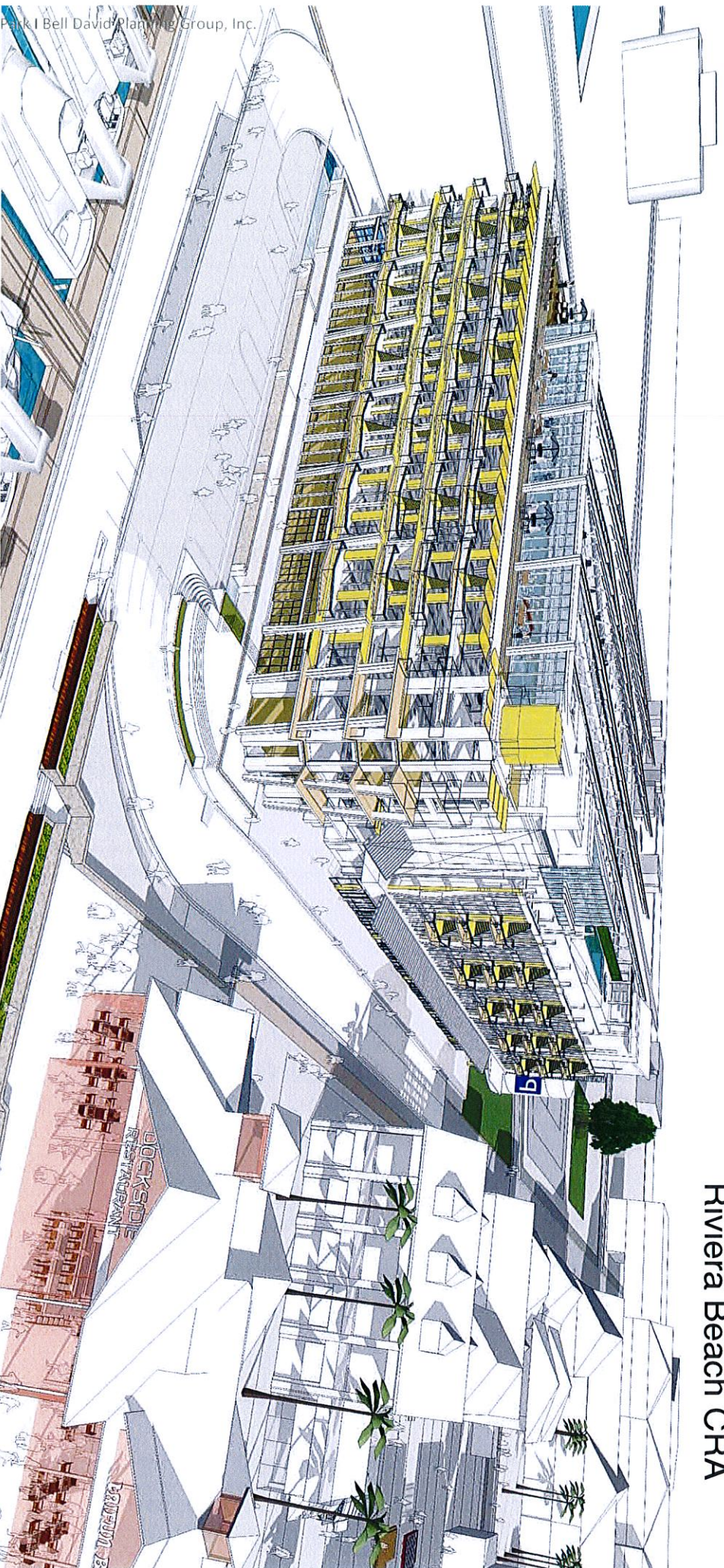
[Urban Neighborhood Edge]



6-Story Mixed-Use Example

Photomontage

Riviera Beach CRA



4-Story Mixed-Use Example

Photomontage

Delray Beach



6-Story Mixed-Use Example

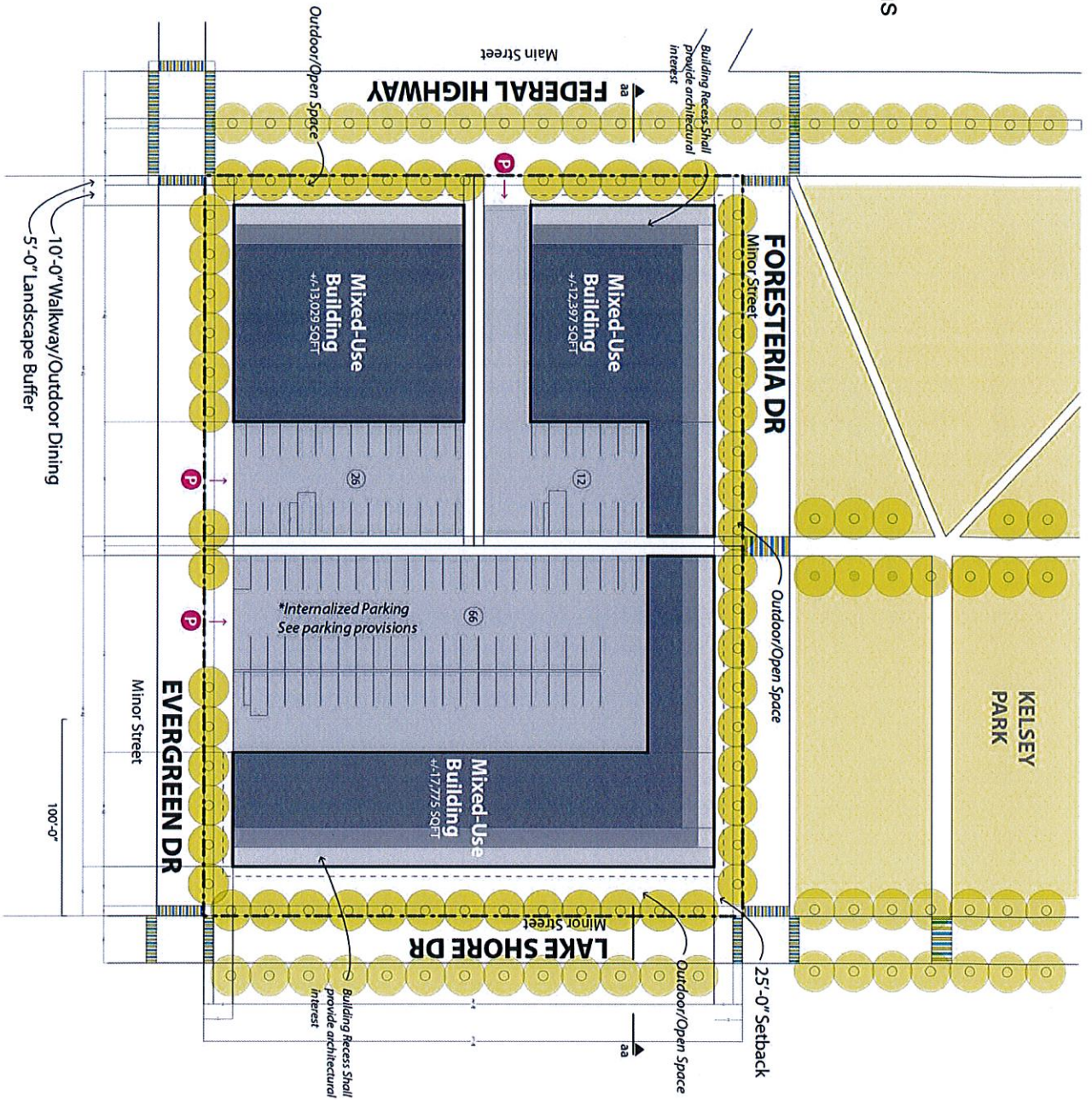
Photomontage



Urban Edge

Plan

+ Land Development Regulations



Urban Edge

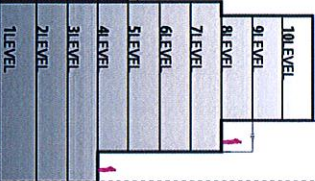
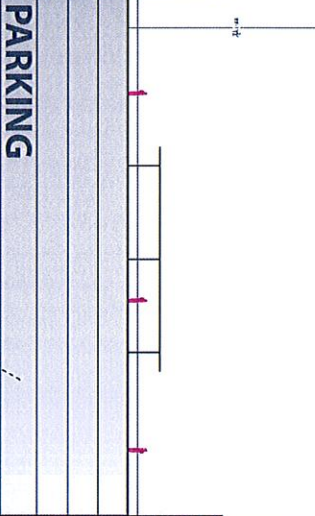
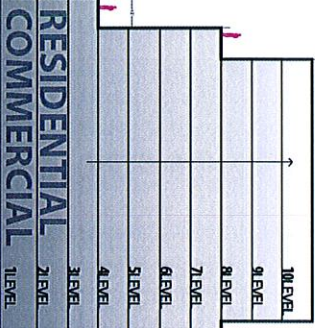
Section

FEDERAL HIGHWAY
Main Street



Structure
Recessed

Frontage



Structure
Recessed

Frontage

LAKE SHORE DR
Minor Street



10 Stories or
Max. 115'-0" height

12'-0" Min.
Ground Floor Height

25'-0" Setback

10'-0" Walkway/Outdoor Dining/Open Space
5'-0" Landscape Buffer

Federal and Lakeshore recesses shall be greater than recesses provided along side streets; however, all recesses shall provide architectural interest and may be achieved using various architectural techniques.

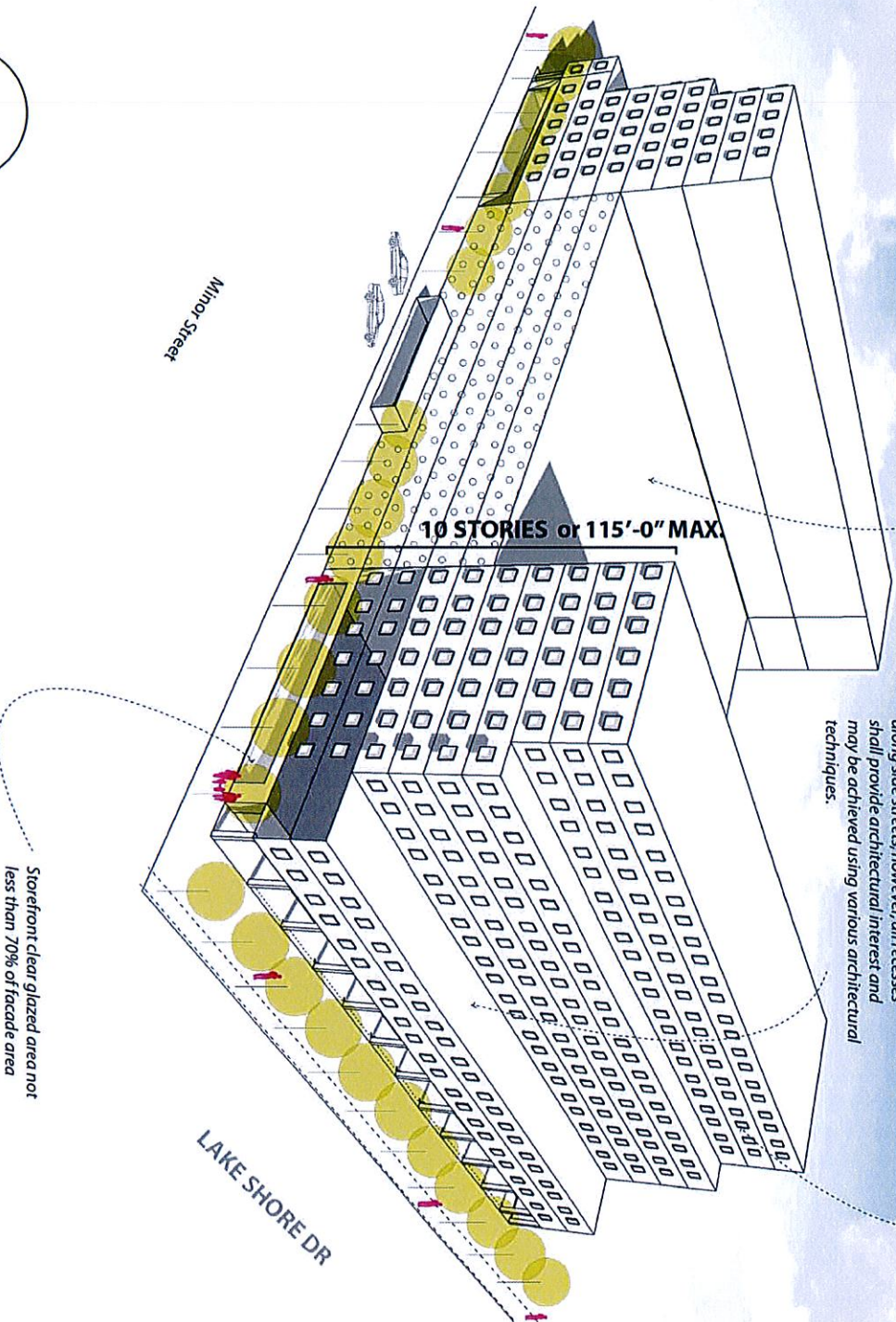
Parking must be internalized, so as to not represent the primary street front feature, but rather linear buildings or other architectural techniques shall be utilized to screen the parking from all street sides.

3D Urban Edge

Parking must be internalized, so as to not represent the primary street front feature, but rather linear buildings or other architectural techniques shall be utilized to screen the parking from all street sides.

Min. 30% of all building street walls shall be fenestrated with windows

Federal and Lakeshore recesses shall be greater than recesses provided along side streets; however, all recesses shall provide architectural interest and may be achieved using various architectural techniques.



Storefront clear glazed area not less than 70% of facade area

Density level
60 units/acre

Urban Edge

Massing

10-Story Mixed-Use Example

Photomontage



[Urban Edge]

Mixed-Use Sample
Development

Image Source: FL Village Urban Architecture
Graphic Montage: Bell David Planning Group

10-Story Mixed-Use Example

Photomontage

***NOT CONSISTENT WITH ZONING INTENT!**



8-Story Mixed-Use Example

Photomontage



10-Story Mixed-Use Example

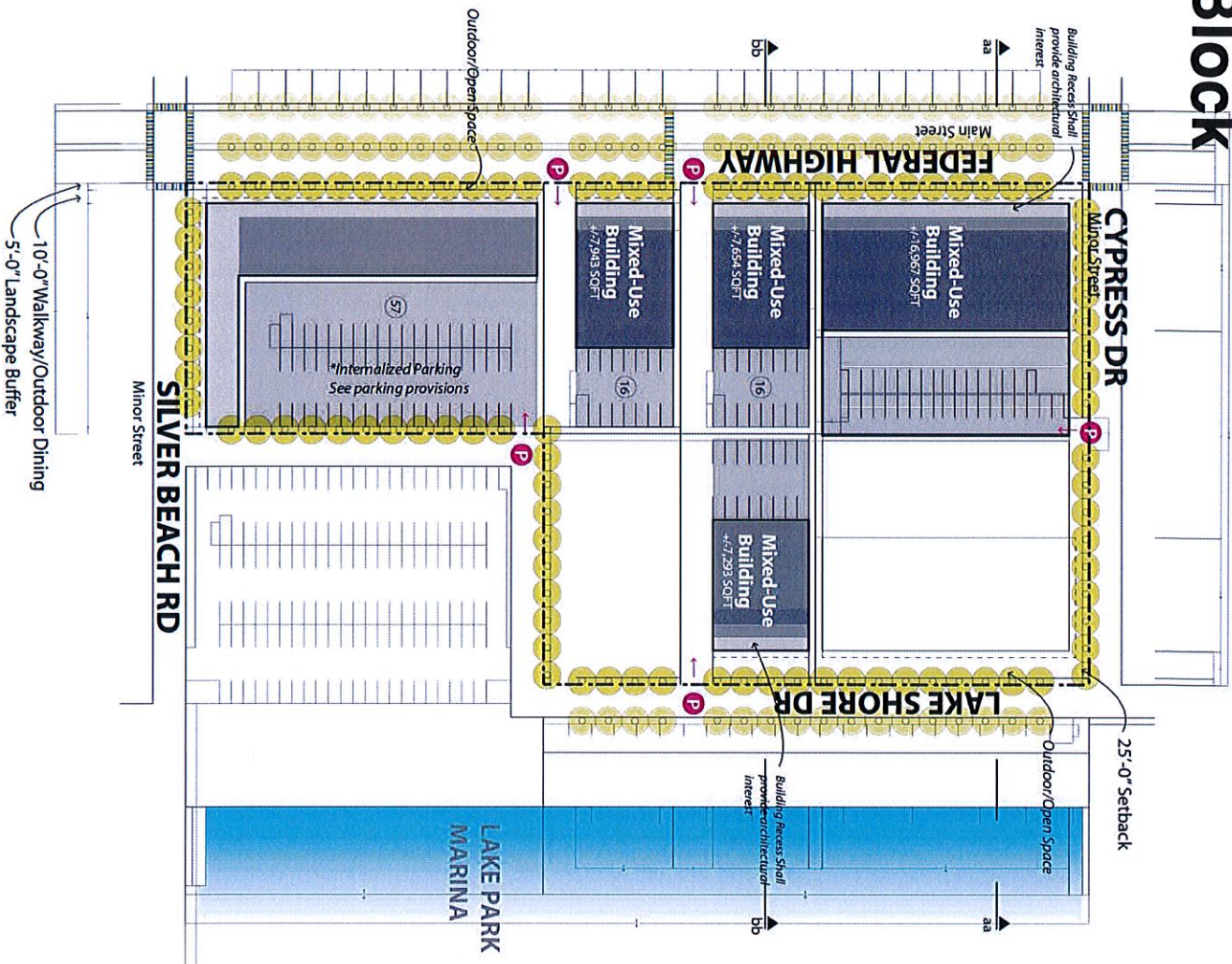
Photomontage

Ground Level Activity



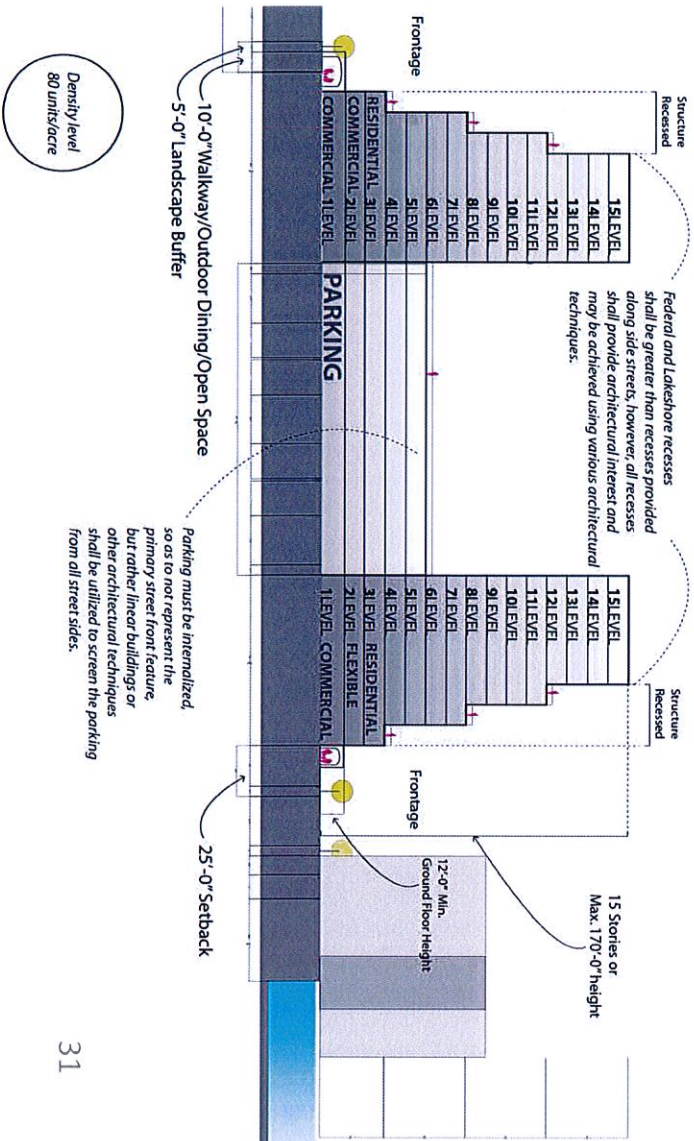
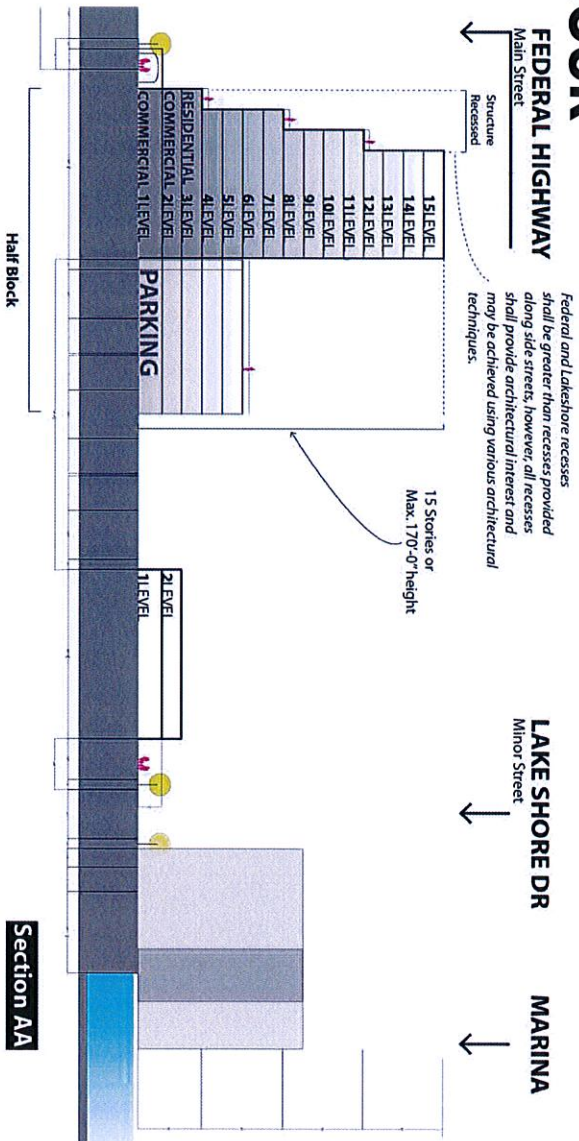
Urban Waterfront Block Plan

+ Land Development Regulations



Urban Waterfront Block

Section

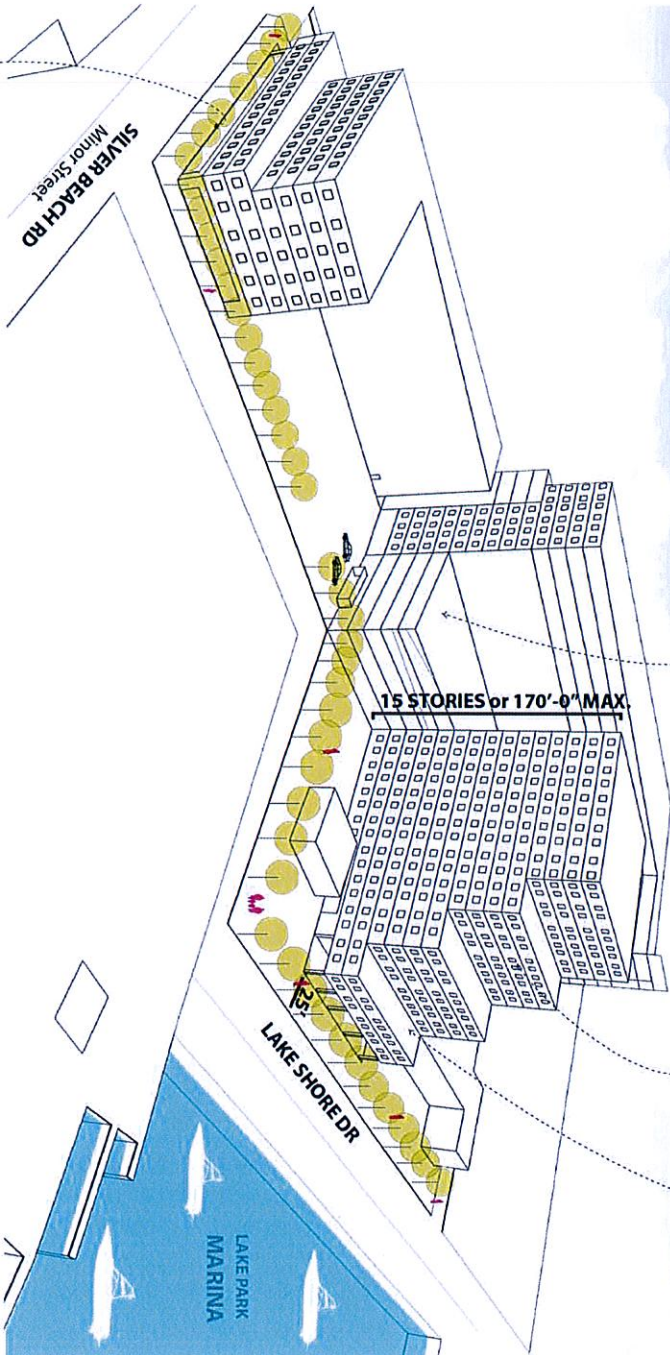


3D Urban Waterfront Block

Parking must be intermalized, so as to not represent the primary street front feature, but rather linear buildings or other architectural techniques shall be utilized to screen the parking from all street sides.

Min. 30% of all building street walls shall be fenestrated with windows

Federal and Lakeshore recesses shall be greater than recesses provided along side streets; however, all recesses shall provide architectural interest and may be achieved using various architectural techniques.



Storefront clear glazed area not less than 70% of facade area

Density level
80 units/acre

Urban Waterfront Block

Massing

13-Story Mixed-Use Example

Photomontage

Ground Level Marina Activity



15-Story Mixed-Use Example

Photomontage

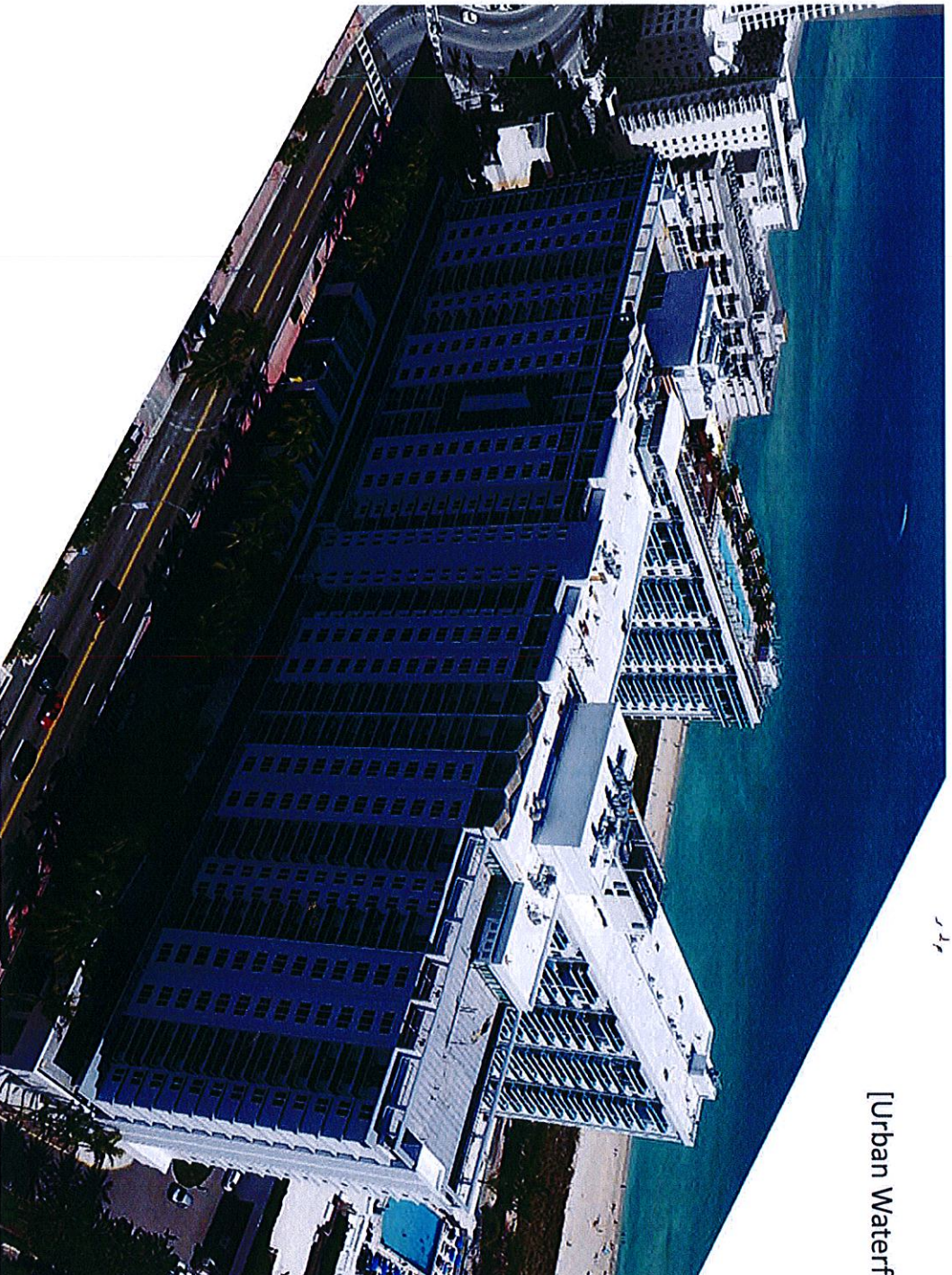
Massing/Program



15-Story Mixed-Use Example Photomontage

**Mixed-Use Sample
Development**

[Urban Waterfront Block]



Open Discussion + Next Steps





AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Town Commission and
Planning and Zoning Board
Mixed-Use Corridor Workshop
Tuesday, March 1, 2016, 6:00 p.m.,
Lake Park Town Hall
535 Park Avenue

James DuBois	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Erin T. Flaherty	—	Commissioner
Michael O'Rourke	—	Commissioner
Kathleen Rapoza	—	Commissioner
Judith Thomas	—	Board Member - Chair
Martin Schneider	—	Board Member – Vice-Chair
Michele Dubois	—	Board Member
Anne Lynch	—	Board Member
John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, CMC	—	Town Clerk

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:**
 1. Introductions
 2. Recap on Mixed-Use (Goal; Process; and Applicability)
 3. Capacity Analysis
 4. Land Development Regulations (using Visuals)
 5. Open Discussion and Next Steps
- D. **ADJOURNMENT**