



**Minutes  
Town of Lake Park, Florida  
Regular Commission Meeting  
Wednesday, April 18, 2018,  
Immediately Following the  
Commission Workshop**

**Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, April 18, 2018 at 6:46 p.m. Present were Mayor Michael O'Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Anne Lynch, and Roger Michaud, Town Manager John O. D'Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

Town Clerk Mendez performed the roll call and Mayor O'Rourke led the pledge of allegiance.

**SPECIAL PRESENTATIONS/REPORTS:**

**1. Legislative Update Presented by Sen. Bobby Powell and Rep. Al Jacquet.**

Senator Bobby Powell and State Representative Al Jacquet presented to the Commission (see Exhibit "A").

**2. Proclamation for Mental Health Awareness and Trauma Informed Care Month.**

Mayor O'Rourke presented the proclamation for Mental Health Awareness and Trauma Informed Care Month to Marcia Bahia. Ms. Bahia thanked the Town of Lake Park.

**3. Proclamation Recognizing April 27, 2018 as National Arbor Day.**

Mayor O'Rourke presented the proclamation recognizing April 27, 2018 as National Arbor Day.

**PUBLIC COMMENT:**

**CONSENT AGENDA:**

**4. Regular Commission Meeting Minutes of April 4, 2018.**

**Motion: Vice-Mayor Glas-Castro moved to approve the consent agenda; Commissioner Lynch seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner Michaud	X		

Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

**PUBLIC HEARING(S) – ORDINANCE ON FIRST READING:**

**None**

**PUBLIC HEARING(S) – ORDINANCE ON SECOND READING:**

**5. Ordinance No. 03-2018 Mixed-Use Comprehensive Plan Amendments.**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE TOWN'S COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENTS TO OBJECTIVES 9 AND 10 AND THEIR IMPLEMENTING POLICIES; PROVIDING FOR THE ESTABLISHMENT OF THE FEDERAL HIGHWAY MIXED USE DISTRICT; PROVIDING FOR AMENDMENTS TO THE FUTURE LAND USE CLASSIFICATION SYSTEM 3.4.3.1; PROVIDING FOR THE AMENDMENT OF THE FUTURE LAND USE MAP TO IDENTIFY THE BOUNDARIES OF THE FEDERAL HIGHWAY MIXED USE DISTRICT; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

Town Manager D'Agostino introduced the item and explained that the Vision Lake Park Federal Highway Mixed-Use District (FHMUD) Marketing Event would be held on May 9, 2018, at the Lake Park Harbor Marina. He introduced representatives of Redevelopment Management Associates Max Wemyss, and Jean Dolan, and Farrell Tiller. Mr. Wemyss presented to the Commission (see Exhibit "B").

Commissioner Lynch asked for specified definitions to be included for medical use, substance abuse treatment facilities, and physician offices. Mr. Wemyss explained that the aforementioned terms are defined within the general code. He explained that substance abuse treatment facilities was a prior use by special exception that no longer exists. He explained that new pharmacy uses would not be permitted within the Federal Highway Mixed-Use District.

For clarification of the proceedings, Vice-Mayor Glas-Castro stated, "With Ordinance No. 03-2018 the Comprehensive Plan Amendments, we are creating a new future land use designation. We are also designating the area between 2<sup>nd</sup> Street and Lake Shore Drive with this new designation of Federal Highway Mixed-Use District." Mr. Wemyss agreed that Vice-Mayor Glas-Castro was correct.

Vice-Mayor Glas-Castro stated, "In Ordinance No. 04-2018 we are creating a new Mixed-Use District, we are rezoning that same area from 2<sup>nd</sup> Street to Lake Shore Drive with this Mixed-Use District. Within the text of the Code we are creating the more specific Federal Highway Mixed-Use District overlay regulations and also applying that overlay to that same area from 2<sup>nd</sup> Street to Lake Shore Drive." Mr. Wemyss explained that the Comp Plan was for the entitlements, and the Mixed-Use District. He explained that the Mixed-Use Zoning District was a general district and that the overlay provided

specific standards for the Federal Highway Mixed-Use District. Vice-Mayor Glas-Castro referenced the Lake Park Zoning Map (see Exhibit “B”), she explained that there was an outline of the Federal Highway Mixed-Use District but the current zoning districts colors were shown within the outline. Community Development Director Nadia DiTommaso explained that the Lake Park Zoning Map (see Exhibit “C”), did not include the color overlay for the outlined Federal Highway Mixed-Use District. She explained that a new color overlay would be included on the Lake Park Zoning Map to represent the Federal Highway Mixed-Use District.

Vice-Mayor Glas-Castro asked for clarification of the regulation for new uses within the Federal Highway Mixed-Use District. Community Development Director DiTommaso explained that the existing buildings could be utilized with any of the permitted uses within the district. She explained that if a site chose to redevelop, they must use the standards of the Mixed-Use District. Attorney Baird provided clarification as related to the Town Code of Ordinances. Mr. Wemyss explained that the permitted uses within the district were consolidated and reorganized into subareas. He explained that the Federal Highway Mixed-Use District permits the ability to add residential use to existing commercial properties.

Vice-Mayor Glas-Castro asked if single-family homes (permitted use) could expand and redevelop without restriction of the new zoning regulations. Mr. Wemyss explained that Vice-Mayor Glas-Castro was correct.

**Public Comment Opened:**

Beth Keigel, Director of the Palm Beach North Chamber of Commerce, commented in support of Ordinances 03-2018 and 04-2018. She recognized the efforts of the Town of Lake Park and Redevelopment Management Associates.

Chip Armstrong, Palm Beach North Chamber of Commerce, also commented in support of Ordinances 03-2018 and 04-2018.

**Public Comment Closed:**

**Motion: Commissioner Michaud moved to adopt Ordinance No. 03-2018 on 2<sup>nd</sup> reading; Commissioner Lynch seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

Attorney Baird read Ordinance No. 03-2018 by title.

**6. Ordinance No. 04-2018 Mixed-Use Land Development Regulations.**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE ZONING CODE WHICH IS LOCATED IN CHAPTER 78; PROVIDING FOR THE AMENDMENT OF ARTICLE I PERTAINING TO DEFINITIONS; PROVIDING FOR AMENDMENTS TO ARTICLE III TO CREATE SECTION 78-83, TO BE ENTITLED THE “MIXED USE DISTRICT” AND SECTION 78-84, TO BE ENTITLED THE “FEDERAL HIGHWAY MIXED USE DISTRICT OVERLAY”; PROVIDING FOR THE AMENDMENT OF THE ZONING MAP TO REZONE PARCELS FROM C1, C-1/PUD, C-1B, R-1, R-1A, R-2, PUBLIC AND R-2A TO A “MIXED USE DISTRICT” WITH A “FEDERAL HIGHWAY MIXED-USE USE DISTRICT OVERLAY” ADOPTED BY REFERENCE IN TOWN CODE SECTION 78-32; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**Public Comment Opened:**

None

**Public Comment Closed:**

**Motion: Vice-Mayor Glas-Castro moved to adopt Ordinance No. 04-2018 on 2<sup>nd</sup> reading with corrections to the Lake Park Zoning Map; Commissioner Flaherty seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

Attorney Baird read Ordinance No. 04-2018 by title.

**7. Ordinance No. 05-2018 Amending Chapter 78 of the Town Code pertaining to Reasonable Accommodation Procedures.**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA AMENDING CHAPTER 78, ARTICLE I, SECTION 78-6 OF THE LAKE PARK TOWN CODE, AMENDING THE REASONABLE ACCOMMODATION PROCEDURES; PROVIDING FOR THE REQUIREMENT THAT RECOVERY RESIDENCES IN THE TOWN BE CERTIFIED BY THE STATE'S CREDENTIALING ENTITY; PROVIDING THAT RECOVERY RESIDENCES BE MANAGED BY A CERTIFIED RECOVERY RESIDENCE ADMINISTRATOR; PROVIDING FOR THE ANNUAL RECERTIFICATION OF**

**RECOVERY RESIDENCES TO ENSURE THE PROTECTION OF THOSE PERSONS WITH SUBSTANCE ABUSE DISORDERS WHO RESIDE IN RECOVERY RESIDENCES IN THE TOWN; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

Attorney Baird explained that there were minor changes to Ordinance No. 05-2018. He explained that the main emphasis of the Ordinance remained that all recovery residences are required to be certified recovery residences. He explained that all certified recovery residences be managed by a certified recovery residence administrator; and all sober homes must receive annual certification for reasonable accommodation.

**Public Comment Opened:**

None

**Public Comment Closed:**

**Motion: Commissioner Flaherty moved to adopt Ordinance No. 05-2018 on 2<sup>nd</sup> reading; Commissioner Lynch seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

Attorney Baird read Ordinance No. 05-2018 by title.

**NEW BUSINESS:**

**8. Resolution No. 19-04-18 Mid-Year Budget Adjustment for the Public Works Department.**

Town Manager D'Agostino explained the item.

**Motion: Vice-Mayor Glas-Castro moved to adopt Resolution No. 19-04-18; Commissioner Flaherty seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

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

**Town Attorney Baird** provided an update regarding a single-family residential zoning settlement agreement in the Town of Lake Park. He requested that the Commission Authorize Mayor O'Rourke to execute a stipulation of settlement.

**Motion: Vice-Mayor Glas-Castro moved to Authorize Mayor O'Rourke to execute a stipulation of settlement; Commissioner Flaherty seconded the motion.**

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Flaherty	X		
Commissioner Lynch	X		
Commissioner Michaud	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

**Town Manager D'Agostino** recognized the Palm Beach County Sheriff's Office (District 10) and Citizens Observer Patrol for their commitment to service in the Town of Lake Park. He announced that Sunset Celebration would be held on Friday, April 27, 2018, 6:00 p.m.- 8:00 p.m., Lake Park Harbor Marina. He announced that the Arbor Day Celebration would be held on Friday, April 27, 2018, 10:00 a.m.-11:00 a.m., Kelsey Park. He recognized the Public Works Department for their continued efforts for Roadway Repairs in the Town of Lake Park. He announced that Zumba Classes would begin on Thursday, May 3, 2018, 6:00 p.m.-7:00 p.m., Lake Park Harbor Marina. For more information, please contact the Town of Lake Park Special Events Department at 561-881-3338. He announced that the Haitian Flag Day Celebration would be held on Saturday, May 18, 2018, Bethlehem Haitian Baptist Church. He announced that Community Development Director DiTommaso, and Town Planner Chowdhury Bari had met with Tracey Tyler regarding the purchase of the St. Johns Evangelical Lutheran Church.

**Commissioner Lynch** announced that she and the Town of Lake Park Citizen Observer Patrols had participated in the Palm Beach County Sheriff's Office Honor Guard Ceremony on April 18, 2018. She encouraged participation in the Citizen Observer Patrol.

**Commissioner Michaud** announced that there would be an event held at the Haitian Bethlehem on Saturday, May 26, 2018, 8:00 a.m. – 1:00 p.m., 425 Crescent Drive, Lake Park, FL 33403. He announced the community efforts of the Lake Park Kiwanis Club, <http://kiwanislakeparkfl.org/>. He asked Town Manager D'Agostino for an update regarding the lights at Bert Bostrom Park. Town Manager D'Agostino explained that the Town had received quotes for lighting services. Commissioner Michaud announced that the next Town Hall Community Forum would be held on Wednesday, May 23, 2018, 6:00 p.m.- 8:00 p.m. (Topic: Sober Homes).

**Commissioner Flaherty** thanked Commissioner Lynch for her service on the Citizen Observer Patrol and to the Town of Lake Park. He thanked Attorney Baird for the creation and modification of Ordinance No. 05-2018.

**Vice-Mayor Glas-Castro** thanked the Town of Lake Park Volunteers for their attendance at the annual Volunteer Recognition Reception on Monday, April 16, 2018 at Brick & Barrel. She announced that the Palm Beach County League of Cities Meeting (Legislative Recap), on Wednesday, April 25, 2018 at the City of Greenacres. She announced that she would not be available to attend the Town Hall Community Forum on May 23, 2018.

**Mayor O'Rourke** suggested that the Town Website needed to be mobile friendly, and that updating the Town Website should be a priority. Town Manager D'Agostino agreed with the suggestion of Mayor O'Rourke and informed of budgetary constraints. Discussion ensued regarding mobile accessibility of the Town Website and the need for updates. Mayor O'Rourke announced that the Diversity Council Meeting would be held on Thursday, April 19, 2018, 10:00 a.m., Town Hall Mirror Ball Room, 535 Park Avenue, Lake Park, FL 33403. He announced that he was honored to have attended the Valor & Community Service Awards for Palm Beach North First Responders. He recognized and thanked Lieutenant Thomas Gendreau for his service to the Town of Lake Park.

**FUTURE AGENDA ITEMS**

St. Johns Evangelical Lutheran Church.

Bert Bostrom Park.

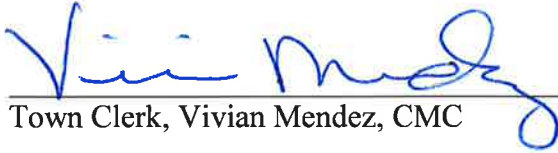
Town Website.

**ADJOURNMENT**

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Flaherty and seconded by Commissioner Lynch, and by unanimous vote, the meeting adjourned at 9:02 p.m.



\_\_\_\_\_  
Mayor Michael O'Rourke



\_\_\_\_\_  
Town Clerk, Vivian Mendez, CMC



\_\_\_\_\_  
Deputy Town Clerk, Shaquita Edwards



Approved on this 2 of May, 2018



Exhibit "A"



Senator Bobby Powell, AICP



Rep. Al Jacquet



# 2018 Legislative Report

## Senate District 30

## House District 88

# Palm Beach County

## Florida Legislature

- ▶ 160 Legislators
- ▶ 40 Senators
- ▶ 120 State Representatives

## PBC Legislative Delegation

- ▶ 4 Senators
- ▶ 9 State Representatives
- ▶ Vice Chair of Transportation  
Tourism & Economic Development
- ▶ Chair Joint of Select Committee  
on Collective Bargaining



# Major Session Issues

- ▶ **Gun Safety Reform**
  - ▶ SB 7026
- ▶ **Education**
  - ▶ HB 7055
  - ▶ SB 4 (Higher Education)
- ▶ **Healthcare**
  - ▶ Nursing Home Generators
- ▶ **Opioids**
  - ▶ Home Rule
- ▶ **Tax Package \$168.6 million**
- ▶ **Budget - \$88.7 billion**



# Marjorie Stoneman Douglas Safety Act

Combined school- and firearm-safety bill proposed by Senate & House leadership after the Parkland mass shooting

Raises the age limit for buying a firearm from 18 to 21

Requires a three-day waiting period for all firearm purchases

Bans “Bump Stock” devices and provides:

\$69 million for stakeholder mental health services

\$98 million for School Hardening

\$67 million for ‘School Guardian’ Program (optional)



# Opioid Legislation: HB 21/SB 8

## Background

- ▶ 2016: 552 deaths in Palm Beach County
- ▶ Creates a 3-day medically necessary and 7-day supply limit on schedule II controlled substance prescriptions
- ▶ Defines 'Acute Pain' more narrowly to limit over-prescription
- ▶ 2-hour continuing education course for prescribing physicians
- ▶ Requires HC providers to check PDMP before prescribing or dispensing
- ▶ \$53.5 million to combat epidemic



## **Bills Sponsored By Senator Powell**

- ▶ **SB 1130 Land Acquisition Trust Fund within the Dept. of State**
- ▶ **SB 318 Internship Tax Credit Program**
- ▶ **SB 810 Vote-By-Mail Ballot**
- ▶ **SB 982 Care for Retired Law Enforcement Dogs**
- ▶ **SB 1440 Mental Illness Training for Law Enforcement**
- ▶ **SB 1790 Baker Act Work Group**
- ▶ **SB 982 Juvenile Justice**



## **Bills Sponsored by Rep. Jacquet**

- ▶ **HB 61 - Restoration of Civil Rights**
- ▶ **HB 269 - Concealed Weapons of Concealed Firearms**
- ▶ **HB 349 - Public Records/Juvenile Offenders**
- ▶ **HB 585 - Tourism Development Tax**
- ▶ **HB 635 - Victim Assistance**
- ▶ **HB 637 - Fire Safety and Prevention**
- ▶ **HB 1441 - Minimum Wage**
- ▶ **HB 6019 - Defamation**



# State of Florida Budget: \$88.7 billion (\$3 billion in Reserves)

- ▶ **Health and Human Services: \$37.1 billion**
  - Largest portion of the budget
  - Federal/State Trust Funds and GR
- ▶ **Education: \$21.8 billion**
  - K-12: \$15.7 billion
  - Higher Education: \$6.1 billion
- ▶ **Transportation, Tourism & Economic Development: \$14.5 billion**
  - Affordable Housing: \$109.6 million
  - Visit Florida: \$76 million
- ▶ **Environmental, Natural Resources & Agriculture: \$4 billion**
  - Florida Forever: \$100 million
- ▶ **Criminal/Civil Justice: \$5.2 billion**
- ▶ **General Government: \$2 billion**





# Appropriations

- ▶ **Lake Park: Historic Preservation Grant for Restoration of Town Hall Mirror Ballroom French Doors (\$56,000)**
- ▶ **Jerome Golden Center for Behavioral Health Co-Occurring Facility (\$200,000)**
- ▶ **Loxahatchee River Preserve Initiative (\$750,000)**
- ▶ **Place of Hope Child Welfare Regionalization Phase III (\$1,250,000)**
- ▶ **Palm Beach Habilitation Center Cultural Arts Building (\$1,000,000)**
- ▶ **Palm Beach Zoo Water Quality & Recreation (\$250,000)**
- ▶ **Riviera Beach: Water Disinfection Treatment Center (\$500,000)**
- ▶ **WPB: Critical Incident Response Capacity (\$300,000)**
- ▶ **WPB: Rosemary Corridor Project (\$400,000)**
- ▶ **Boys & Girls Club Gang Prevention Program (\$1,000,000)**



# Lake Park Issues: Home Rule

- ▶ **SB 574 Tree Trimming and Removal (Steube)**
  - Pre-empts Locals from regulating the removal of trees on private property (Irma-related issue). **FAILED**
- ▶ **SB 1262 Election Dates for Municipal Officers (Hutson)**
  - Pre-empts Locals' ability to determine the dates of their own elections. **FAILED**
- ▶ **SB 1400 Vacation Rentals (Steube)**
  - Pre-empts all regulation of Vacation Rentals (Airbnb) to the state and nullifies any local regulations. **FAILED**
- ▶ **SB 432 Community Redevelopment Agencies (CRA) (Lee)**
  - Significantly deters Locals from using CRAs to benefit their communities and outlines a process by which they could be phased out unless reauthorized by a super-majority vote of the governing body. **FAILED**



**Delano Allen**



**Ben Durgan**



**Marian Dozier**



## **Staff of State Senate District 30**

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**561-650-6880**



**Kesnel Theus**



**Marvel Joseph**



## **Staff of State House District 88**

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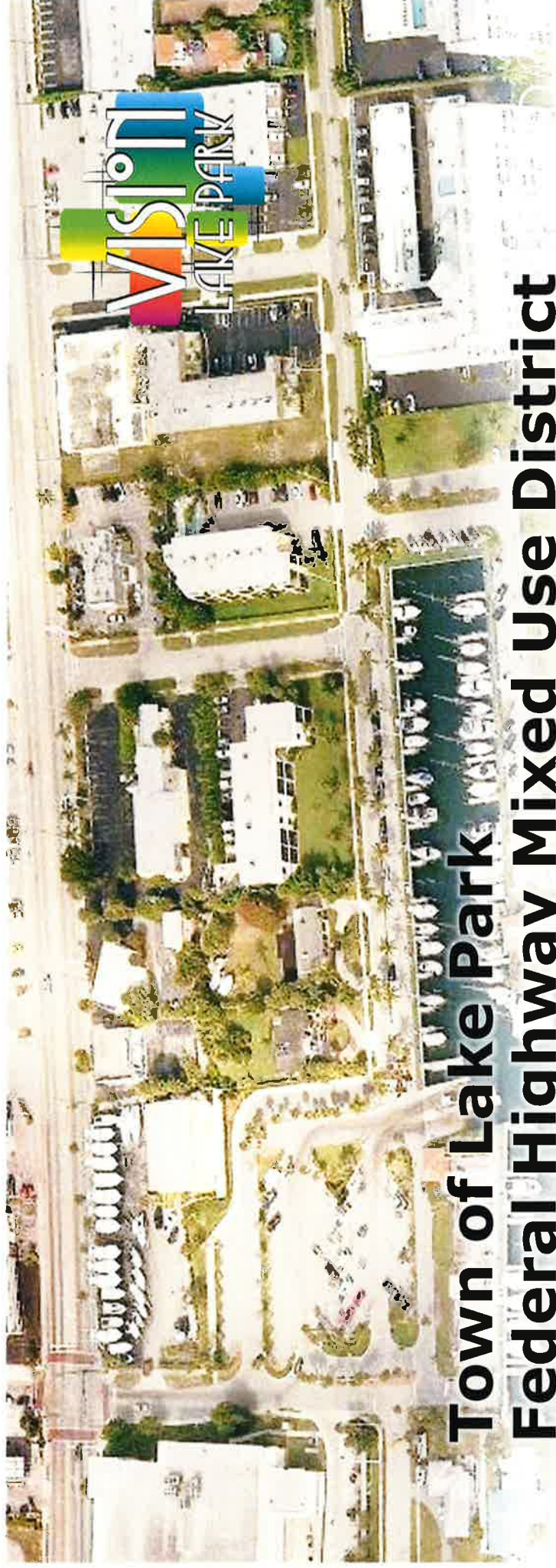
**561-650-6846**



# Questions, Comments, Conversation?



Exhibit "B"



# Town of Lake Park Mixed Use District

Comprehensive Plan and Zoning Map and Text Amendment

Town Commission, Second Hearing  
April 18, 2018



# Project Scope

## **Comp Plan and LDR Amendments**

- East side: Review adopted comprehensive plan amendment to determine any updates that may be needed for consistency with the proposed comprehensive plan amendment for the west including, but not limited to, the densities and intensities of the residential and commercial development; creation of Land Development Regulations.
- West side: Comp Plan Amendment and creation of Land Development Regulations

## **Approach**

- Creation of "Pool of Entitlements" approach to the land use designation implemented by a form-based Code to guide redevelopment with a focus on compatible transitions of heights, building types and uses and reasonable requirements for public improvements.



# Project Steps and Timeline

**Task 1:** Existing Conditions, Data  
and Parcel Analysis

**Task 2:** Public Involvement  
(Stakeholder Interviews and Public  
Meetings)

**Task 3:** Comprehensive Plan  
Amendments

**Task 4:** Zoning Amendments

**Task 5:** Adoption Process  
(Public Meeting and Hearings)

**Task 6:** Marketing Event

## **April-July**

- Existing Conditions, Data and Parcel Analysis

## **August**

- Stakeholder Interviews
- General Public Kick-off Meeting (August 9)
- West Side Public Meeting No. 1 (August 31)

## **September – December**

- Draft Comp Plan and Zoning Regulations
- West Side Public Meeting No. 2 (October 23)

## **January – April**

- Amendment Review
- Adoption Process (Comp Plan and Zoning)
  - General Public Meeting (January 16)
  - Planning and Zoning Board (January 22)
  - Town Commission, 1<sup>st</sup> Reading (February 7)
  - DEO and State Review of Comp Plan (Feb 21<sup>st</sup> – March 21<sup>st</sup>)
  - **Town Commission, 2<sup>nd</sup> Reading (April 18)**

## **May**

- Marketing Event



# Existing Conditions, Data, and Parcel Analysis

All of this work is detailed in the published *Existing Conditions, Data, and Parcel Analysis* that is posted to the Documents section of the project website:

[www.  
VisionLakePark  
.com](http://www.VisionLakePark.com)

## Town of Lake Park Federal Highway Mixed Use District Existing Conditions, Data and Parcel Analysis



FINAL REPORT  
8/10/17

This report was prepared for the Town of Lake Park, by:  
Redevelopment Management Associates

# Presentation Overview

Review Of Changes following First Commission Hearing (February 7<sup>th</sup>):

#1: Comprehensive Plan - Map and Text Amendment

#2: Zoning Map Amendment

#3: Zoning Text Amendment



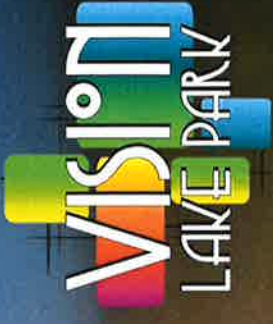
# Comprehensive Plan

# Goals, Objectives and Policies

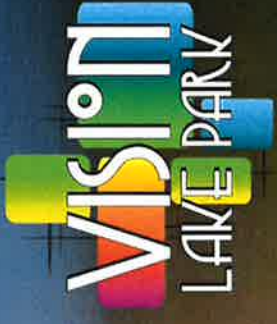
Changes since 1<sup>st</sup> Reading:

- Renumbering of Policy 10.3





# Zoning Map Amendment



# Zoning Text Amendment

# Review of Text Changes

- Changes to the text, as presented at 1<sup>st</sup> Reading, have been made following the comments received
- Please refer to your backup packet
- You have received a document with the changes highlighted for your review

# Review of Text Changes

1. Definitions, Page 2  
Amended Automobile-oriented to Auto-oriented.
2. MU, Page 2  
Added B.4: The Town Commission shall review all residential, non-residential, and mixed use development plans for property within a Mixed Use District. The Town Commission shall receive the comments of the community development department, including justifications for any applicable waivers, administrative adjustments, or bonuses, in addition to the development plan review general procedures of section 67-37.
3. MU, Page 2  
Amended C.1 and C.2 to address Conceptual Neighborhood Master Plans
4. MU, Page 5  
Amended G.6.b.i.(A) and G.6.b.ii to not include "deletion" of streets



# Review of Text Changes

5. MU and FHMUD, throughout  
Replaced term “tree grates” with “tree surrounds” throughout the MU and the FHMUD overlay.
6. MU and FHMUD  
Introduced Adjustments for certain regulations that would be reviewed by the Community Development Director and the Town Commission per project.
7. MU, Page 8  
H.2.b.i: modified the standard to require garage screening along primary and secondary streets.
8. MU, Page 16  
Amended K.1: Section 78-253 (Landscaping)

# Review of Text Changes

## 9. MU, Page 19

Amended M.3: Each story shall be permitted a maximum height of 12 feet except for the ground floor and top floor which shall be permitted a maximum height of 20 feet.

## 10.MU, Page 21

Amended MU.N.3.h: Active uses shall be required along all building frontages as required per Street Type, Hierarchy, or Building Type as provided in the Overlay District

## 11.MU, Appendix A

MU.Appendix A. Figure 1 – 8

# Review of Text Changes

## 12.FHMUDO, Page 3

C.1 through C.4: For clarity, added locations and figure numbers of Regulating Plans

## 13.FHMUDO, Page 5 through 18

F.2.a through F.2.j: Added greater specificity to the standards as they relate to the street sections and R.O.W. improvements and corrected minor errors.

## 14.FHMUDO, Page 19

I.2: Added specificity to the application of a Height Bonus

## 15.FHMUDO, Page 20

J.2.a.iv: In order to accommodate structure parking and urban development on the existing marina parking site, the requirements for building frontage screening parking areas along these tertiary streets can not apply.

## 16.FHMUDO, Page 21

As Density Bonus Funds are combined the former section for Historic Preservation has been struck and combined into the public improvement fund.

# Review of Text Changes

## 17.FHMUDO, Page 21

As Density Bonus Funds are combined the former section for Historic Preservation has been struck and combined into the public improvement fund.

## 18.FHMUDO, Page 21

A cap on the fee has been removed and program areas for the fee have been introduced.

## 19.FHMUDO, Appendix A

Labels have been modified with section numbers on all Regulating Plans

## 20.FHMUDO, Appendix A, Figure 2

The streets adjacent to the marina have been changed from secondary to tertiary streets to accommodate structured parking for the marina and development on the site.

References to the code have been added to the table. The standards here are repeated in the code.

# Review of Text Changes

## 21.FHMUDO, Appendix A, Figure 3

References to the code have been added to the table. The standards here are repeated in the code.

## 22.FHMUDO, Appendix A, Figure 4

The height bonus table has been reduced to include one fund option for 3 stories, the public parking option is now 2 stories, and the open space is now 1 story.

## 23.FHMUDO, Appendix B, Page 4

Medical Use Substance Abuse Treatment Facilities has been removed and is no longer permitted.

Pharmacy use is no longer permitted.

Physicians offices and dental offices are permitted throughout the Core Sub Area.



Progress on this project and additional information can be accessed at:

[www.visionlakepark.com](http://www.visionlakepark.com)

# Commission and Public Discussion

Exhibit "C" Adopted by reference  
Section 78-32

**PROPOSED**

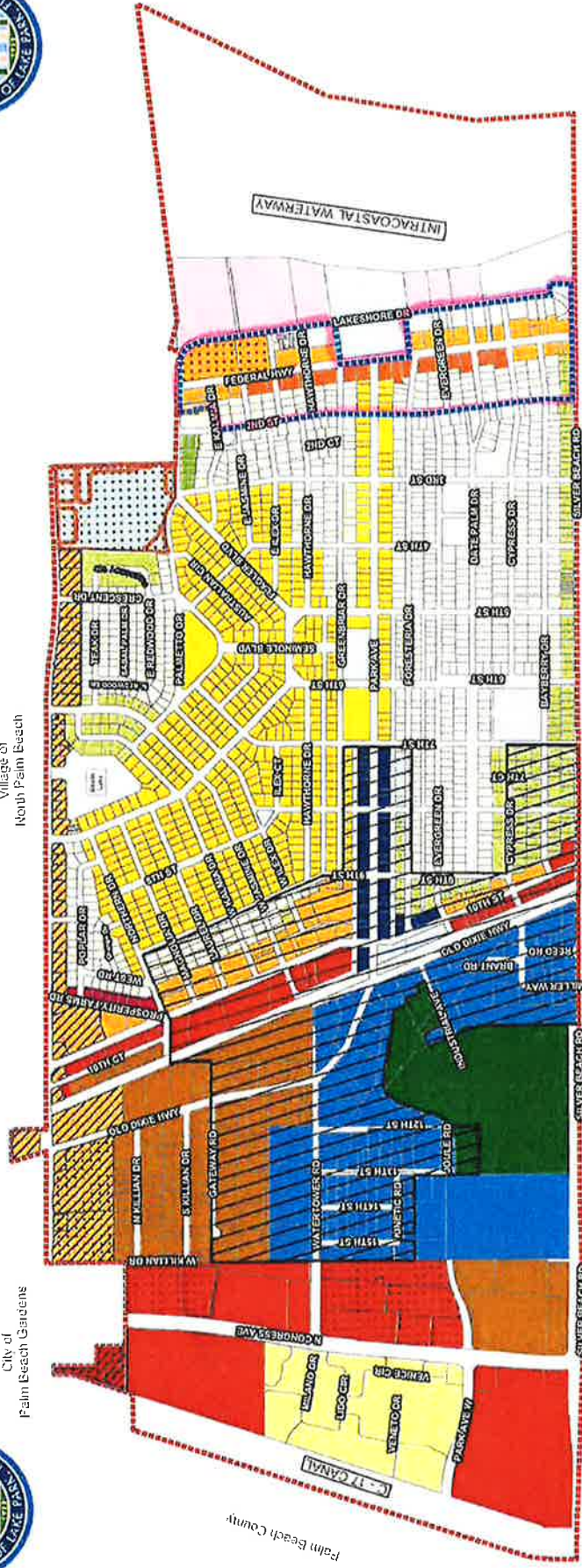


# Lake Park Zoning Map



City of  
Palm Beach Gardens

Village of  
North Palm Beach



**Legend**

- TOWN BOUNDARY
- C3 BUSINESS DISTRICT
- C1 BUSINESS DISTRICT
- C4 BUSINESS DISTRICT
- C1B BUSINESS DISTRICT
- C2 BUSINESS DISTRICT
- CRA OVERLAY
- NBOZ OVERLAY
- PDD PARK AVENUE DOWNTOWN DISTRICT
- FEDERAL HIGHWAY MIXED USE DISTRICT BOUNDARY
- R1B TWO FAMILY RESIDENCE DISTRICT
- R2 MULTIPLE FAMILY RESIDENCE DISTRICT
- R2A MULTIPLE FAMILY RESIDENCE DISTRICT
- R3 MULTIPLE FAMILY RESIDENCE DISTRICT
- TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT
- PUD PLANNED UNIT DEVELOPMENT
- R1 SINGLE FAMILY RESIDENCE DISTRICT
- R1A SINGLE FAMILY RESIDENCE DISTRICT
- R1AA RESIDENCE DISTRICT
- P PUBLIC DISTRICT



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