



**Minutes
Town of Lake Park, Florida
Joint Workshop
Town Commission and
Planning & Zoning Board
Wednesday, December 4, 2019, 6:00 p.m.
Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Joint Workshop with the Planning & Zoning Board on Wednesday, December 4, 2019 at 6:10 p.m. Present were Mayor Michael O'Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, John Linden, Roger Michaud, Town Manager John O. D'Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez. Planning & Zoning Board Members Joseph Rice, Charlemagne Metayer (arrived at 6:11 p.m.) and Vice-Chair Martin Schneider were present. Planning & Zoning Board Members Larry Malanga and Chair Judith Thomas were absent.

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

NEW BUSINESS:

1. Discussion on the Twin Cities Mall Site (C-3 Regional Business District) led by Dover Kohl & Partners

Jason King, Dover Kohl & Partners, presented to the Town Commission and Planning & Zoning Board (see Exhibit "A").

The Town Commission and Planning & Zoning Board recessed to participate in focus groups. Thereafter, the groups paraphrased their discussions and presented their findings.

Group 1: Commissioner Michaud reported that his group discussed family friendly initiatives, aesthetics, and active areas (coffee shop, gym, walkable).

Group 2: Commissioner Flaherty reported that his group discussed residential entrances, parking initiatives, walkable areas (trails, small parks), three-story development with gradual increases, mixed-use, and entertainment amenities (movie theatre/ bowling).

Group 3: Commissioner Linden reported that his group discussed green space, outdoor amphitheater, relocation of Publix for the creation of a parking garage, and trolley services that travel to Park Avenue.

Group 4: Mayor O'Rourke reported that his group discussed a central attraction (art, entertainment, and retail), height specifications, gym, and a transportation hub (uber/lyft, scooters).

Mr. King explained that Dover, Kohl & Partners would create an illustrative plan inclusive of the ideas presented. He thanked everyone for their participation.

PUBLIC COMMENT: None

FUTURE AGENDA SUGGESTIONS: None

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:
None

ADJOURNMENT

There being no further business to come before the Town Commission and Planning and Zoning Board the meeting adjourned at 7:35 p.m.



Mayor Michael O'Rourke



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Shaquita Edwards, MPA, CMC



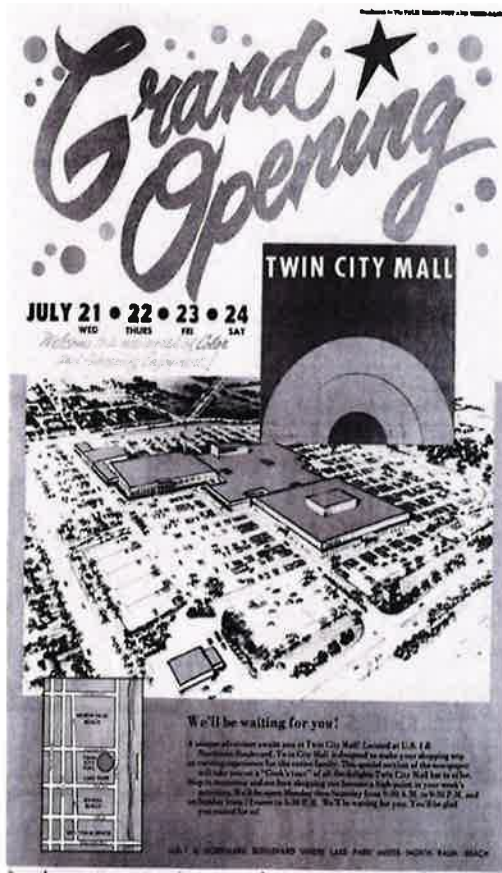
Approved on this 18 of December, 2019

Exhibit "A"

**CODE
UPDATE:
TWIN
CITIES MALL**

**TOWN OF
LAKE PARK**

12/04/2019



Grand Opening

TWIN CITY MALL

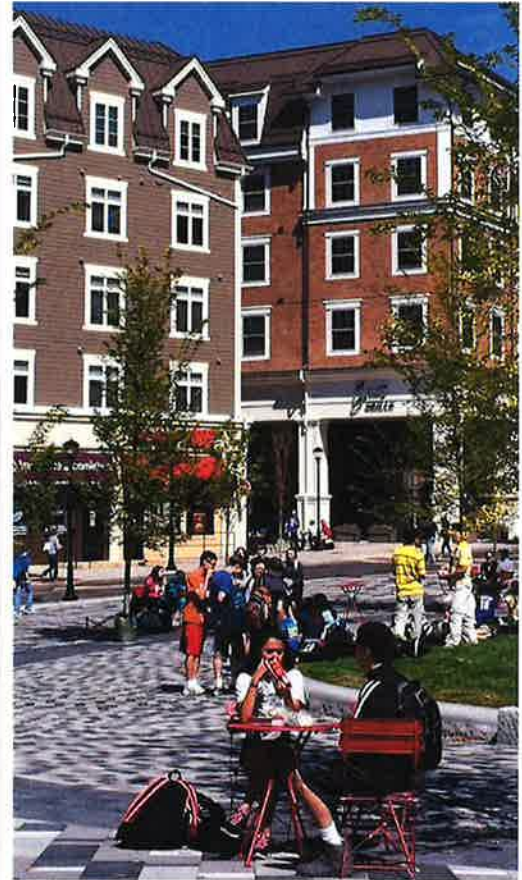
JULY 21 • 22 • 23 • 24
WED THURS FRI SAT

Welcome to the new era of Lake Park Shopping Experience

We'll be waiting for you!

A shopping destination awaits you at Twin City Mall. Located at U.S. 1 & Broadway Boulevard, Twin City Mall is designed to make your shopping trip an exciting experience for the entire family. This special section of the development will also feature a "Cook's Corner" of all-weather Twin City Mall bar to enjoy long conversations and one hour shopping via home-to-home in your week's excitement. It all begins Monday, Tuesday, Friday 10:00 A.M. to 7:00 P.M., and on Saturday 10:00 A.M. to 5:00 P.M. We'll be waiting for you. We'll be glad you waited for us.

ALL 7 1/2' HEIGHTS BOUNDARY WHEN LAKE PARK WITH NORTH MAIN STREET



PROJECT TEAM

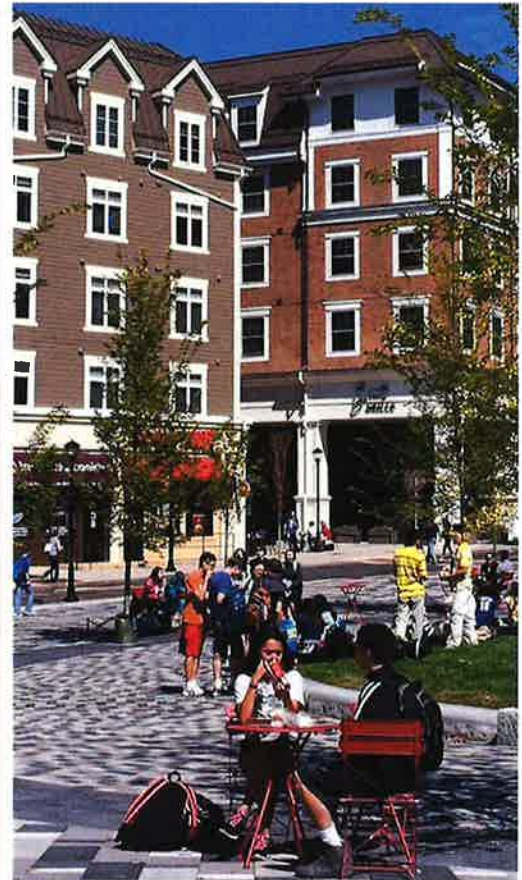
Town of Lake Park

Dover, Kohl & Partners

Town Planning & Coding

Spikowski Planning Associates

Florida Code & Planning Expertise



TONIGHT'S AGENDA

6:00 PM – 8:00 PM

6:00 – 6:30 | Introductory Presentation

The presentation will introduce the project and project team as well as identify the goals for the evening. The presentation is interactive and will include keypad polling.

6:30 – 7:20 | Table Sessions

Participants work together in small groups to discuss the potential for the Twin Cities Mall site and draw their ideas.

7:20 – 8:00 | Table Presentations

A spokesperson from each table will present the 3 Big Ideas along with their plan for the Twin Cities Mall site.

CODE UPDATE TIMELINE

2019

2020

DECEMBER 4

WINTER

SPRING

SUMMER

**HANDS-ON
WORKSHOP**

**DRAFTING
THE CODE**

REVISIONS

ADOPTION



EXPERIENCE

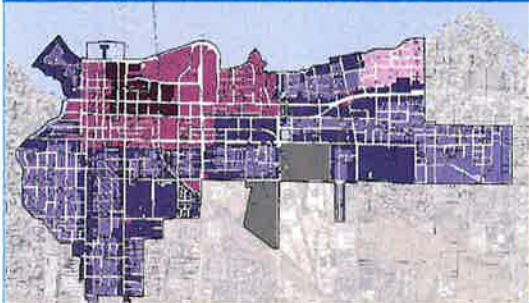
Codes



DOWNTOWN KENDALL PLAN + CODE



BRADENTON FORM-BASED CODE



COLUMBIA PIKE PLAN + CODE



DOVER, KOHL & PARTNERS SERVICES

Established 1987 | 30 Years of Experience in Urban Design + Town Planning



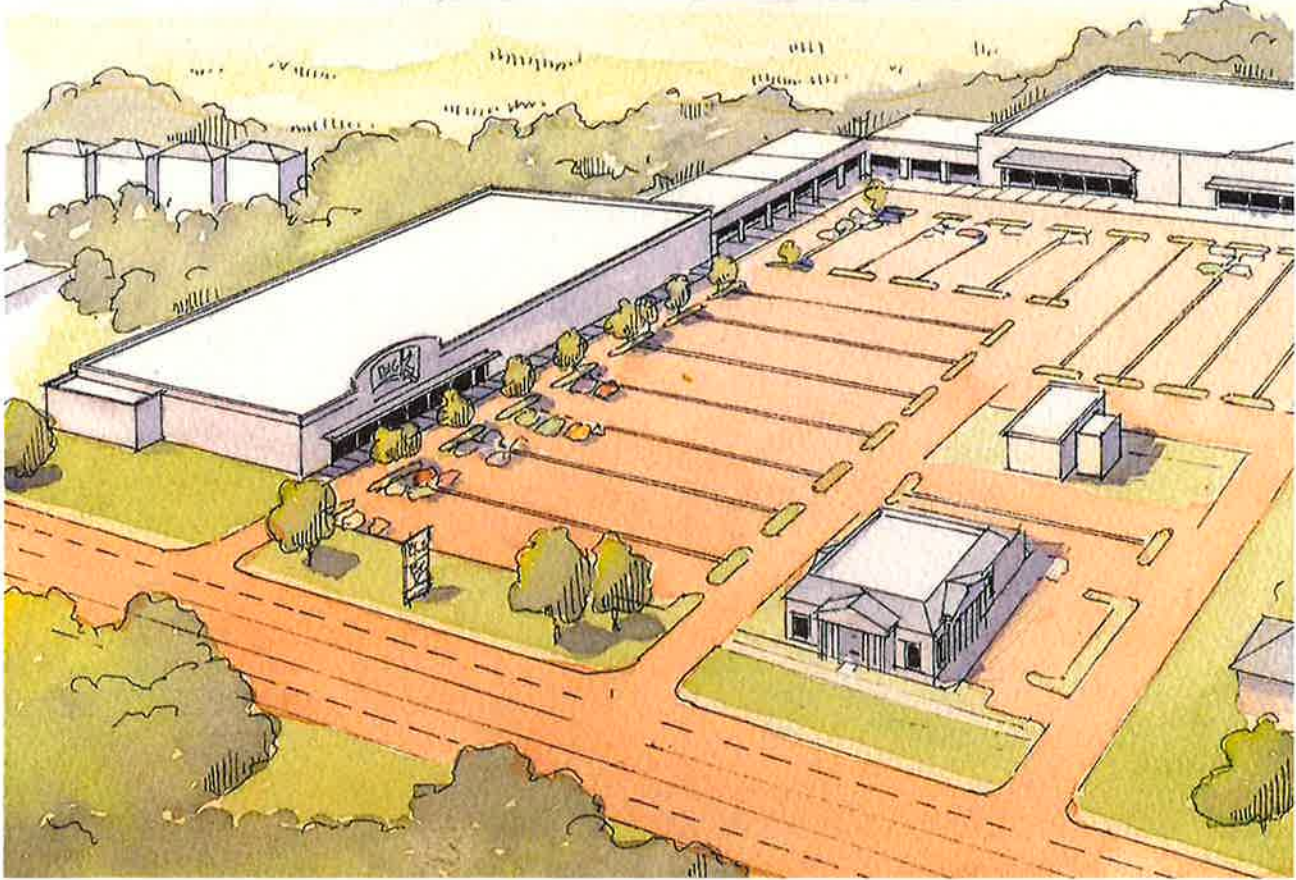
DESIGNING IN PUBLIC

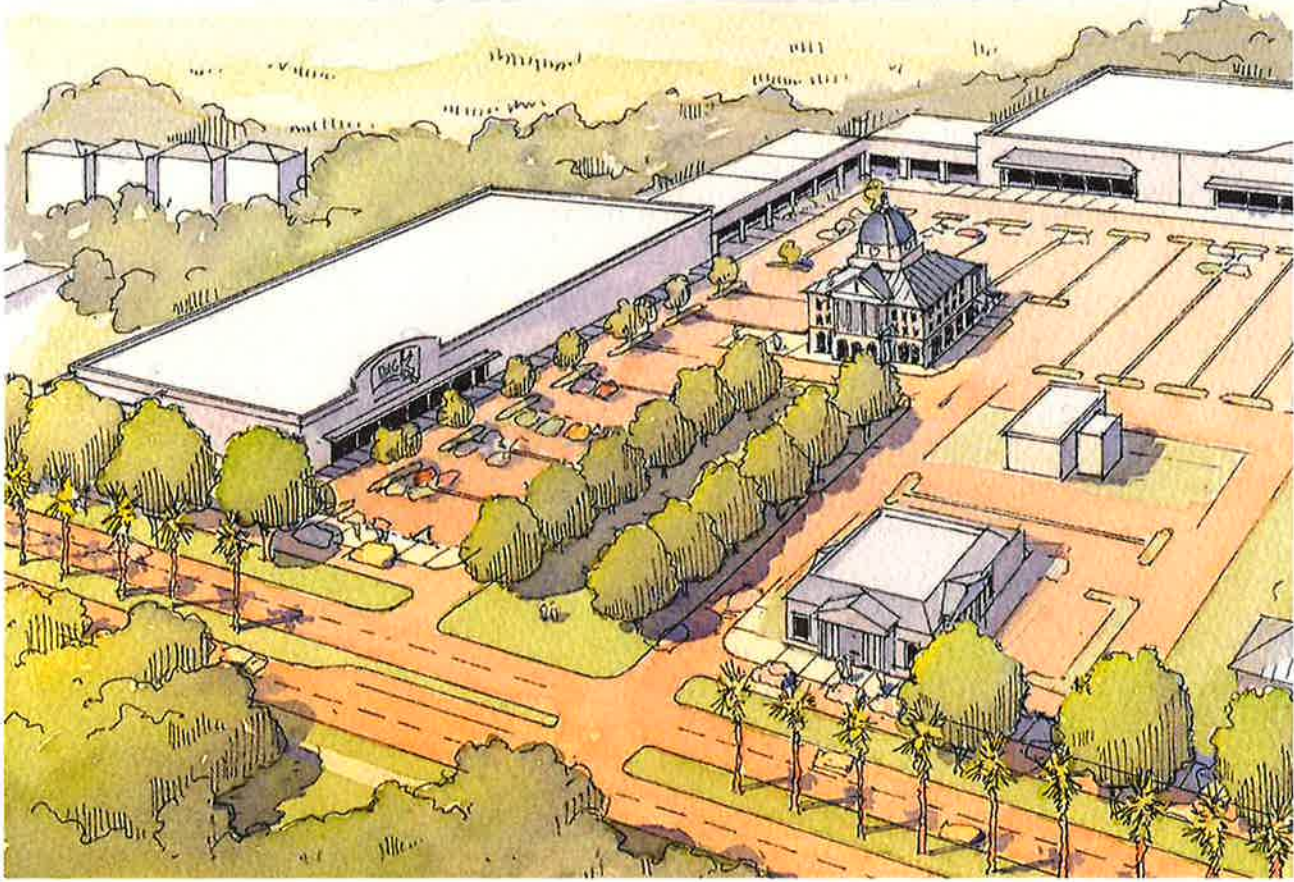


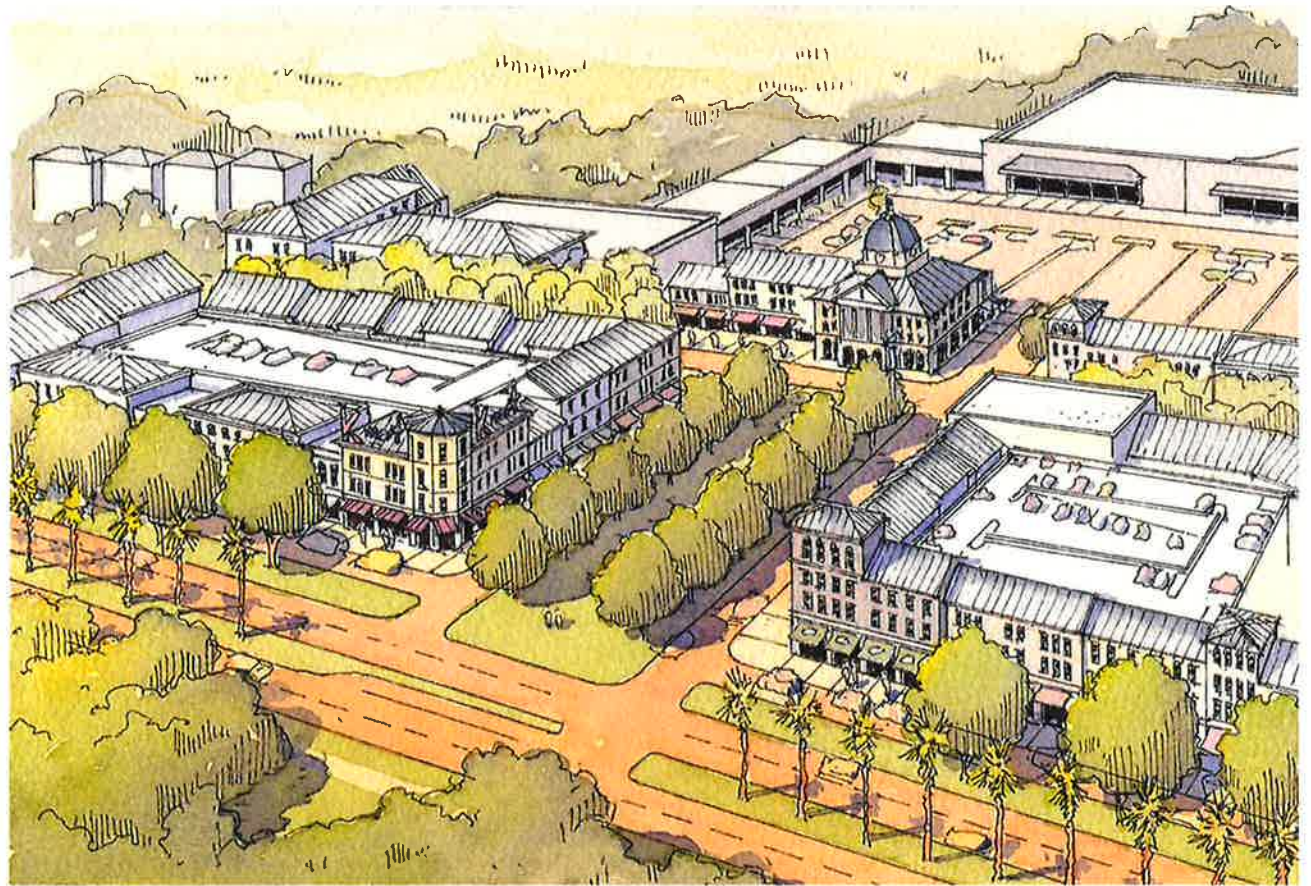
VISUALIZING DESIGN

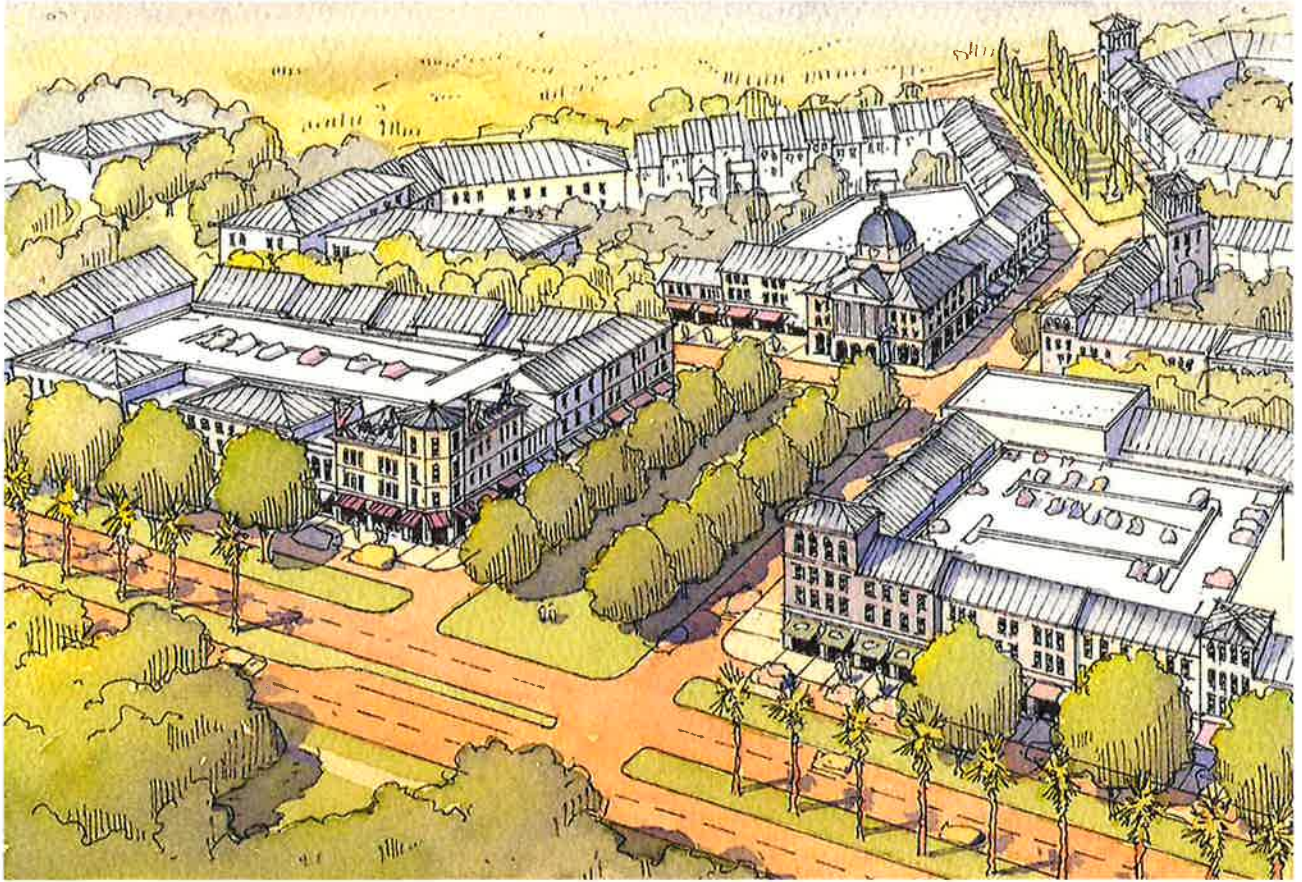


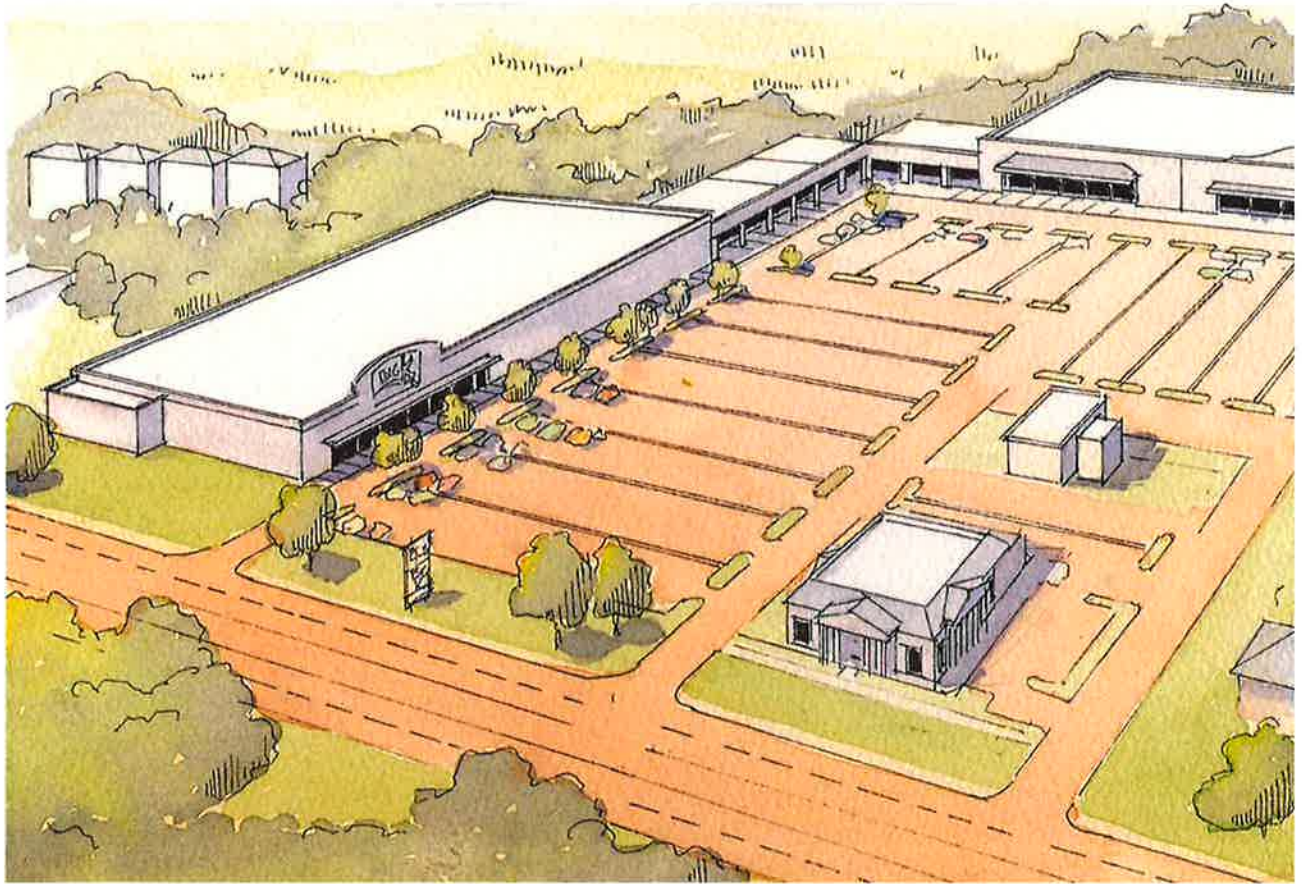
RESULTS











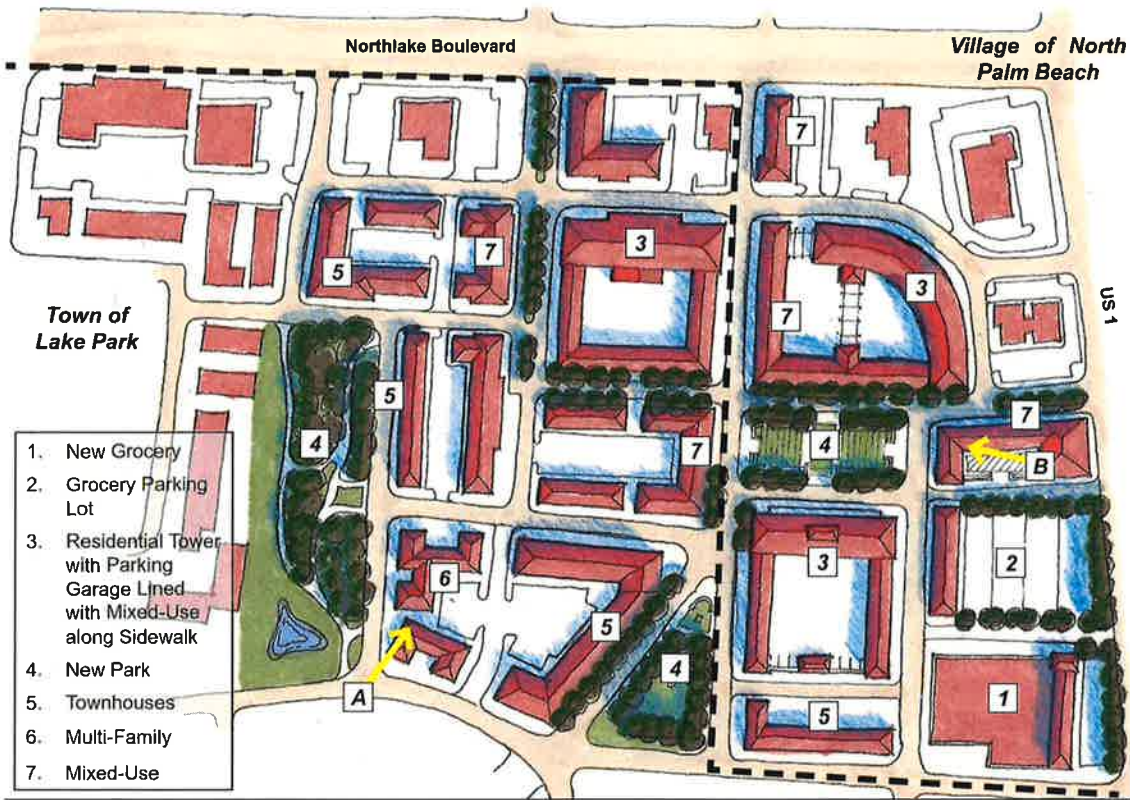
FORMER MALL SITE



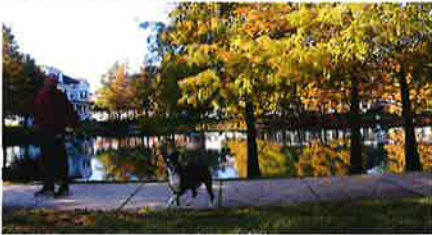
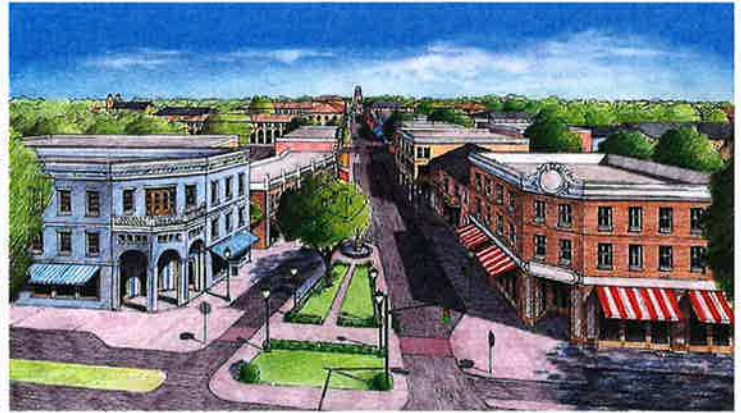
NORTHLAKE PROMENADE VILLAGE SHOPPES



TREASURE COAST REGIONAL PLANNING COUNCIL PLAN



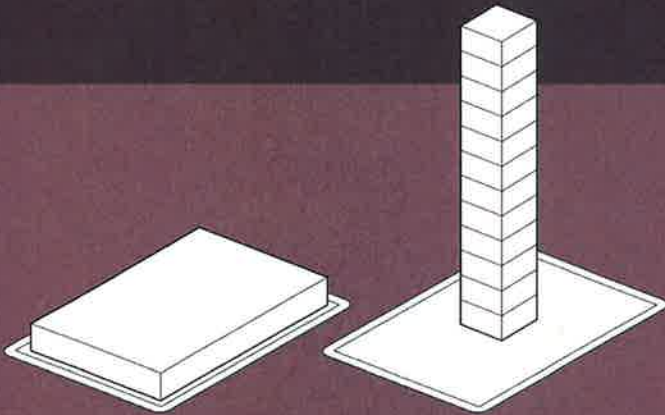
WINTER SPRINGS TOWN CENTER (OUTSIDE ORLANDO)



WHAT IS A FORM-BASED CODE?

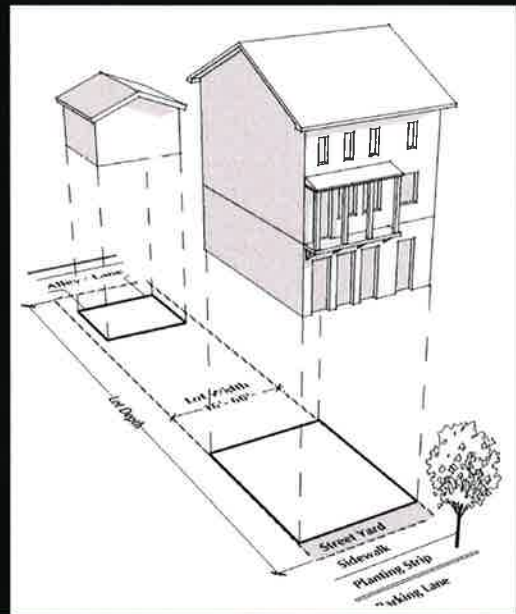
Conventional Zoning:

...buildings can be random



Form-Based Code:

...strong focus on buildings

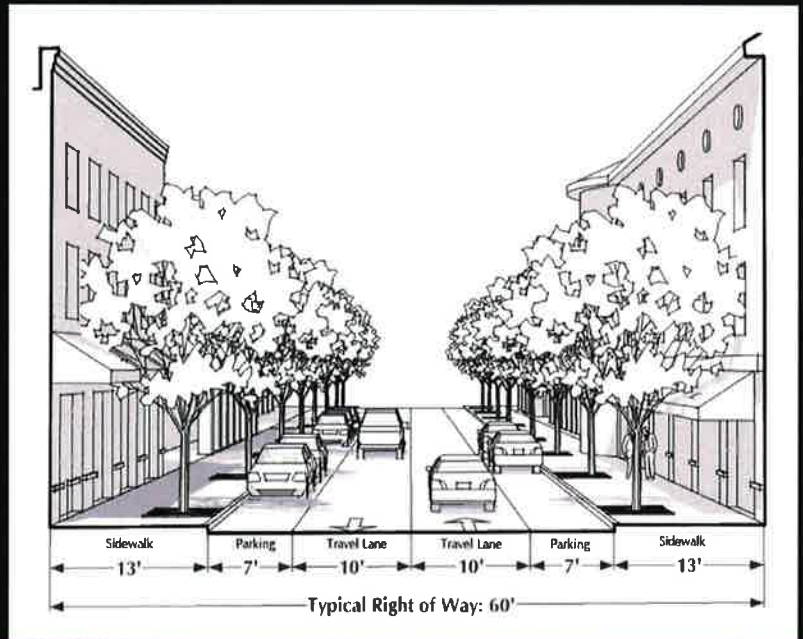


Contrasts with conventional zoning

Conventional Zoning:
...excludes streets



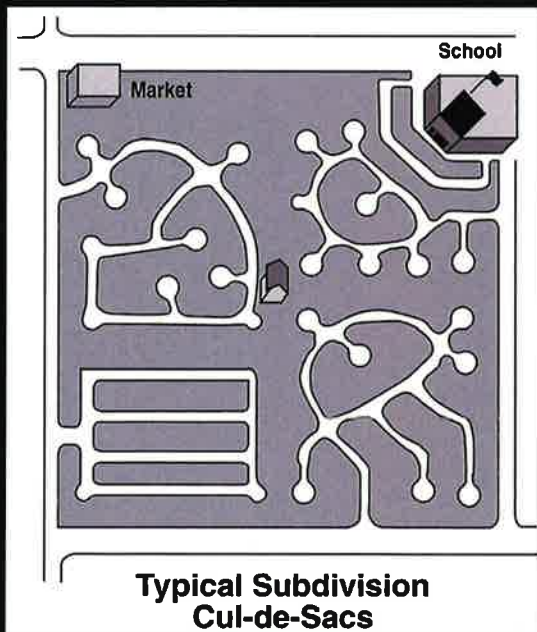
Form-Based Code:
...includes street design



Contrasts with conventional zoning

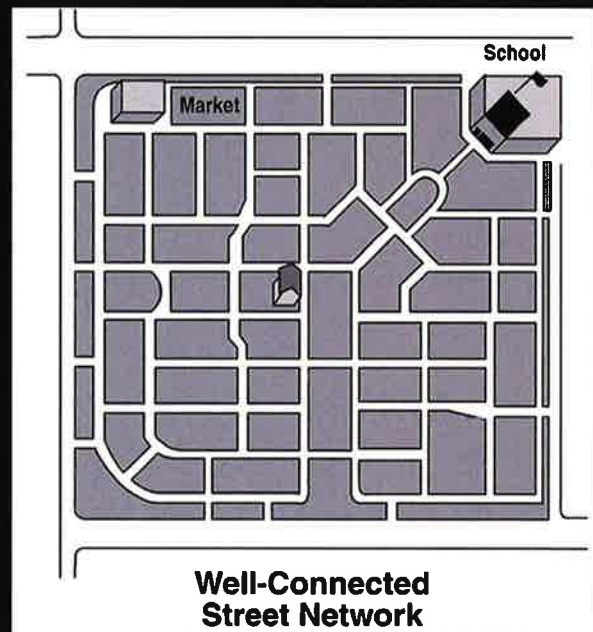
Conventional Zoning:

...ignores street patterns



Form-Based Code:

...includes street patterns



Contrasts with conventional zoning

Conventional Zoning:
...less detail



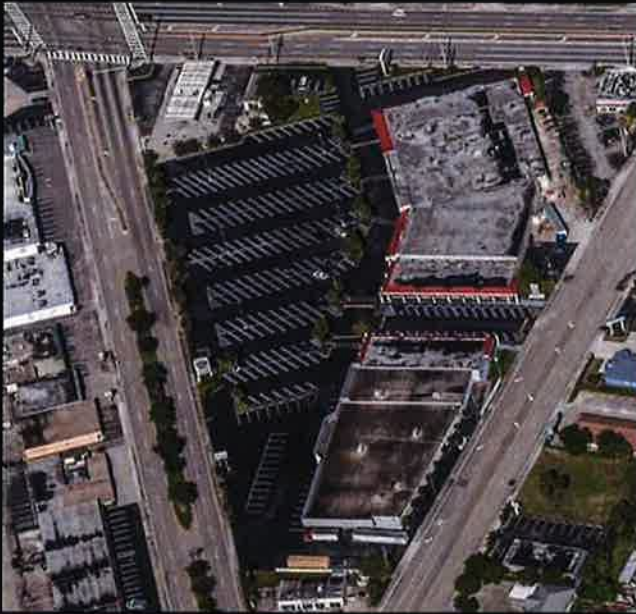
Form-Based Code:
...more detail



Contrasts with conventional zoning

Conventional Zoning:

...parking lots anywhere



Form-Based Code:

...parking lot often concealed



Contrasts with conventional zoning

Conventional Zoning: ...mostly text

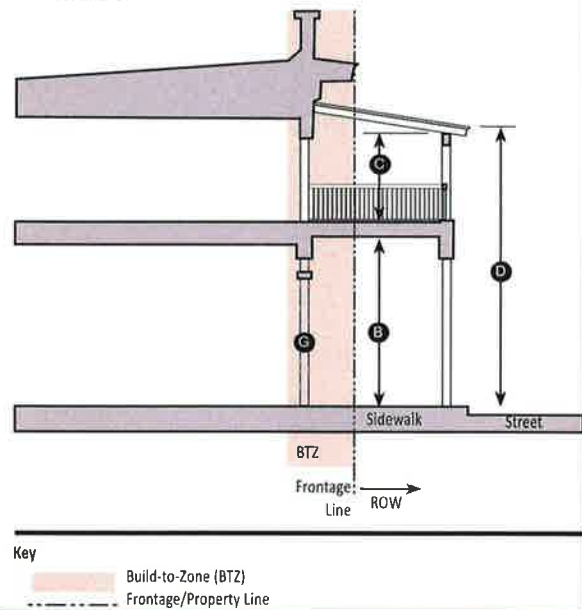
Sec. 45-36. - General provisions.

The provisions of this article shall be subject to the following provisions and exceptions:

- A. Chimneys, water tanks, radio or television towers, telecommunications antenna/towers, church spires, elevator lofts, flagpoles and parapet walls may be erected above the height limits herein established.
 - A-1. No addition to any building and no structure or object shall be erected, placed or maintained or built to a height which exceeds four (4) stories or sixty (60) feet where any portion of said building or of the property upon which it is located is within five hundred feet of any R-1, single-family dwelling district.
- B. Swimming pools shall be set back at least seven and one-half (7½) feet from the back property line measured from the rim of the pool and not less than five (5) feet from the side property line including the two-and-one-half-foot walk around the pool. The highest projection of the swimming pool shall not exceed two (2) feet. Outdoor

Form-Based Code: ...highly illustrated

Gallery/Arcade



Contrasts with conventional zoning

Conventional Zoning:

...focus on uses of land

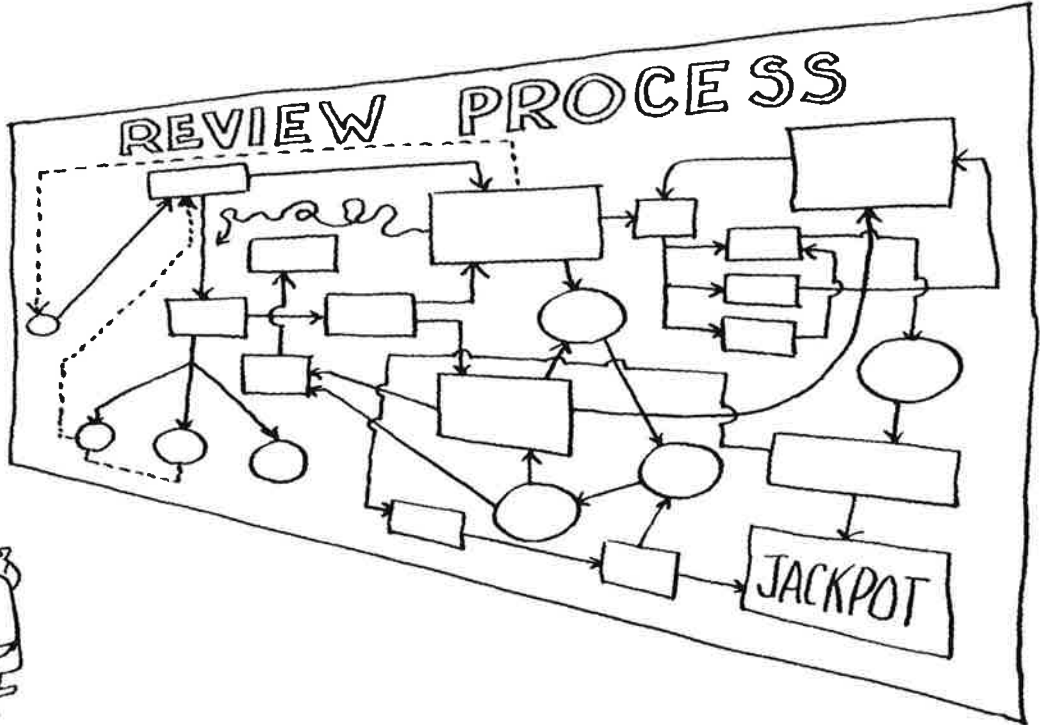
- 19. Baths, Turkish
- 25. Boxing arena
- 28. Chinchillas, retail sales
- 41. Eleemosynary institutions
- 42. Embalming business
- 95. Physical culture institution
- 109. Potato chip manufacturing
- 127. Tombstones, retail sales
- 135. Turkish bath

Form-Based Code:

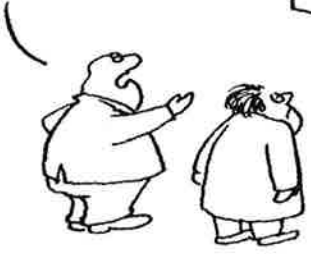
...focus on the form
of buildings and streets



Contrasts with conventional zoning



IT DOESN'T WORK
BUT IT SURE IS
IMPRESSIVE

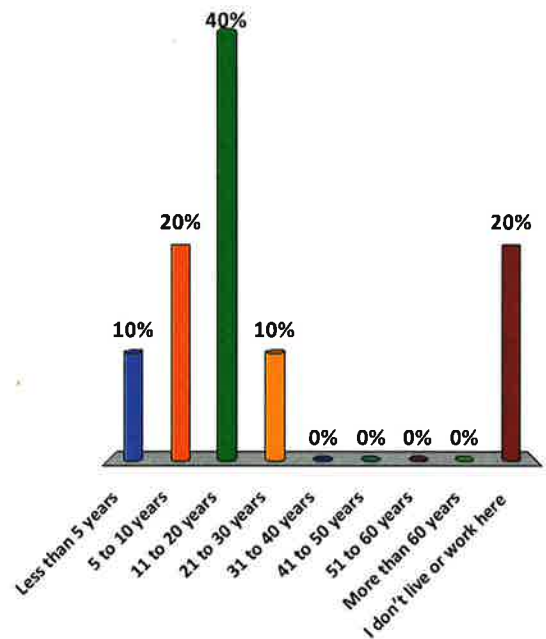


KEYPAD POLLING



HOW LONG HAVE YOU LIVED OR WORKED IN LAKE PARK?

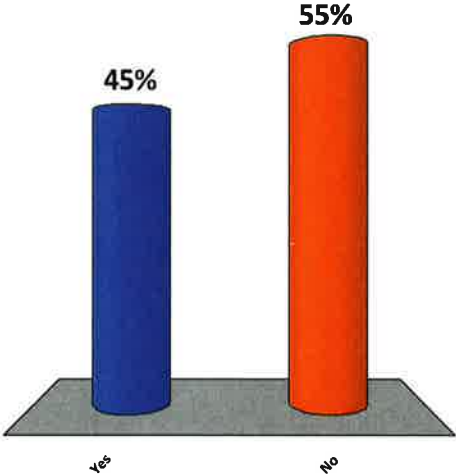
- A. Less than 5 years
- B. 5 to 10 years
- C. 11 to 20 years
- D. 21 to 30 years
- E. 31 to 40 years
- F. 41 to 50 years
- G. 51 to 60 years
- H. More than 60 years
- I. I don't live or work here



DO YOU WALK OR BIKE IN LAKE PARK?

A. Yes

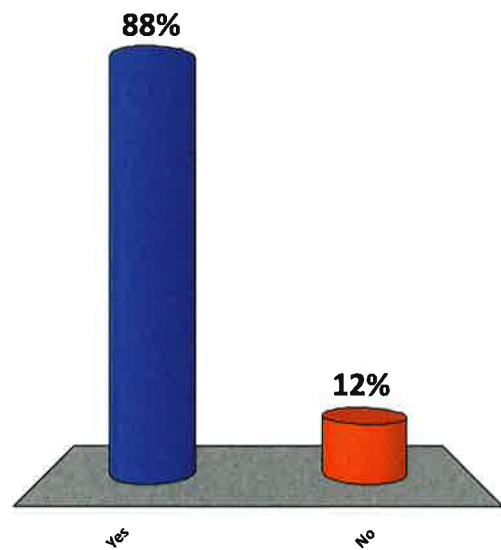
B. No



DO YOU WORK OR SHOP AT THE TWIN CITIES MALL?

A. Yes

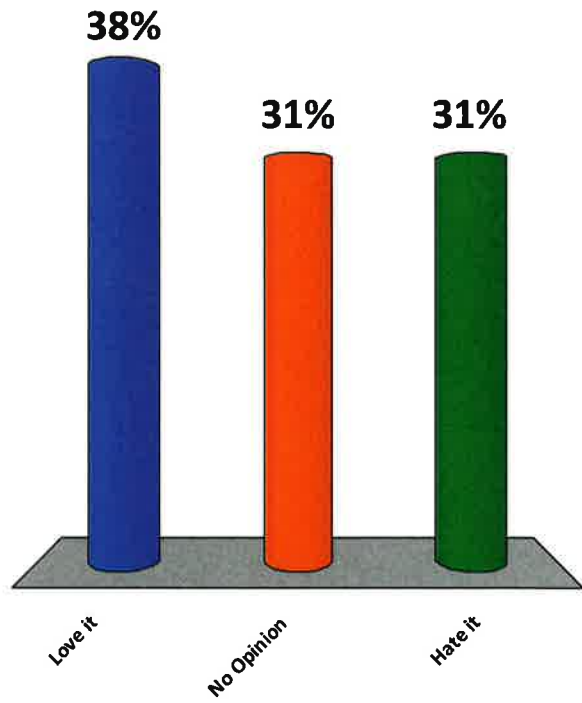
B. No



DO YOU LIKE THIS?



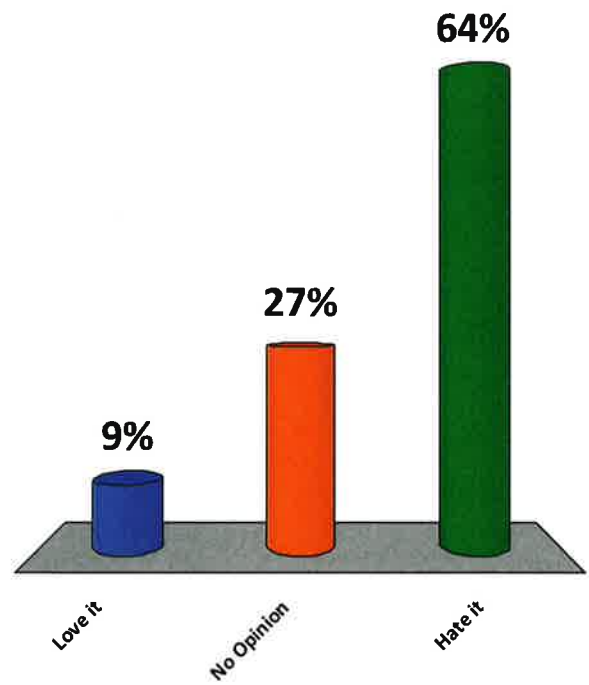
- A. Love it
- B. No Opinion
- C. Hate it



DO YOU LIKE THIS?



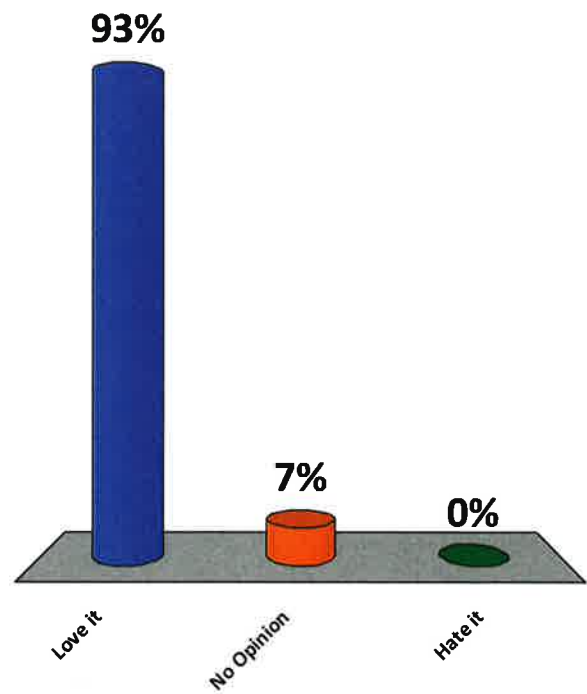
- A. Love it
- B. No Opinion
- C. Hate it



DO YOU LIKE THIS?



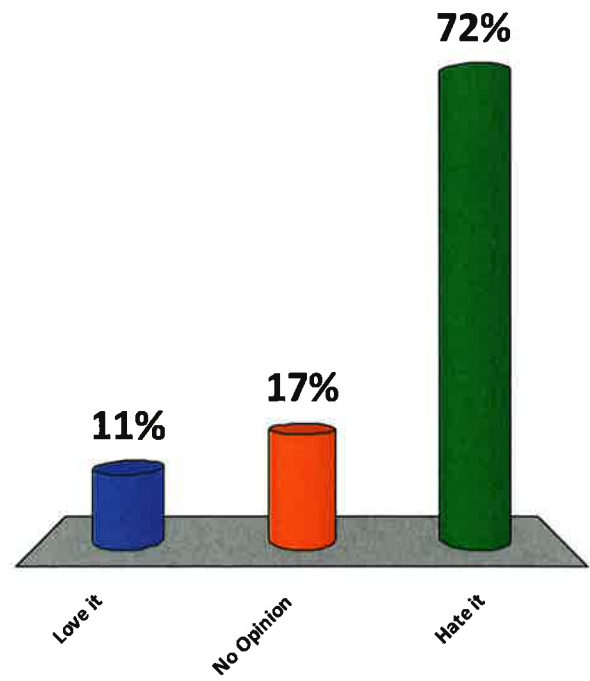
- A. Love it
- B. No Opinion
- C. Hate it



DO YOU LIKE THIS?



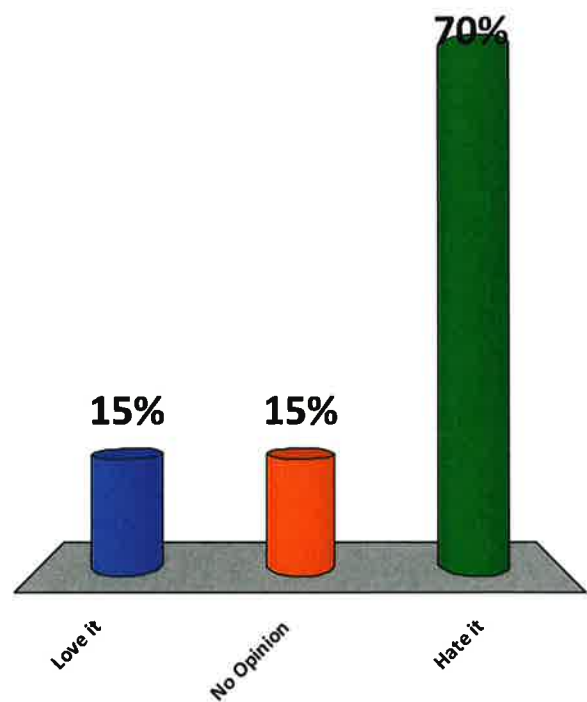
- A. Love it
- B. No Opinion
- C. Hate it



DO YOU LIKE THIS?



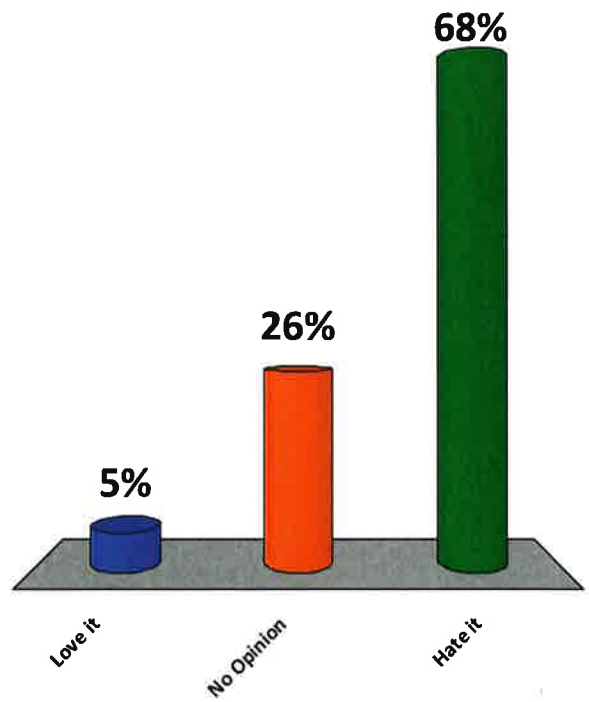
- A. Love it
- B. No Opinion
- C. Hate it



DO YOU LIKE THIS?



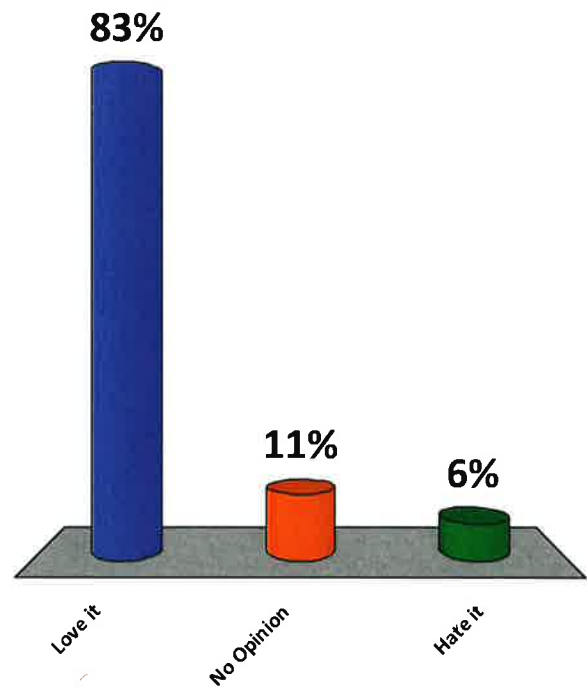
- A. Love it
- B. No Opinion
- C. Hate it



DO YOU LIKE THIS?



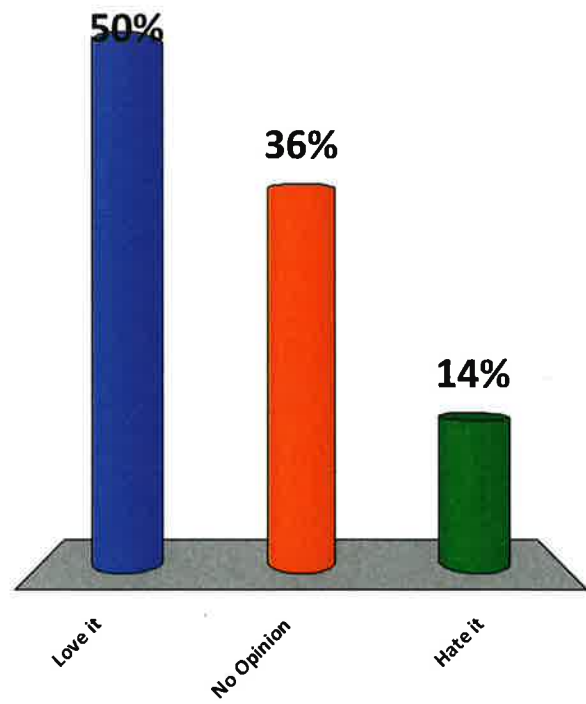
- A. Love it
- B. No Opinion
- C. Hate it



DO YOU LIKE THIS?



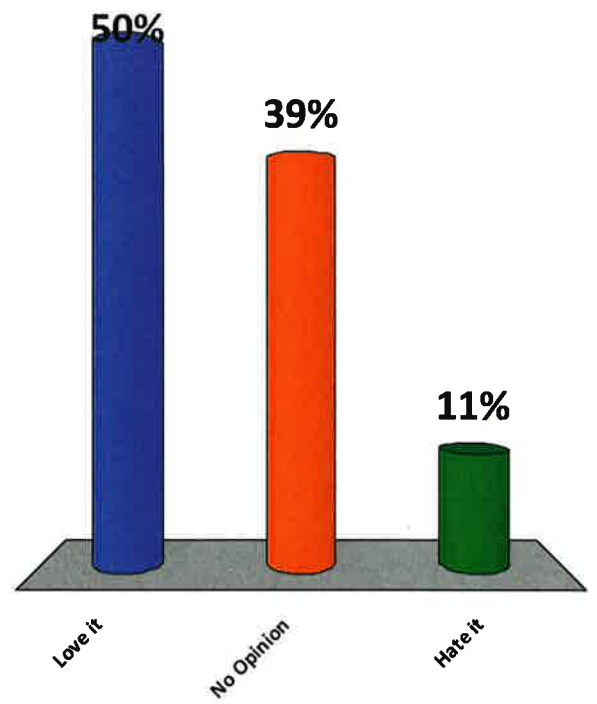
- A. Love it
- B. No Opinion
- C. Hate it



DO YOU LIKE THIS?



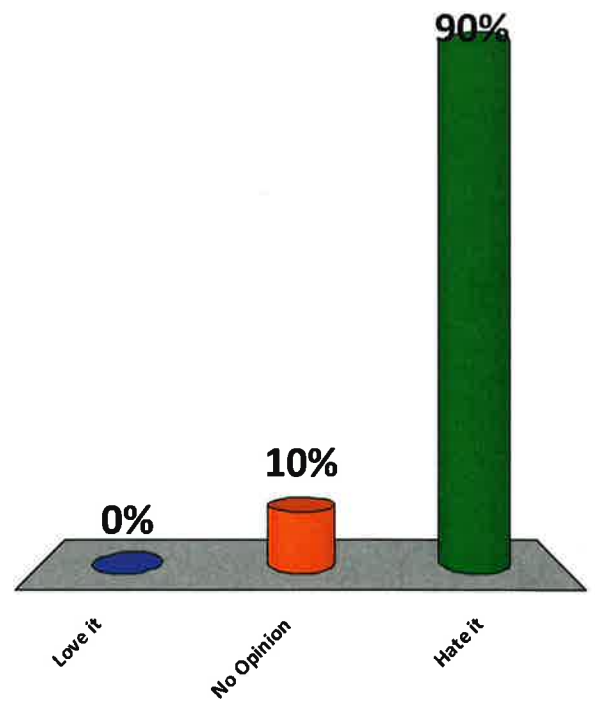
- A. Love it
- B. No Opinion
- C. Hate it



DO YOU LIKE THIS?



- A. Love it
- B. No Opinion
- C. Hate it





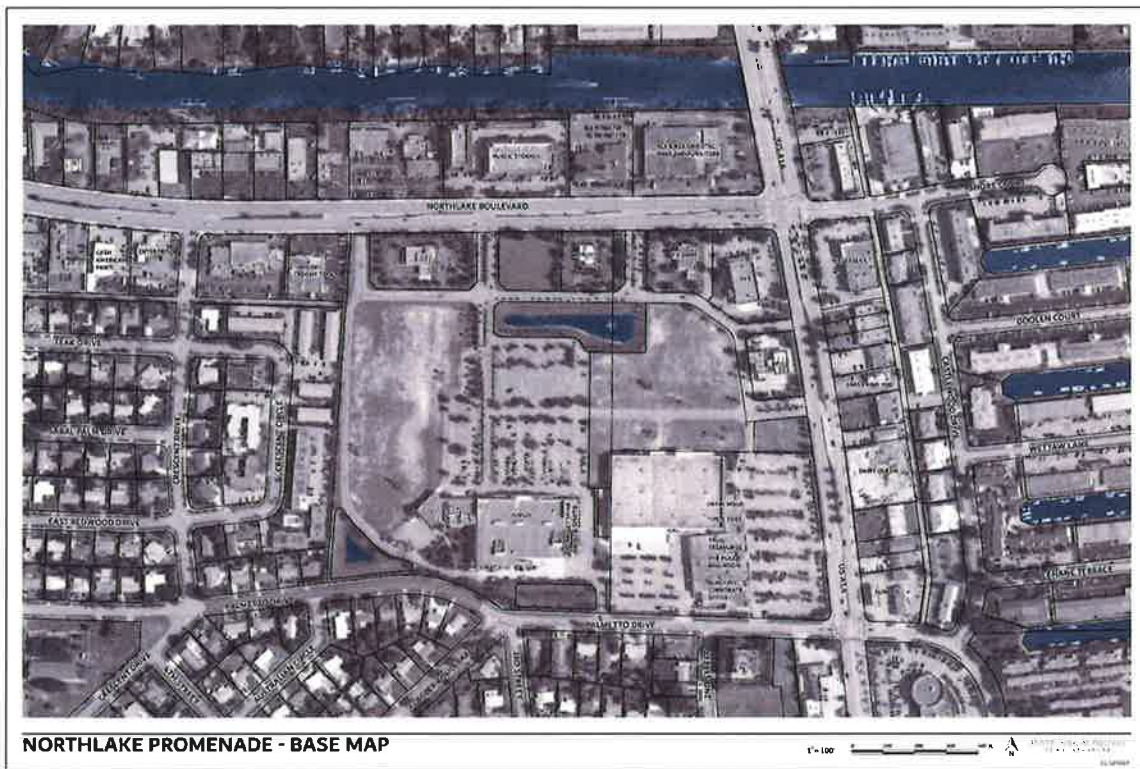








BASEMAP



INTRO TO EXERCISES

One Word Card

<p>ONE WORD that comes to mind about TWIN CITIES MALL:</p> <p>NOW: _____</p> <p>IN THE FUTURE:</p> <p>_____</p> <p><i>(in my vision)</i></p>
--

Tell Us...

**Are there
missing uses?**

**What should
new buildings
look like?**

**How tall should
buildings be?**

**Where should
parking be
located?**

**How should the
buildings front
the street?**

**Where should
new buildings be
placed on their
lots?**

When I say

Go...

GO!

10

Minutes to presentations

PIN -UP

2

minutes

0

minutes

**Spokesperson
needed for
each group**

Three big ideas?

Pin-up time

**CODE
UPDATE:
TWIN
CITIES MALL**

**TOWN OF
LAKE PARK**

12/04/2019

Presented by The Hillier Group and The Hillier Group

Grand Opening

TWIN CITY MALL

JULY 21 • 22 • 23 • 24
WED THURS FRI SAT

Midwest's Newest Mall
Midwest's Newest Mall



We'll be waiting for you!

A new destination retail site in Twin City Mall located at U.S. 1 & Northlake Boulevard, Twin City Mall is designed to make your shopping trip an exciting experience for the entire family. The grand opening of the new mall will take you on a "Grand Tour" of all the exciting Twin City Mall has to offer. High-end retailers and new shopping experiences are just a few of the exciting features. It's located between 10th Avenue and 12th Avenue, and is just a few minutes from downtown. We'll be waiting for you. You'll be glad you waited for us.

U.S. 1 & NORTHLAKE BOULEVARD W/NEW LAKE PARK METRO NORTH TOWN SQUARE

