



# AGENDA

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

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

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. SPECIAL PRESENTATIONS/REPORTS

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

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

**D. PUBLIC COMMENT:**

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

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

**F. ADJOURNMENT**

**SPECIAL  
PRESENTATION/  
REPORT**



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: January 15, 2014

Agenda Item No.

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

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

Approved by Town Manager *DSS* Date: 12/27/13

**Nadia Di Tommaso / Community Development Director** *ND*  
Name/Title

<b>Originating Department:</b>  Community Development	Costs: \$0 Funding Source: Acct. <input type="checkbox"/> Finance _____	<b>Attachments:</b>  → Mixed-Use Life Cycle → Mixed-Use Examples → "Current Code vs. Proposed Code" Spreadsheet
<b>Advertised:</b> Date: N/A Paper: <input type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone Or Not applicable in this case <u><i>ND</i></u>  <b>Please initial one.</b>

**Summary Explanation/Background:**

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

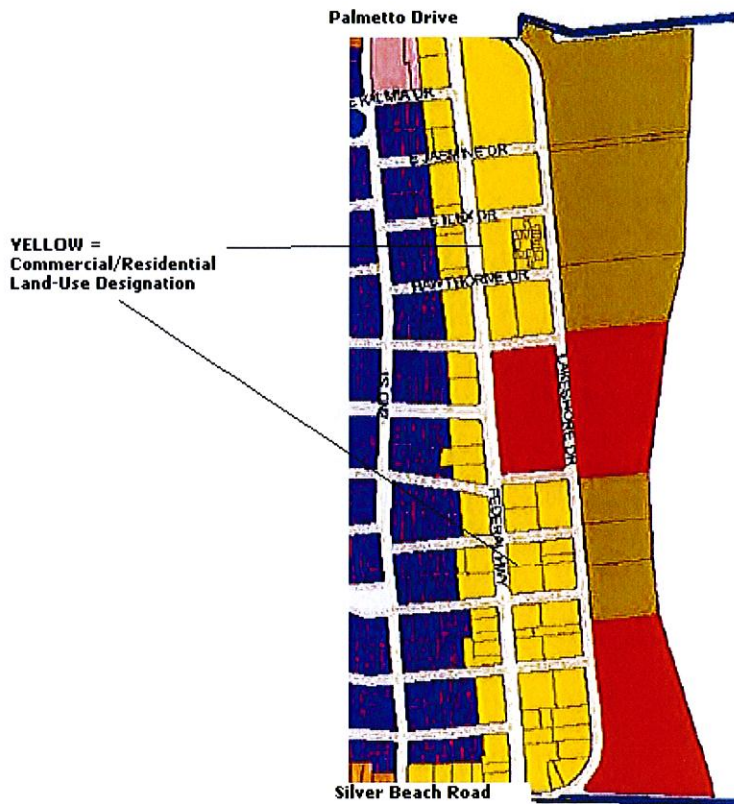
- greater housing variety
- reduced distances between housing, workplaces, retail businesses, and other amenities and destinations
- more compact development, land-use synergy (e.g. residents provide customers for retail which provide amenities for residents)
- stronger neighborhood character, sense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



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

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

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



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

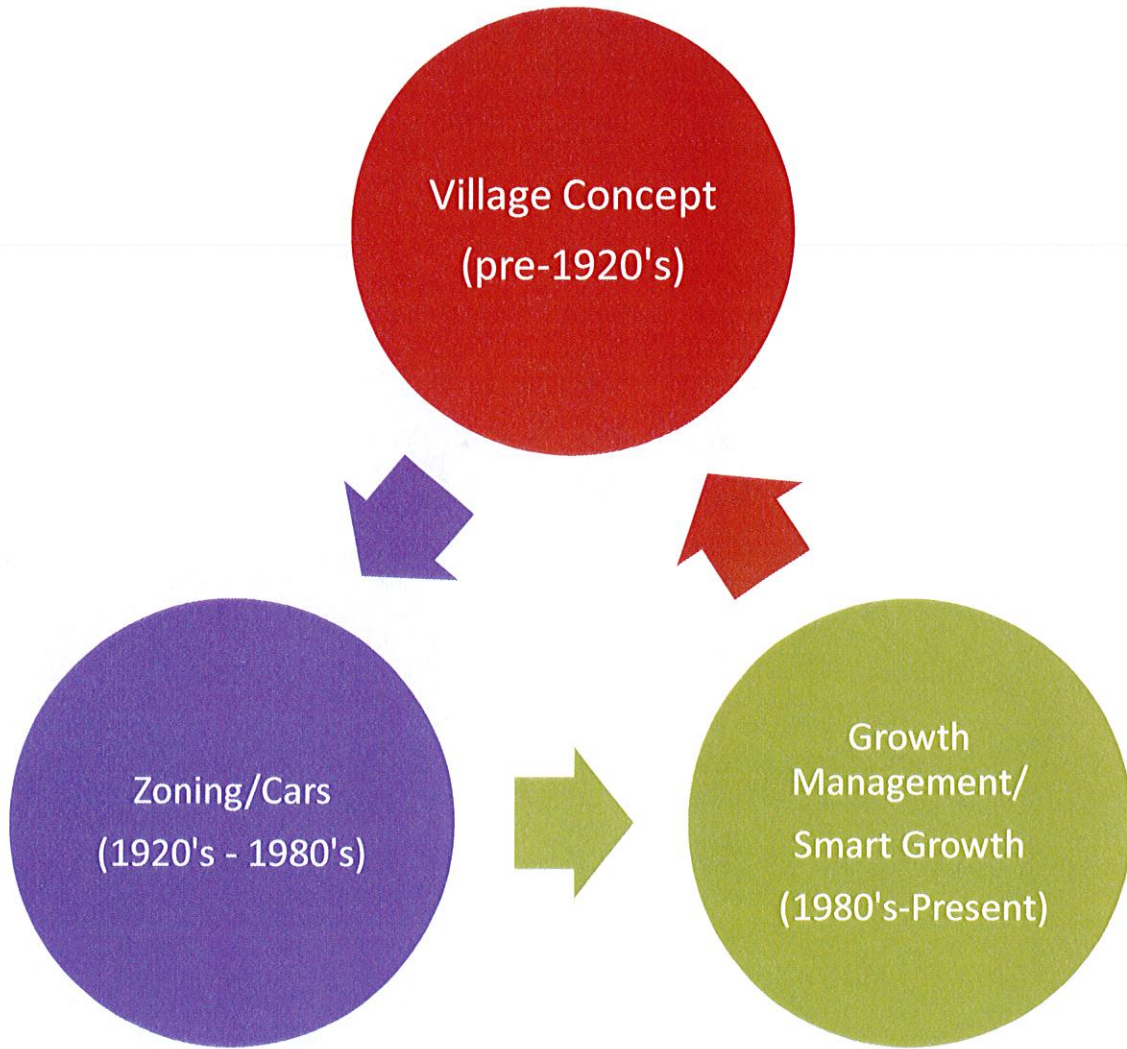
The November 13 meeting was scheduled in order to provide a better understanding of mixed-use development and clearly differentiate between *private property development versus staff's limited ability to incorporate code language related to mixed-use development. The mixed-use development code language,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

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

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

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

# Mixed-Use Life Cycle





# Mixed-Use Examples















## BOYNTON BEACH – RENAISSANCE COMMONS





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

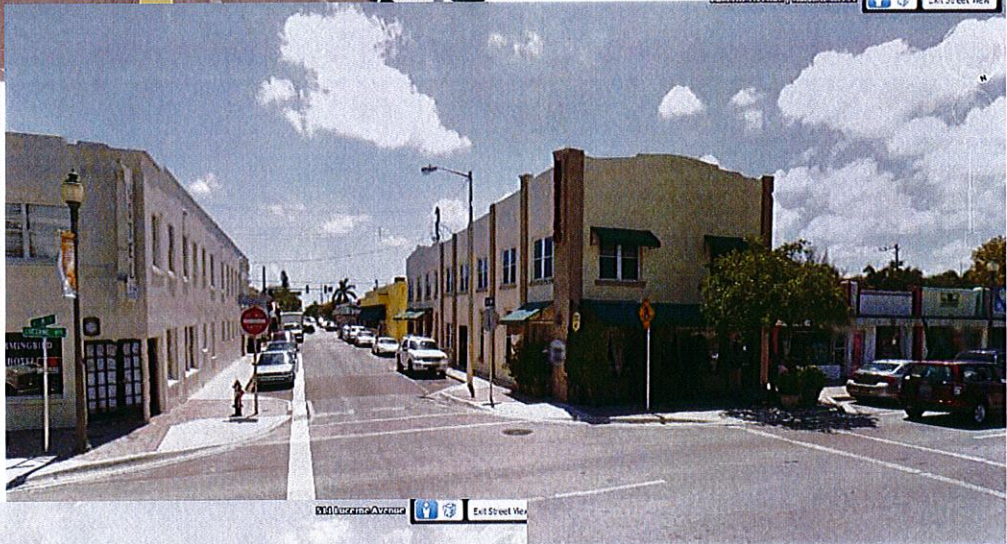
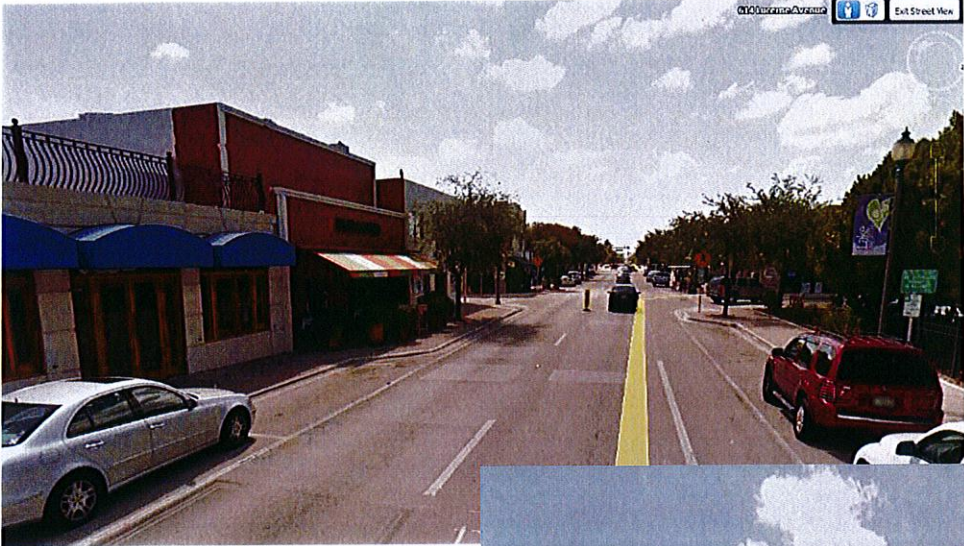


**FORT LAUDERDALE - LAS OLAS BOULEVARD**





# LAKE WORTH



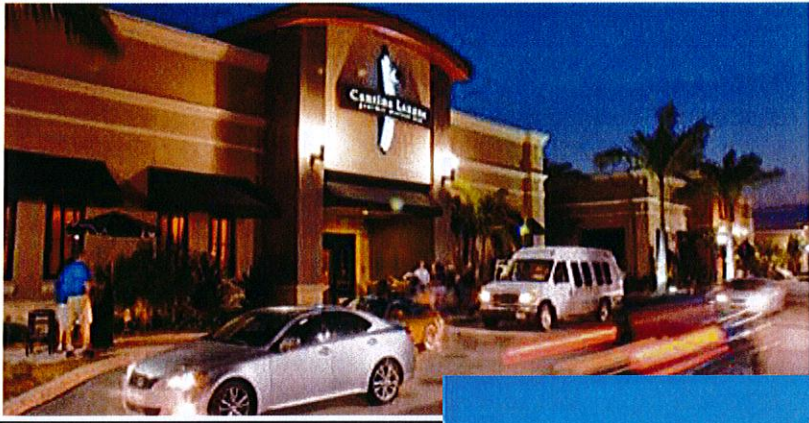


**WEST PALM BEACH – CITYPLACE**

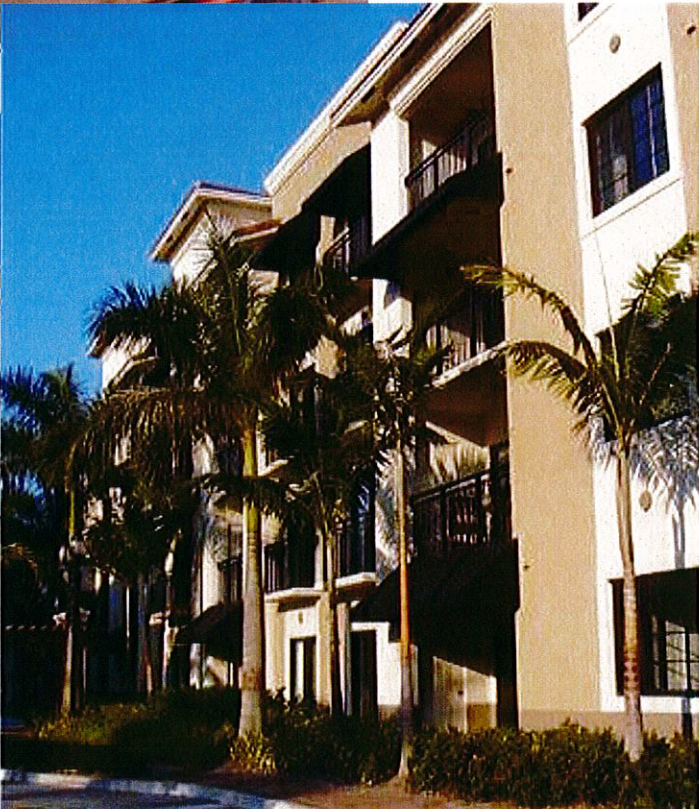




**MIDTOWN PGA – PALM BEACH GARDENS**

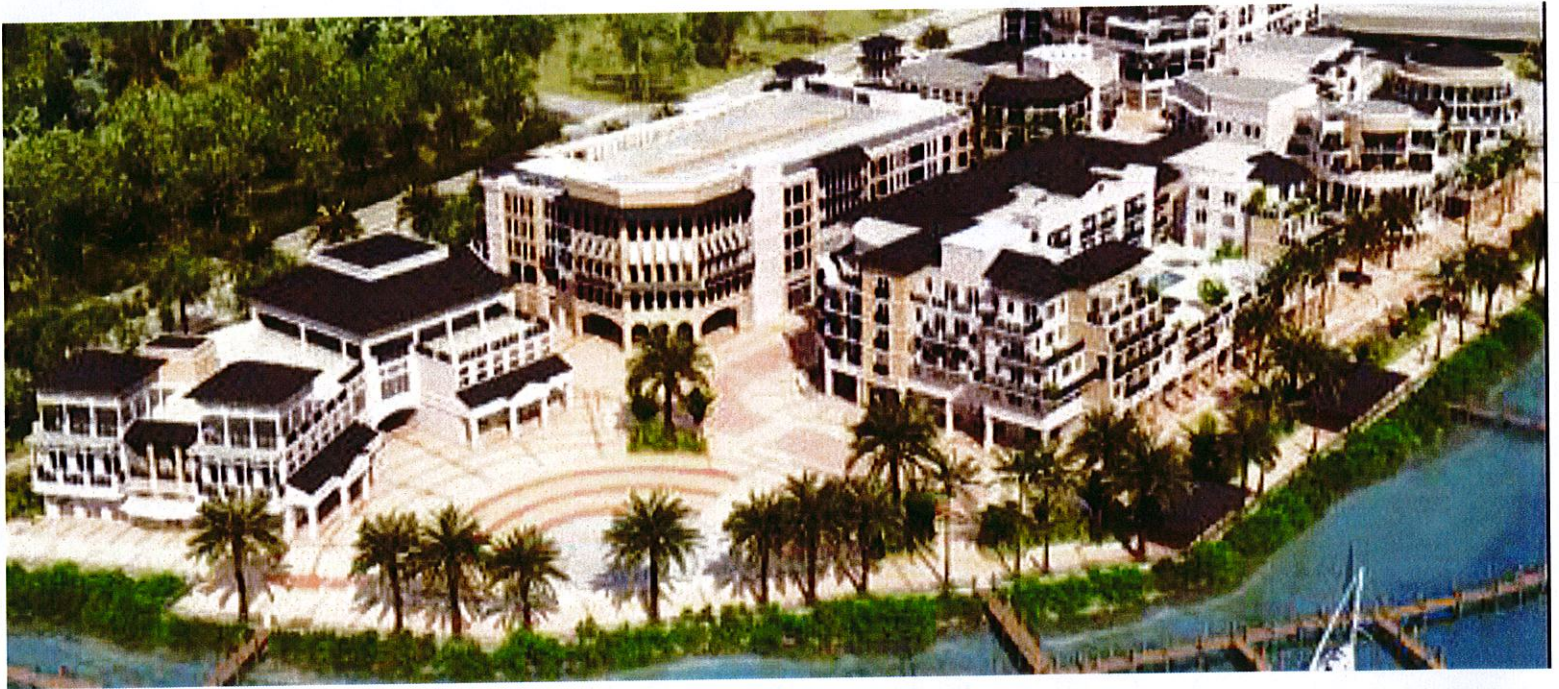


**The Borland Center for the Performing Arts**





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



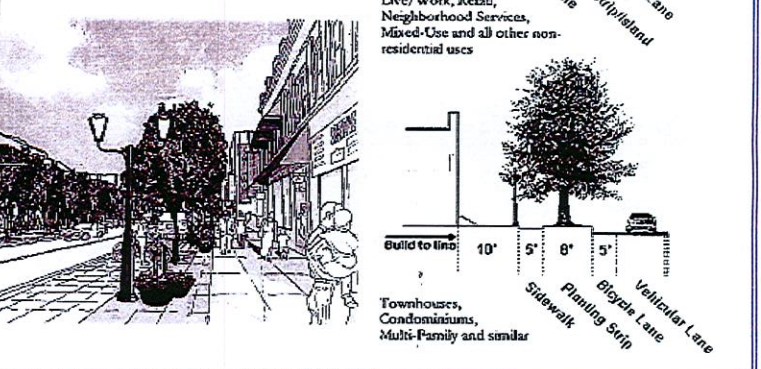


**NEIGHBORHOOD MIXED-USE DEVELOPMENT OVERLAY**



**HOW TO?**

- \*\*How can we encourage and implement a pedestrian-friendly corridor?
- \*\*How can we enhance corridor identity?
- \*\*How can we promote diverse development while integrating the development into the existing neighborhood?



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

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