



# AGENDA

Lake Park Town Commission  
Town of Lake Park, Florida  
TOWN COMMISSION

COMPREHENSIVE PLAN WORKSHOP  
Wednesday October 25, 2006 at 7:30 p.m.  
Lake Park Town Hall  
535 Park Avenue

<b>Paul Castro</b>	—	<b>Mayor</b>
<b>Edward Daly</b>	—	<b>Vice Mayor</b>
<b>G. Chuck Balius</b>	—	<b>Commissioner</b>
<b>Jeff Carey</b>	—	<b>Commissioner</b>
<b>Patricia Osterman</b>	—	<b>Commissioner</b>
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<b>Cynthia Sementelli</b>	—	<b>Interim Town Manager</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Town Attorney</b>
<b>Vivian Mendez</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**
- B. **PLEDGE OF ALLEGIANCE**
- C. **ROLL CALL**
- D. **PRESENTATION**  
Purpose of Workshop by Community Development Director.
- E. **DISCUSSION**
  - ❖ Identify the main issues, and what do we want to achieve.
  - ❖ Identify areas of most concern.
- F. **ADJOURNMENT**

**Town of Lake Park  
Community Development Department**



To: Town Commission

From: Patrick Sullivan, AICP, Director

Date: October 20, 2006

Re: Special Call Workshop

**MEMO**

The purpose of the workshop will be to examine the strengths and weaknesses of our primary commercial arterial roadways with the goal of determining strategies that will promote redevelopment, provide for growth in our tax base, increase the availability of jobs for our residents, and retain the historic character and scale of the Town.

I have identified six areas for you to consider: Federal Highway, Northlake Blvd., Congress, Old Dixie, 10<sup>th</sup> Street, and Park Avenue. You may choose to address some or all of these areas but the research was done on all of them to provide comparisons for your discussions.

Suggested points for discussion:

**Federal Hwy**

- Predominance of strip style development
- Very narrow lots... 120' – 150' generally
- Height is limited on both sides to 30'
- Commercial zone backs up to residential district on Lakeshore Drive --- Should these districts be combined into a Mixed Use District?
- Difference in zoning doesn't seem to make a difference in what is located where
- Very low vacancy rates
- Small personal style businesses...
- No liquor license within 500' of Kelsey Park is an issue for restaurants.
- Little to attract outside shoppers... local services only.
- Short buildings yield small office buildings... 4 stories will generate a larger office building.

**Old Dixie**

- Half C-4 --- half CLIC
- Lots of non-complying uses in C-4 especially auto repair.
- Office/warehouses on the increase.... Will see a bunch more along Old Dixie

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Community Development Department  
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- This area will be part of Bioscience overlay.
- Very low vacancy rates means that there is always someone to step in and use a property and it therefore never loses its grandfathered status.
- Auto repair and office warehouses are a lake Park niche... nothing similar in NPB, Gardens... They are not allowed in C-4
- C-4 also requires a lot of special exceptions

### 10<sup>th</sup> Street

- Shallow small lots... no front areas for parking or landscaping
- South eastern side of 10<sup>th</sup> between Silver Beach and Evergreen should be looked at again for rezoning to commercial
- Parking is a real problem
- As is aesthetics
- Lots of Non conforming uses. Again because of very low vacancy rate a similar use will always step in to replace an existing non-conforming use and therefore the district will not switch to the desired conforming use.

### Congress

- This is the Bioscience overlay area that we have agreed to through the interlocal agreement with the area communities
- Divosta's property is C-4 ... limits what can be developed there.
- This is an ideal candidate for a PUD.
- Without some significant retail the OL fees will be substantially less than what could be received but this contradicts the overlay requirements.

### Northlake

- Limited by NBOZ regulations. It is what it is.
- Characterized by small shallow lots and strip development
- Landscaping is a challenge
- Parking is a challenge
- Auto sales are limited to a 3 acre minimum... this presents challenges for expansion of existing dealerships

### PADD

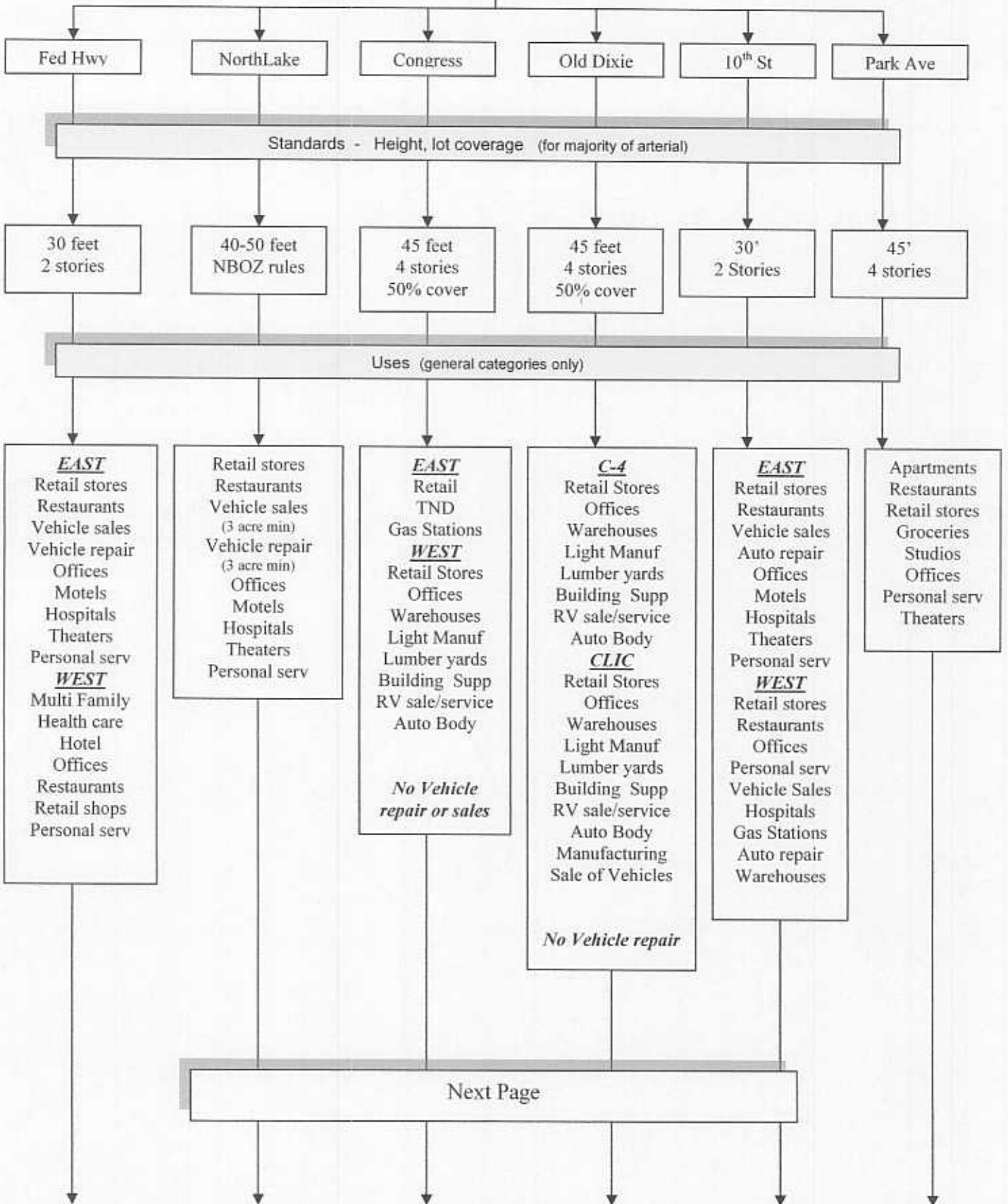
- Most of the stores have a limited local area market.... Few draw from outside a 4-5 block area. Some draw from outside such as ... the Saigon Market... the ballet school. More businesses like this should be encouraged.
- There should be a concerted effort to get the theatre operating.

- The retail mix should be examined.
- There is a high vacancy rate -- close to 25% of the shop spaces are empty ...
- Park Ave BBQ and Ahrens project will be strong anchors
- Active business recruitment might be looked into
- More landscaping in certain areas
- Beef up the aesthetic requirements in the code for keeping the facades
- Change zoning uses and allow for a little more flexibility.
- Little to attract outside shoppers... now have local services only.

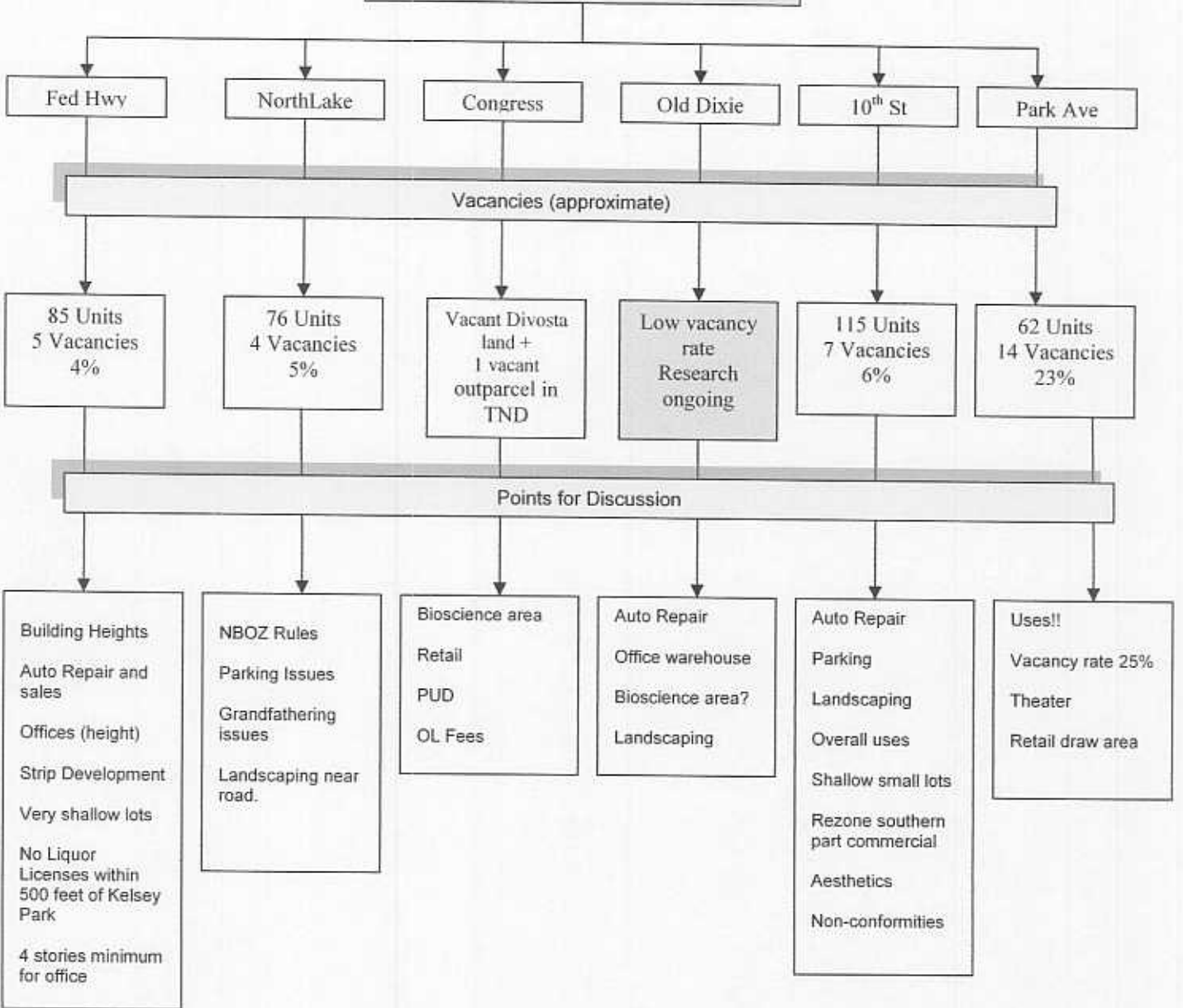
I would suggest that we follow a workshop format with the following structure.

1. Start with an overall consensus of what you would like to achieve at this workshop. Decide on which areas are of most concern. Prioritize by area. Do we want to alter standards, uses, density? These can be summarized on a flip chart as they are discussed.
2. Move to the individual areas prioritized above and identify the strengths and weaknesses of those areas. Discuss and prioritize issues and actions that are important to you.
3. Provide for public input where appropriate.
4. Finally, establish the most important or key issues that evolved through out the evening and identify an action plan of what should happen next. For example, you may decide that the height standards on the eastern side of Federal Highway should be changed and you would direct staff to research the impact and bring back language to address the situation.

Primary Commercial Arterials



# Primary Commercial Arterials



Building Height requirements and Lot coverage for building structure

	PADD	C-1	C-2	C-3	C-4	CLIC	C-1B	NBOZ
Park	45' 4 stories							
	100% required							
Old Dixie		30' 2 Stories			45' 4 stories	4 stories		
		None			50%	50%		
Fed Hwy		30' 2 Stories					30' 2 Stories	
		None					None	
10 <sup>th</sup> St	45' 4 stories	30' 2 Stories	30' 2 Stories					
		None	None					
Northlake		30' 2 Stories	30' 2 Stories	50'				40' Central 50' East
		None	None					None
Congress			30' 2 Stories		45' 4 stories			
			None		50%			

Height Limits
Bldg Coverage