



**TOWN OF LAKE PARK  
PLANNING & ZONING BOARD  
WORKSHOP MEETING  
MINUTES  
FEBRUARY 3, 2014**

**CALL TO ORDER**

The Planning & Zoning Board Workshop Meeting was called to order by Chair Judith Thomas at 6:30 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Chair Judith Thomas	Present
Vice-Chair James Lloyd	Not Present
Michele Dubois	Present
Martin Schneider	Present
Erich Von Unruh	Present
Ludie Francois, Alternate	Excused

Also in attendance were Nadia Di Tommaso, Community Development Director; Debbie Abraham, Town Planner, and Kimberly Rowley, Recording Secretary.

**APPOINTMENT OF CHAIR**

Pursuant to the Town Code Sec. 2-111(a) which requires the annual election of a Chair and Vice-Chair, Chair Thomas asked for nominations for the appointment of a Chair for the upcoming year. Board Member Schneider nominated Judith Thomas. There were no other nominations. The nomination was seconded by Board Member Von Unruh and the vote was as follows:

	<b>Aye</b>	<b>Nay</b>
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Erich Von Unruh	X	

**The Motion carried 4-0 and Judith Thomas was elected to serve as Chair of the Planning & Zoning Board for the upcoming year.**

**APPOINTMENT OF VICE-CHAIR**

Pursuant to the Town Code Sec. 2-111(a) which requires the annual election of a Chair and Vice-Chair, Chair Thomas asked for nominations for the appointment of a Vice-Chair for the upcoming year. Board Member Dubois nominated James Lloyd. There were no other nominations. The nomination was seconded by Board Member Von Unruh and the vote was as follows:

	<b>Aye</b>	<b>Nay</b>
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Erich Von Unruh	X	

**The Motion carried 4-0 and James Lloyd was elected to serve as Vice-Chair of the Planning & Zoning Board for the upcoming year.**

**APPROVAL OF AGENDA**

Chair Thomas requested a motion for the approval of the Agenda as submitted. Board Member Schneider made a motion for approval of the Agenda, and the motion was seconded by Board Member Von Unruh. The vote was as follows:

	<b>Aye</b>	<b>Nay</b>
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Erich Von Unruh	X	

**The Motion carried 4-0 and the Agenda was unanimously approved as submitted.**

**APPROVAL OF MINUTES**

Chair Thomas requested a motion for approval of the December 2, 2013, Planning & Zoning Board Meeting Minutes as submitted. Board Member Schneider made a motion to approve, and the motion was seconded by Board Member Von Unruh. The vote was as follows:

	<b>Aye</b>	<b>Nay</b>
Judith Thomas	X	
Michele Dubois	X	
Martin Schneider	X	
Erich Von Unruh	X	

**The Motion carried 4-0 and the Minutes of the December 2, 2013, Planning & Zoning Board Meeting were unanimously approved as submitted.**

**PUBLIC COMMENTS**

Chair Thomas explained the Public Comment procedure.

## **WORKSHOP DISCUSSION ITEM**

### **A. THE FEDERAL HIGHWAY CORRIDOR AND OPPORTUNITIES FOR MIXED-USE DEVELOPMENT THROUGH A MIXED-USE DISTRICT OVERLAY.**

#### **STAFF PRESENTATION**

Community Development Director Nadia DiTommaso addressed the Board and stated that tonight's Workshop will be on mixed-use development. She explained that this Workshop is the 4<sup>th</sup> Workshop which Staff has held on the topic of mixed-use development - the first Workshop was held in November, the second Workshop was held in December with a select group of business and property owners from along the Federal Highway Corridor, and the most recent was held on January 15<sup>th</sup> in front of the Town Commission. Ms. DiTommaso stated the importance of reviewing some common planning theory and terminology in order for the public to understand mixed-use development and, in this regard, she read the following excerpt from the Staff Report:

"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:

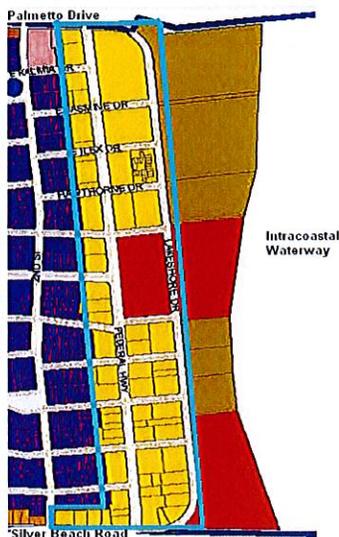
"Any urban, suburban or village development, or even a single building, that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections"

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."

Ms. DiTommaso said that the goal of this Workshop is the same goal as all of the previous Workshops, which is to engage the P&Z Board in a discussion on a mixed used development option/opportunity in the Town of Lake Park. Ms. DiTommaso stated that Staff's purpose of this Workshop is not to promote any specific type of development, but rather Staff is hoping to create development regulations or development guidelines within the Town Code to promote a mixed use development option.

Ms. DiTommaso presented a Power-Point visual (copy attached) of the Federal Highway Corridor focus area and defined the exact boundaries.

#### FEDERAL HIGHWAY CORRIDOR (in yellow)



Ms. DiTommaso explained the reason the Federal Highway Corridor includes the specific parcels is that in 2009 the Town Commission felt that it was important to designate the highlighted area as “Commercial-Residential”, which meant at that time there was a vision to include some mixed-use development in the Town Code. So, why mixed-use development and why now? Because many neighboring municipalities have already incorporated mixed-use development into their Codes, and the Town of Lake Park needs to remain competitive. Staff feels that in order for Lake Park to remain competitive there is a need to provide for additional options in the Town Code which will allow for a mixed-use development to come into the Town in the future. Ms. DiTommaso turned the floor over to Debbie Abraham, Town Planner, to review zoning and land use terminology.

Ms. Abraham addressed the Board and stated she will explain some basic planning concepts and key terms which will be mentioned throughout the Workshop for those watching at home. Ms. Abraham provided a Power-Point Presentation (a copy of which is attached to these Minutes) and defined key terms such as “land use” and “zoning” and “mixed-use”. Ms. Abraham provided an explanation of the Future Land Use Map and the various land designations throughout Town. She stated that the Federal Highway Corridor target area has an existing land use designation as “commercial/residential”, meaning that the area is intended for commercial development with an attached residential component. Ms. Abraham showed the Town's Zoning

Map, and explained that the Federal Highway Corridor has two Zoning Districts, "Commercial 1-B" or "C1-B", and "Commercial 1" or "C-1", both of which allow for uses such as restaurants, retail, banks and professional offices. Ms. Abraham pointed out that none of these uses include commercial with residential component, as previously shown on the Land Use Map. Ms. Abraham gave a brief history of how zoning came about and stated that land use reserves an area for a general purpose, such as commercial or residential, while zoning determines which uses are allowed within those areas and which uses are not allowed.

## **DISCUSSION**

Board Member Von Unruh asked if the building at 801 Park Avenue (One Park Place) is zoned for mixed-use. Ms. Abraham responded that although the building is unoccupied at this time, One Park Place is an example of mixed-use. Mr. Von Unruh asked if the Town is leaving behind the idea of a mixed-use concept on Park Avenue to which Ms. DiTommaso responded no, but that the focus of this Workshop will only be on the Federal Highway Corridor.

Chair Thomas asked if Federal Highway has an overlay like the Park Avenue/CRA area. Board Member Von Unruh asked if the former Twin City Mall/Publix area could potentially be included in the mixed-use area. Ms. DiTommaso explained that the former Twin City Mall property is actually in the Village of North Palm Beach, but the Publix portion of the property is in the Town of Lake Park, however, the focus at this time is only on property abutting Federal Highway since the land use is currently in place. She stated that in the future there could be an opportunity to extend the mixed-use concept if a land use designation change occurs; however, the focus now is only upon the parcels which already have the land use in place.

Ms. DiTommaso explained the mixed-use concept and showed several visuals of mixed-use properties and architectural styles (included in the Power-Point Presentation attached to these Minutes). Some of the mixed-use examples shown were Boynton Beach, Las Olas Boulevard in Ft. Lauderdale, City Place in West Palm Beach, and One Park Place in the Town of Lake Park.

Board Member Von Unruh inquired about buildings and/or homes located within the focus area which are currently designated as historic. Ms. DiTommaso stated that the Town reverts back to the designation of the property and any building or home with a historic designation would not be demolished.

Chair Thomas asked when was the last time the Town Commission held a visioning session and stated that she feels this is a microcosm viewpoint and questioned why the focus area is only on Federal Highway. She stated that something of such magnitude should be looked at as a vision for the entire Town of Lake Park, since the mixed-use development would not only impact Federal Highway but the whole Town. Chair Thomas asked what the intent is for the Town and stated she would like for the mixed-use concept to be looked at on a broad base. Chair Thomas stated she would like the Planning & Zoning Board to be comprehensive in their viewpoint as to how they move forward with the mixed-use concept and inquired if the Town has considered holding a Workshop for the entire Town. Board Member Von Unruh stated a concern that if mixed-use is implemented for the Federal Highway Corridor would it affect mixed-use on Park Avenue and might it detract from doing mixed-use throughout the Town. Board Member Von

Unruh stated that he believes that the Town should look at a bigger and broader vision for Lake Park and how this proposed change might impact the other areas.

Ms. DiTommaso stated that the Town Commission has held two visioning sessions and that the Federal Highway Corridor was chosen as one of the focal points in terms of discussing mixed-use. She stated that visioning has been ongoing for about 1-1/2 half years to the point where the Workshop mixed-use development discussions are being held. Ms. DiTommaso stated that from a Staff perspective the reason Federal Highway was chosen is because of its location. She explained that Federal Highway is a major north-south corridor with natural key features of the Town such as parks and a marina, and its placement in Town makes it an ideal place to incorporate mixed-use development. Ms. DiTommaso stated that there is a mixed-use development potential on Park Avenue and incorporating mixed-use onto Federal Highway should not detract from it, since the mixed-use development option is already available on Park Avenue.

Board Member Von Unruh questioned the general consensus of the property owner's Workshop regarding mixed-use development on Federal Highway. Ms. DiTommaso stated that reactions in the first Workshop were mixed - with some concerns due to the history of the Town; questions about what is the Town's goal; and does the Town already have a developer in mind. She stated that the second Workshop was more positive and the Town Commission Workshop was very positive.

Chair Thomas asked that since these various Workshops have been held, what is the Town's image and vision. Ms. DiTommaso said that she believes that the Town Commission is still working on a vision. Chair Thomas stated that in her opinion the Town should know what its image is before deciding on mixed-use and there should be a bigger picture approach. Ms. DiTommaso stated that the Town of Lake Park is a historic town with predominately single-family neighborhoods surrounded by commercial corridors, and the intent is to try to maximize the potential of the commercial corridors, but in order to achieve that there is a need to maximize development potential. Ms. DiTommaso stated that from a Staff perspective, we are trying to integrate a development option which will not limit development to only two-story commercial buildings. Ms. DiTommaso further stated that Staff is simply beginning the mixed-use development conversation on Federal Highway in order to maximize the potential of Federal Highway and that the intent is not to detract from what we have been, but to offer something that is economically viable for the future, not only for Federal Highway but for all residents.

Board Member Von Unruh inquired about the proposed height range of the mixed-use buildings on Federal Highway. Ms. DiTommaso stated they are considering 10 stories, but so far no language has been drafted since the Workshop phase is on-going. Board Member Von Unruh expressed concerns regarding the historic buildings located within the area. The Mayor commented that the Vice-Mayor has suggested the possibility of transferring development rights for the historic area.

Board Members were invited to come and view the Federal Highway Corridor Map and position the mixed-use models (2, 3, 4 & 8 story buildings) on various sites throughout the corridor. Some points discussed were:

Ms. Abraham introduced a chart that Staff created which highlighted the existing Code requirements compared to the proposed mixed-use overlay district (see attached). She stated that 3-4 story buildings are being placed on the west side of Federal Highway in order to protect the single family residential buildings. Ms. Abraham stated that the proposal is that the mixed-use idea be initiated on the east side of Federal Highway only and only residential will front Lake Shore Drive.

Ms. DiTommaso stated that there has been discussion to treat the block near the Marina area for potential redevelopment differently and possibly different types of guidelines since there is different type of development potential.

Ms. Abraham stated that for parcels that are not mixed use there are different types of landscaping being proposed and on the west side adjacent to the single-family lots any proposed development will require a larger landscape buffer to delineate their area and to protect the privacy of the single-family home owners. There will also be an increased landscape buffers on Lake Shore Drive.

Ms. DiTommaso stated that the Architectural Guidelines are already in place.

Ms. Abraham discussed set-backs and stated that the mixed use proposes a build-to-line for buildings fronting Federal Highway in order to connect the buildings to the street. Board member Von Unruh expressed concern that if the buildings are too close to the street then the front area cannot be utilized for sidewalks, dining outside, etc.

Board Member Schneider asked if there would be a height bonus system and inquired about density. Ms. DiTommaso stated that density is currently 20 units per acre and that density will need to be addressed as a land use text amendment.

Board Member Schneider asked about current Parking Regulations and potential need to utilize shared parking. Ms. DiTommaso stated that the current parking code is outdated and is currently being looked at for revisions for dimensions and parking number requirements. Board Member Schneider asked if the density is increased is the concurrency available along Federal Highway. Ms. DiTommaso stated that regulations are not in place but discussions with Palm Beach County are currently taking place and so they are forthcoming. Board Member Schneider inquired if Earl Stewart Toyota has been involved in any of the Workshops. Ms. DiTommaso stated that they have not participated but they did receive notification of the Workshops. Ms. DiTommaso stated that the historic use for Earl Stewart Toyota is a commercial PUD.

Board Member Von Unruh questioned what Staff is seeking administratively from the P&Z Board with this Workshop Meeting. Ms. DiTommaso responded that the intent of the Workshop is to be informative and generate discussion and comments regarding mixed-use development. Board Member Von Unruh asked if there have been any statistical studies regarding the impact of mixed-use development on the roadways; increase of traffic; or a potential change to Lake Park in any type of economic way. Board Member Von Unruh suggested that Staff could possibly contact the City of Delray Beach and/or the City of Ft. Lauderdale since they have

undertaken mixed-use development changes and have most likely conducted statistical studies in order to provide feedback to the Planning & Zoning Board and Town Commission on any positive or negative impacts. Ms. DiTommaso stated that no studies have been done at this point, but that research has been conducted and can be provided as we move forward.

Chair Thomas inquired if it is the intent of the Town Commission to do a redevelopment plan for the Federal Highway Corridor since the mixed-use proposal looks like a 20-year development plan. Ms. DiTommaso stated that this is a Staff initiative simply trying to create an option to stimulate the Federal Highway Corridor by incorporating mixed-use. Chair Thomas said she sees this as a planning tool and she doesn't think everything should be done incrementally. Ms. DiTommaso stated that the mixed-use intent was established with the 2007-2008 Land Use change. Ms. DiTommaso stated that the planning stage actually began at the time of the land use designation change and Staff is currently trying to create the zoning tools to accommodate the land use change.

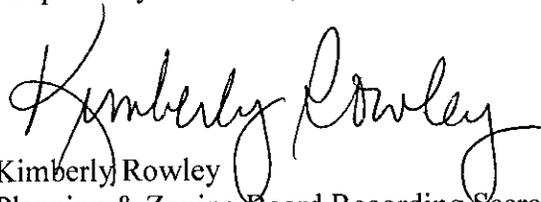
### **COMMUNITY DEVELOPMENT DIRECTOR COMMENTS**

The Community Development Director invited the P&Z Members to contact her with any further questions, comments or suggestions. Ms. DiTommaso stated that the plan moving forward is to continue working at Staff level and to come back in 4-5 months with more substantial guidelines and regulations and to begin working through the public hearing process. Chair Thomas recognized the Community Development Director and Planner for their hard work in creating the models and putting this presentation together.

### **ADJOURNMENT**

There being no further business before the Board, the Workshop Meeting was adjourned at 7:48 p.m. by Chair Judith Thomas.

Respectfully Submitted,



Kimberly Rowley  
Planning & Zoning Board Recording Secretary

**PLANNING & ZONING BOARD APPROVAL:**

A handwritten signature in black ink, appearing to read "Judith Thomas", written over a horizontal line.

Judith Thomas, Chair  
Town of Lake Park Planning & Zoning Board

DATE:

May 5, 2014



# PLANNING & ZONING BOARD MIXED-USE WORKSHOP

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Community Development Department

February 3, 2014

# Introduction

## Purpose

- To incorporate Development Regulations into the Town's Zoning Code that will allow and encourage Mixed Use Development along the Federal Highway Corridor.

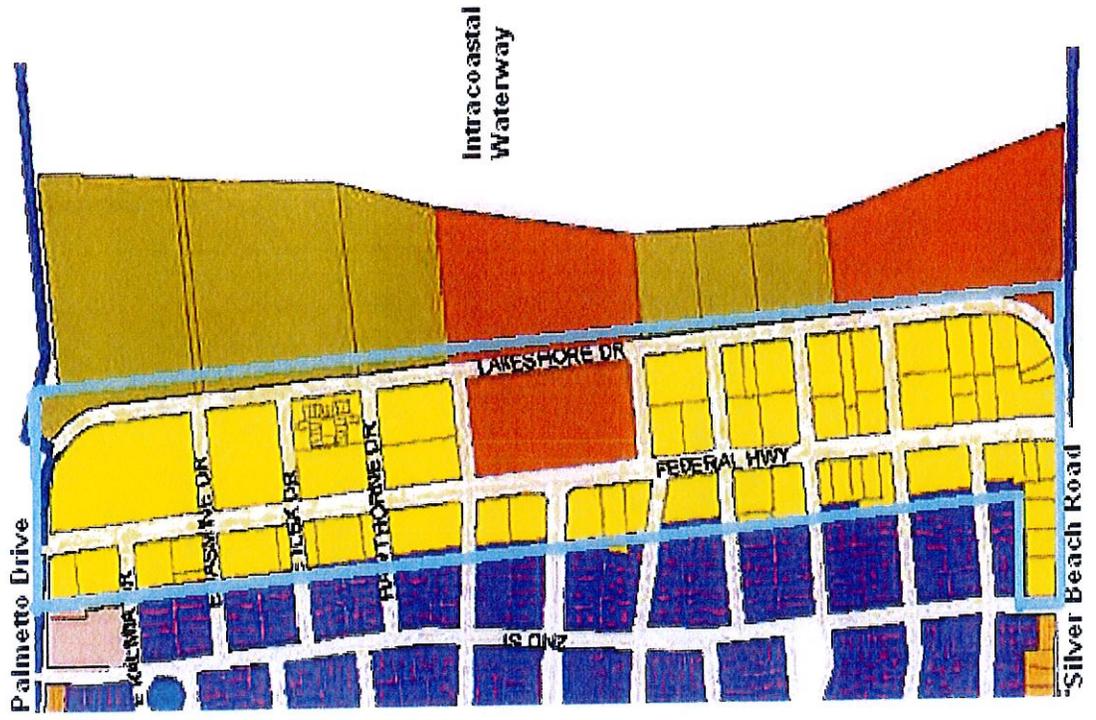
## Staff Initiatives

- November 13, 2013: Workshop with Property Owners & Business Owners
- December 12, 2013: Workshop with Property Owners & Business Owners

## Focus Area

- West side of Federal Highway to the west side of Lakeshore Drive, from Palmetto Drive to Silver Beach Road

# Federal Highway Corridor



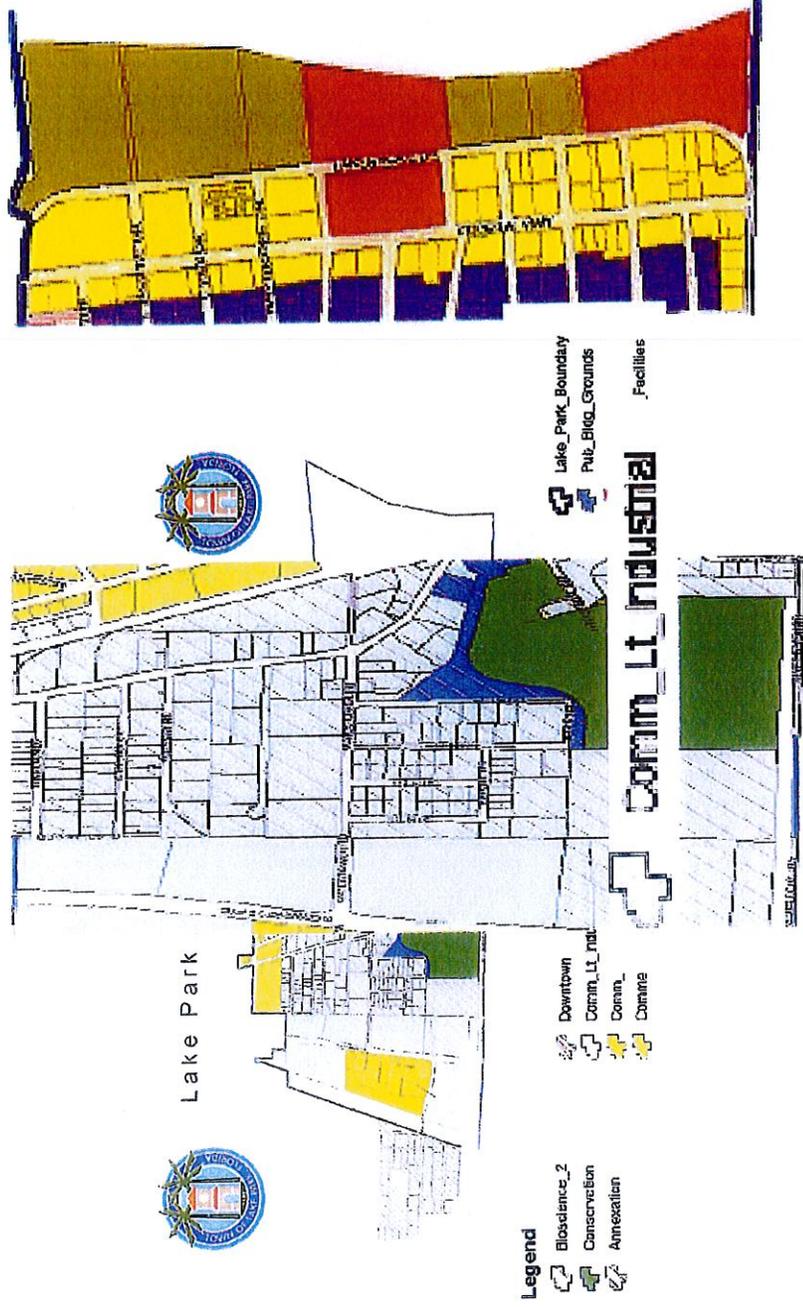
# Key Terms & Definitions



Comm\_Residential

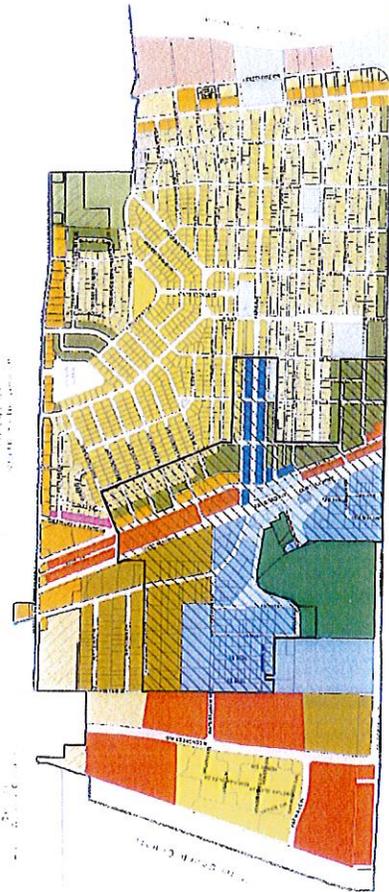
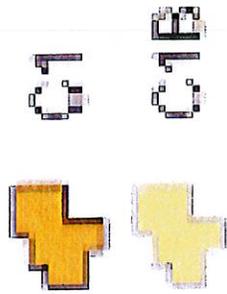
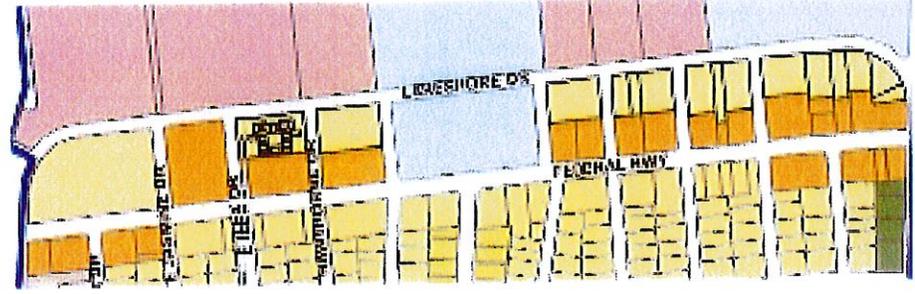
LAND USE: The designation of land for a general purpose.

For example, “commercial”, “residential”, or “industrial”.



# Key Terms & Definitions

**ZONING:** Allowing certain activities/uses within a specified area, or district. For example, “retail shops”, or “business offices” in an area with an overarching “commercial” land use designation



- CRA Boundaries
- R1B
  - R1AA
  - R1
  - R1A
- R2A
  - R3
  - R2
  - TND
- C1
  - C1B
  - C2
  - C3
- Public
  - PUD
  - PADD
  - CLUC
- CRA
  - NBOZ Overlay
  - C4
  - Lalico\_Park\_Boundary
- Conservation

# Key Terms & Definitions

MIXED-USE: The combination of two or more uses within one development, such as commercial with residential.



Residential

Parking Garage

Commercial

