

# LAKE PARK WATERFRONT REVIVAL

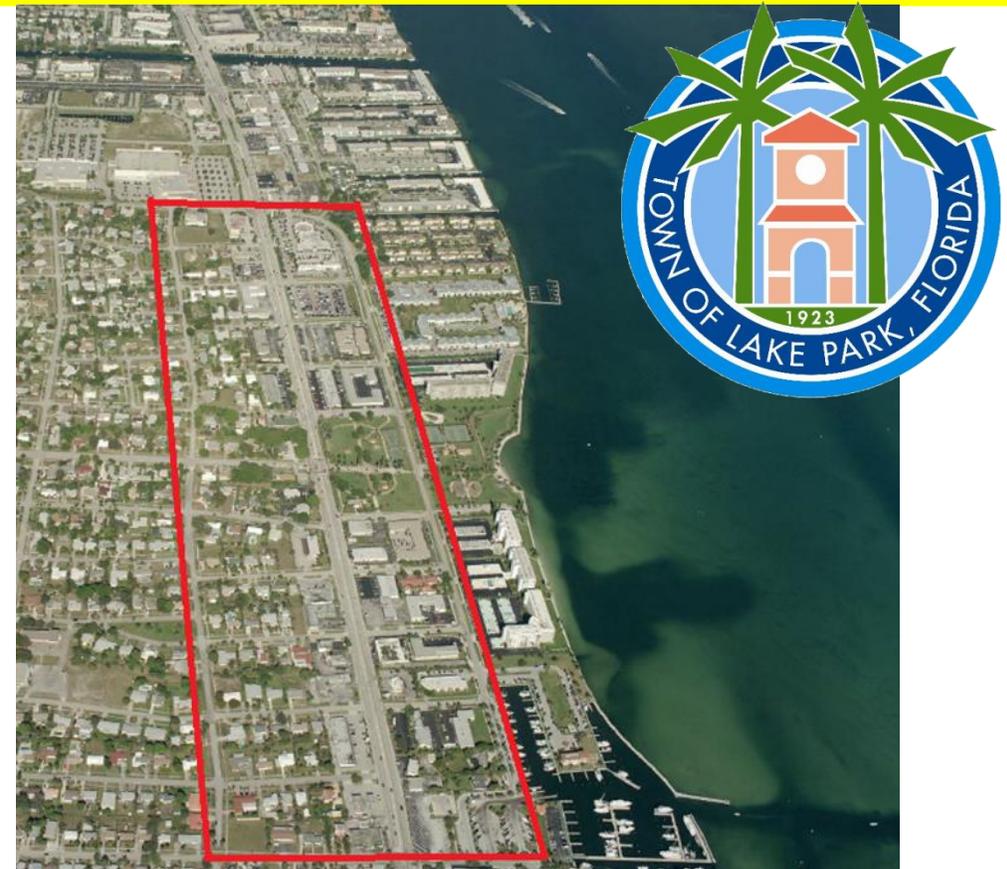
*“Cherishing the old, bringing in the new”*

**Local Planning Agency  
Planning & Zoning Board  
Monday, July 11, 2016**

*Nadia Di Tommaso, Community Development Director*

*Scott Schultz, Town Planner*

*Alex David, Jerry Bell and Camilo Lopez, Alex David & Associates*



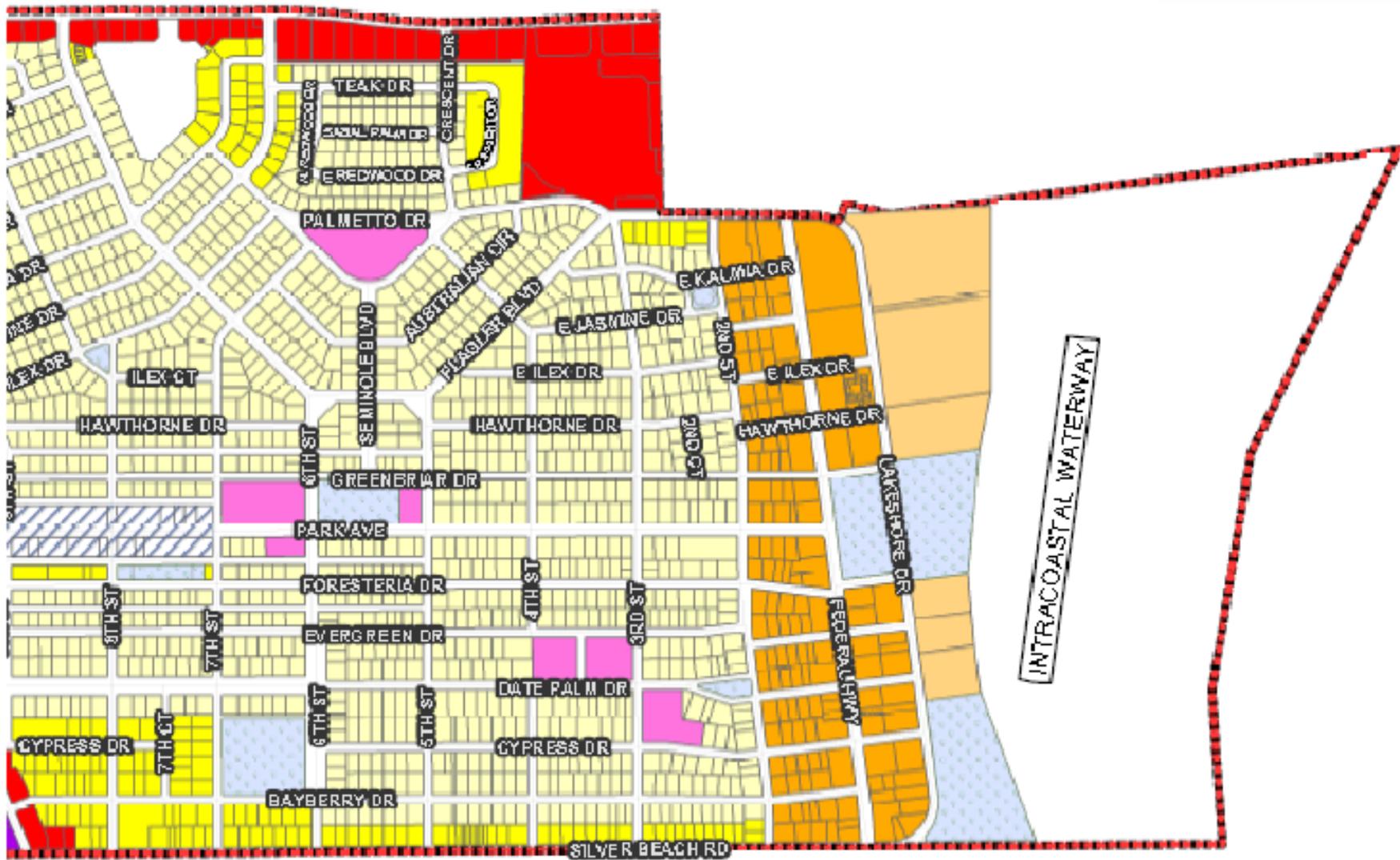
# FEDERAL HWY CORRIDOR – BIRD'S EYE



# FEDERAL HWY CORRIDOR – BIRD'S EYE



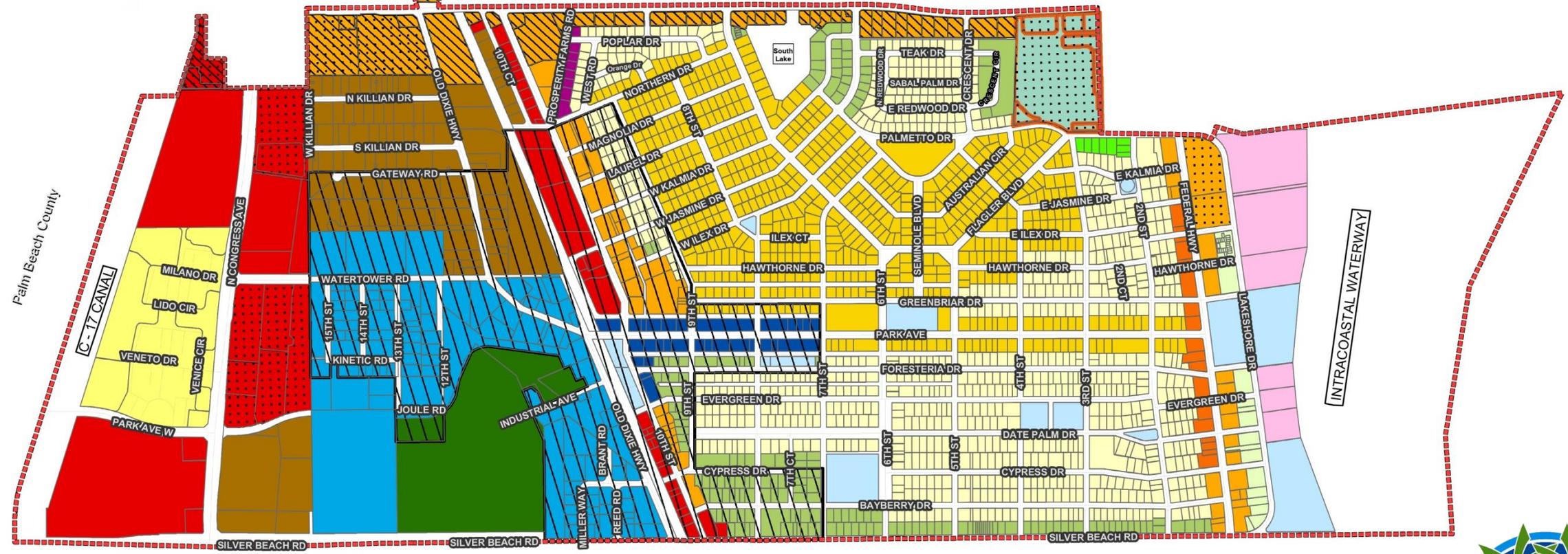
# LAKE PARK FUTURE LAND USE PARTIAL MAP



# LAKE PARK ZONING MAP

City of Palm Beach Gardens

Village of North Palm Beach



City of Riviera Beach

**Legend**

- TOWN BOUNDARY
- C1 BUSINESS DISTRICT
- C4 BUSINESS DISTRICT
- CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL
- C2 BUSINESS DISTRICT
- C3 BUSINESS DISTRICT
- C4 BUSINESS DISTRICT
- P PUBLIC DISTRICT
- CONSERVATION
- CRA OVERLAY
- NBOZ OVERLAY
- PADD PARK AVENUE DOWNTOWN DISTRICT
- PUD PLANNED UNIT DEVELOPMENT
- R1 SINGLE FAMILY RESIDENCE DISTRICT
- R1A SINGLE FAMILY RESIDENCE DISTRICT
- R1AA RESIDENCE DISTRICT
- R2 MULTIPLE FAMILY RESIDENCE DISTRICT
- R2A MULTIPLE FAMILY RESIDENCE DISTRICT
- R3 MULTIPLE FAMILY RESIDENCE DISTRICT
- TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT
- R1B TWO FAMILY RESIDENCE DISTRICT
- R2 MULTIPLE FAMILY RESIDENCE DISTRICT
- R2A MULTIPLE FAMILY RESIDENCE DISTRICT
- R3 MULTIPLE FAMILY RESIDENCE DISTRICT



# ORDER OF BUSINESS

- 1. Future Land Use Element** (Comprehensive Plan)
- 2. Capacity Analysis** (Comprehensive Plan)
- 3. Land Development Regulations**
- 4. Economic Impacts**
- 5. Future Steps**

# 1. FUTURE LAND USE ELEMENT

- Policy 9.6
- 3.4.3.1 Future Land Use Classification System
  - Residential and Commercial
  - Mixed Use Zoning Districts and Overlays

## 2. CAPACITY ANALYSIS

- Transportation
- Potable Water
- Sanitary Sewer
- Solid Waste
- Parks & Recreation\*
- Schools

LAKE PARK WATERFRONT REVIVAL

# **LAND DEVELOPMENT REGULATIONS**

# 3. LAND DEVELOPMENT REGULATIONS

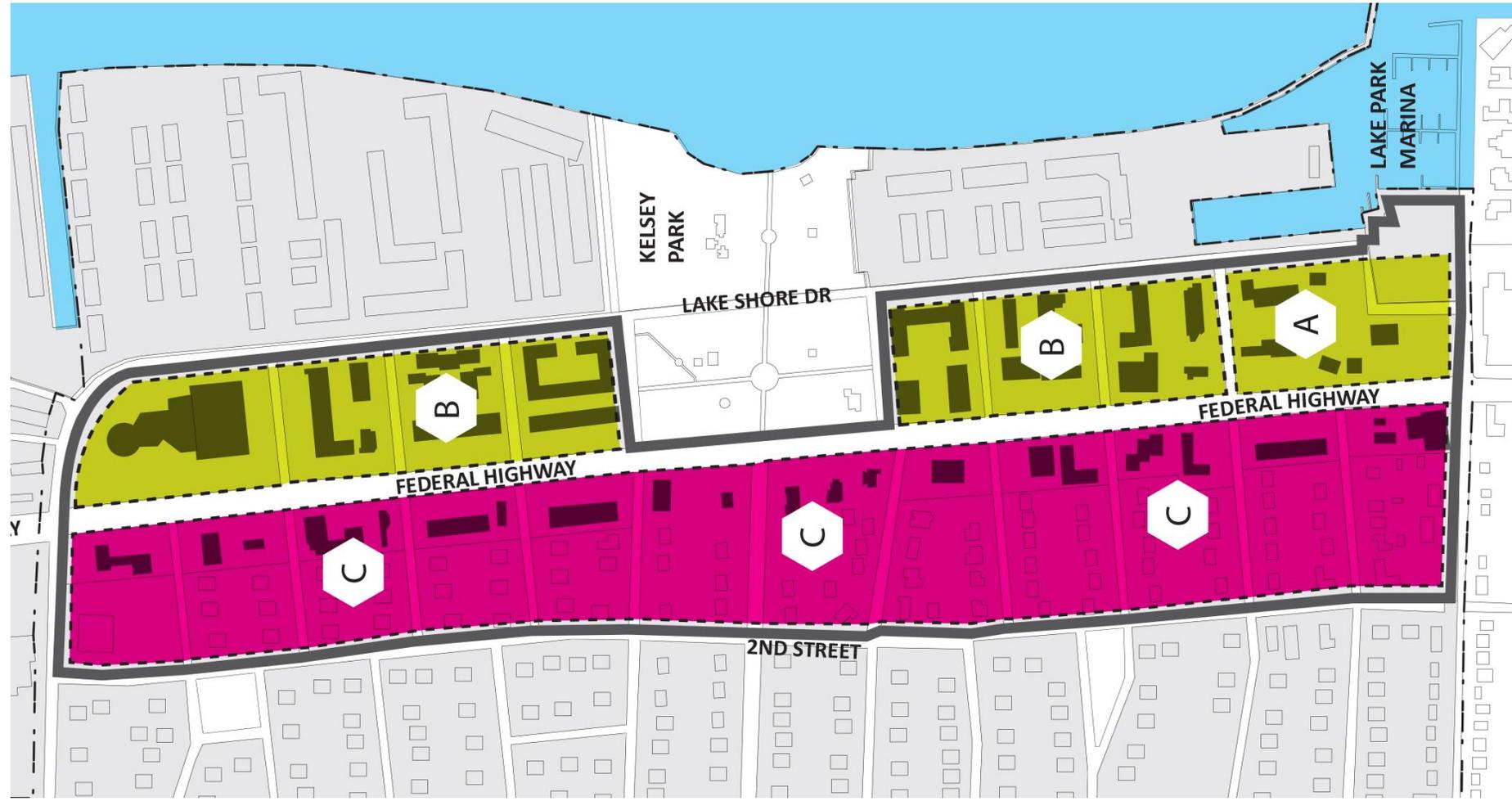
- Purpose and Background
- Applicability
- Conflicts
- General Requirements and Special Regulations



# 3. LAND DEVELOPMENT REGULATIONS – LOCATION

## LEGEND

-  OUTLINE OF MIXED-USE OVERLAY DISTRICT
-  PHASE 1
-  PHASE 2
-  A URBAN WATERFRONT BLOCK
-  B URBAN EDGE
-  C URBAN NEIGHBORHOOD EDGE

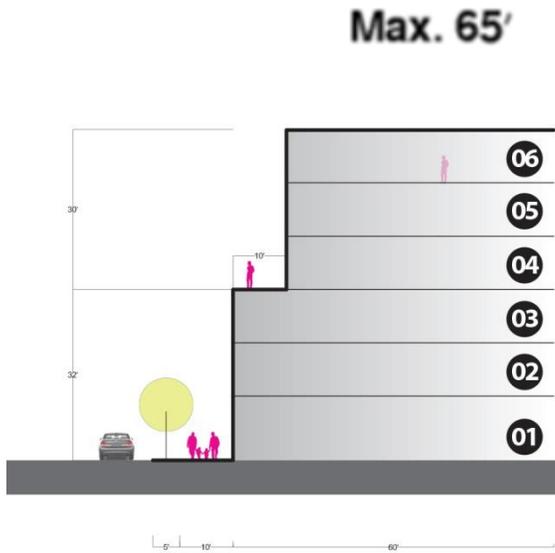


# 3. LAND DEVELOPMENT REGULATIONS

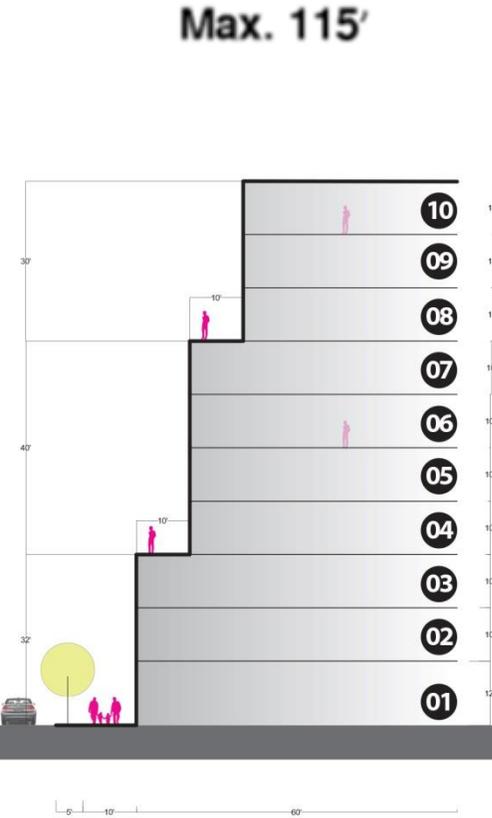
Max. 170'

## SUBDISTRICTS

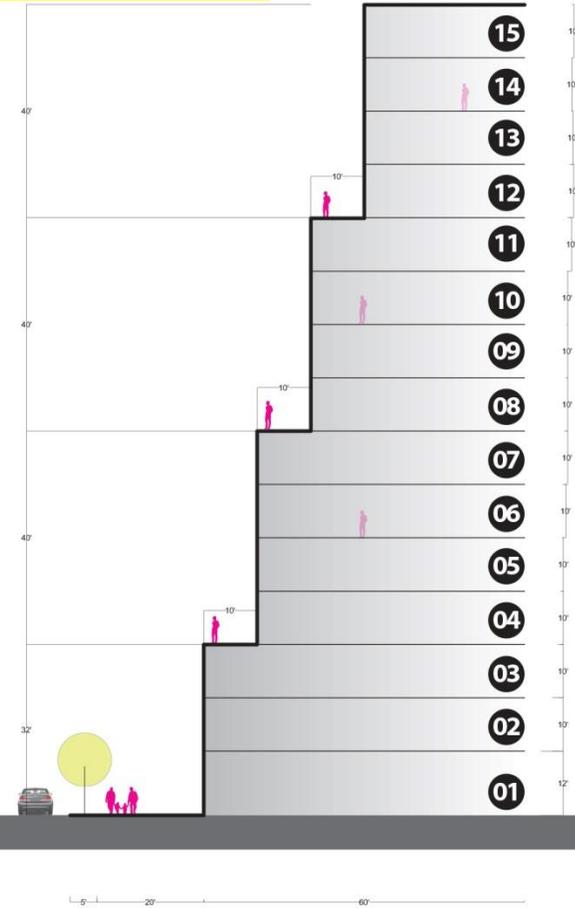
- Density
- Building Heights



**6 Stories**  
40 du's per acre



**10 Stories**  
60 du's per acre



**15 Stories**  
80 du's per acre

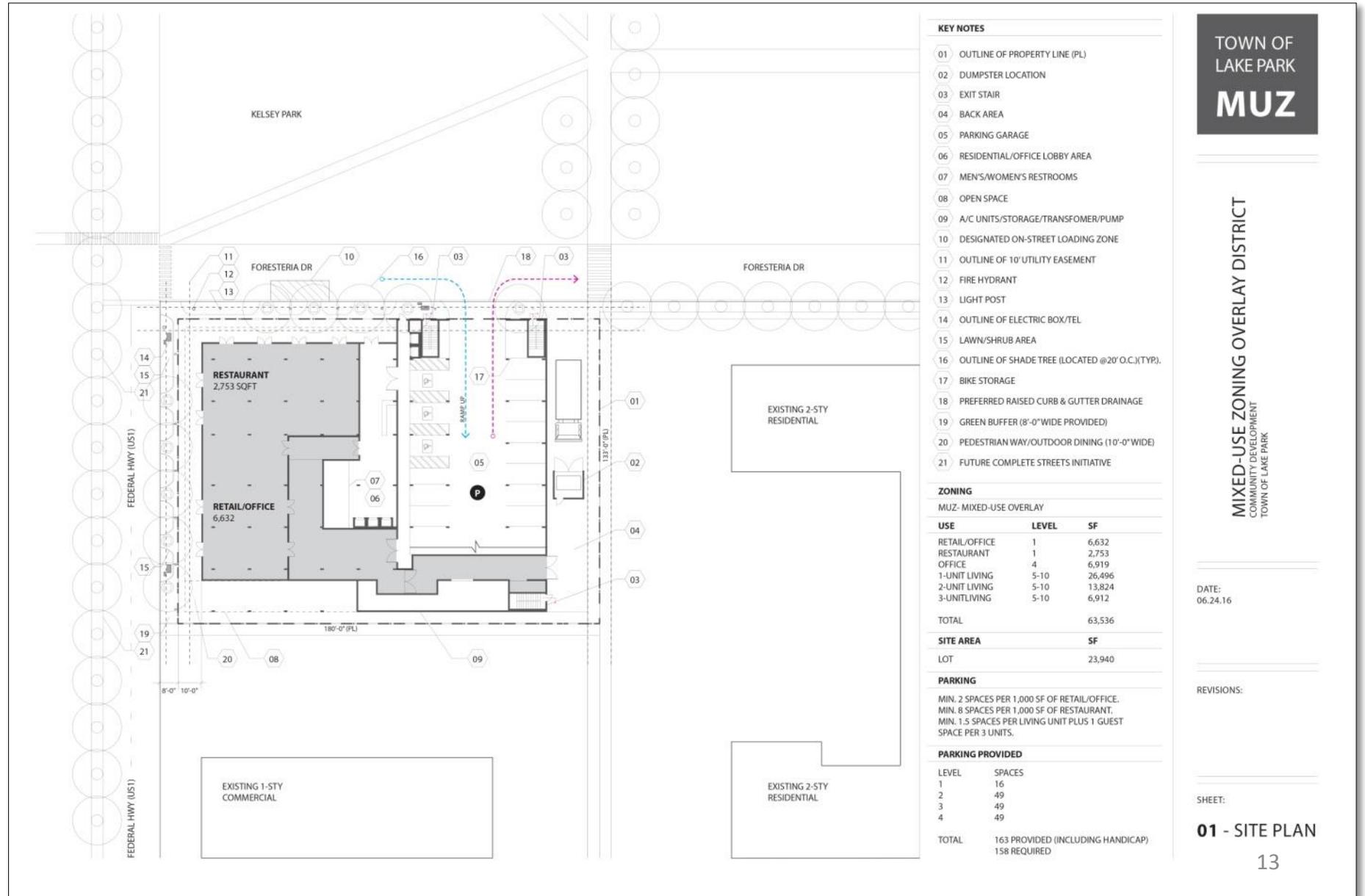
**PHASE 2**  
**AREA "C"**  
**URBAN NEIGHBORHOOD EDGE**

**PHASE 1**  
**URBAN EDGE**

**PHASE 1**  
**URBAN WATERFRONT BLOCK**

# 3. LAND DEVELOPMENT REGULATIONS

- Site Plan Review



- KEY NOTES**
- 01 OUTLINE OF PROPERTY LINE (PL)
  - 02 DUMPSTER LOCATION
  - 03 EXIT STAIR
  - 04 BACK AREA
  - 05 PARKING GARAGE
  - 06 RESIDENTIAL/OFFICE LOBBY AREA
  - 07 MEN'S/WOMEN'S RESTROOMS
  - 08 OPEN SPACE
  - 09 A/C UNITS/STORAGE/TRANSFORMER/PUMP
  - 10 DESIGNATED ON-STREET LOADING ZONE
  - 11 OUTLINE OF 10' UTILITY EASEMENT
  - 12 FIRE HYDRANT
  - 13 LIGHT POST
  - 14 OUTLINE OF ELECTRIC BOX/TEL
  - 15 LAWN/SHRUB AREA
  - 16 OUTLINE OF SHADE TREE (LOCATED @20' O.C.)(TYP).
  - 17 BIKE STORAGE
  - 18 PREFERRED RAISED CURB & GUTTER DRAINAGE
  - 19 GREEN BUFFER (8'-0" WIDE PROVIDED)
  - 20 PEDESTRIAN WAY/OUTDOOR DINING (10'-0" WIDE)
  - 21 FUTURE COMPLETE STREETS INITIATIVE

**ZONING**

MUZ - MIXED-USE OVERLAY

USE	LEVEL	SF
RETAIL/OFFICE	1	6,632
RESTAURANT	1	2,753
OFFICE	4	6,919
1-UNIT LIVING	5-10	26,496
2-UNIT LIVING	5-10	13,824
3-UNIT LIVING	5-10	6,912
<b>TOTAL</b>		<b>63,536</b>

**SITE AREA**

LOT	SF
LOT	23,940

**PARKING**

MIN. 2 SPACES PER 1,000 SF OF RETAIL/OFFICE.  
 MIN. 8 SPACES PER 1,000 SF OF RESTAURANT.  
 MIN. 1.5 SPACES PER LIVING UNIT PLUS 1 GUEST SPACE PER 3 UNITS.

**PARKING PROVIDED**

LEVEL	SPACES
1	16
2	49
3	49
4	49
<b>TOTAL</b>	<b>163 PROVIDED (INCLUDING HANDICAP) 158 REQUIRED</b>

TOWN OF LAKE PARK  
**MUZ**

MIXED-USE ZONING OVERLAY DISTRICT  
 COMMUNITY DEVELOPMENT  
 TOWN OF LAKE PARK

DATE:  
06.24.16

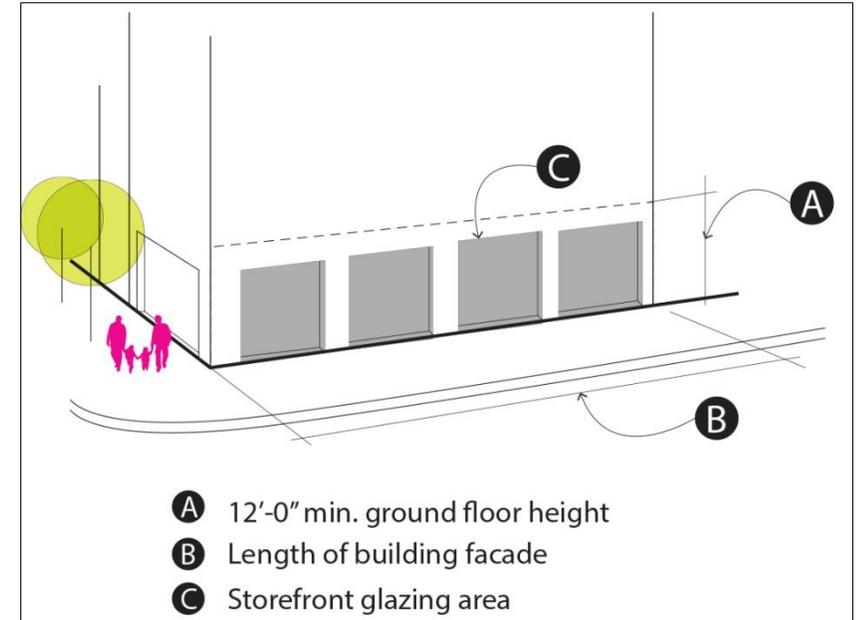
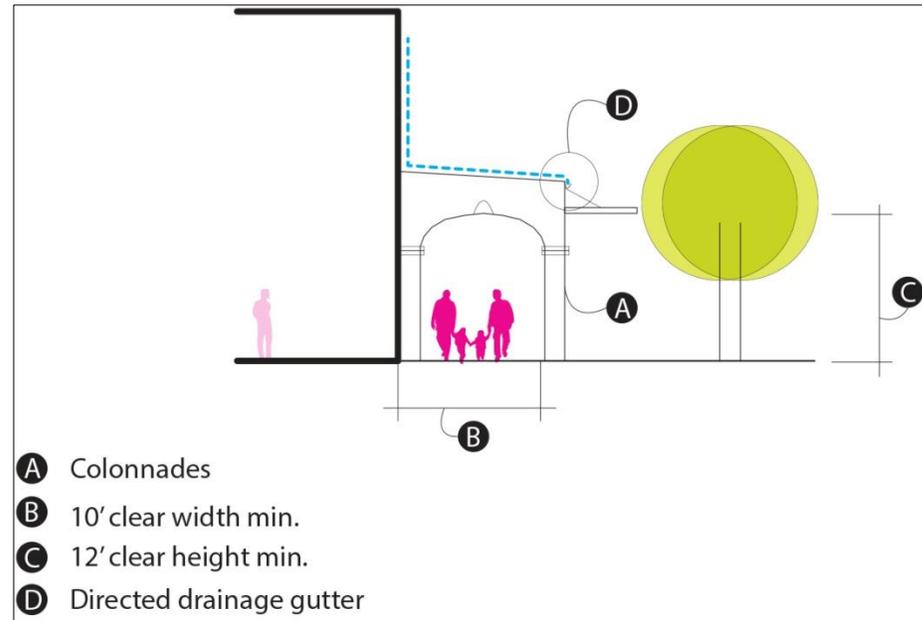
REVISIONS:

SHEET:

**01 - SITE PLAN**

# 3. LAND DEVELOPMENT REGULATIONS

- Urban Design Principles
- Urban Design Objectives



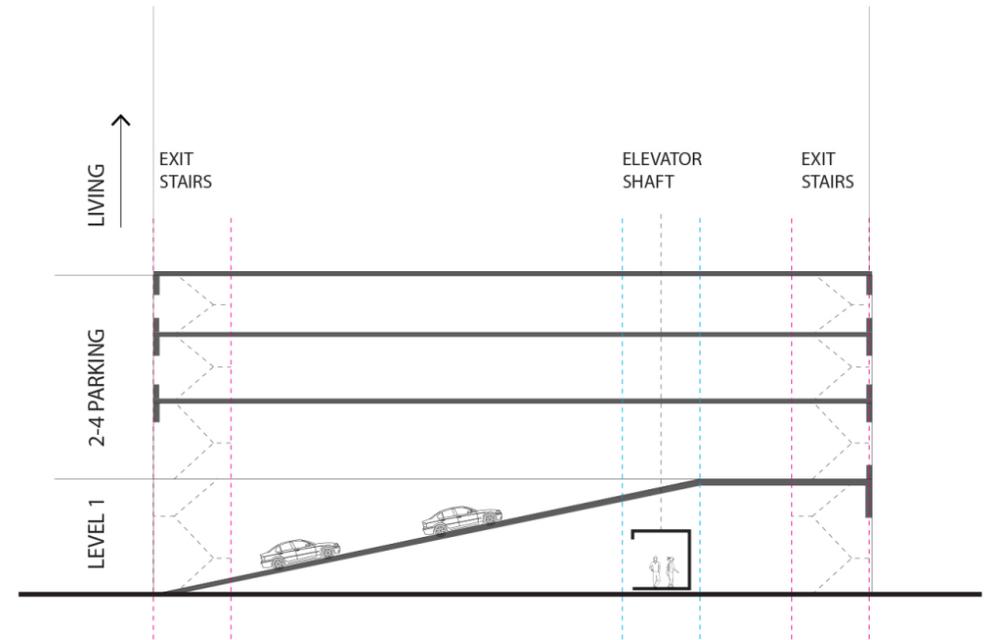
### 3. LAND DEVELOPMENT REGULATIONS

- Permitted Uses



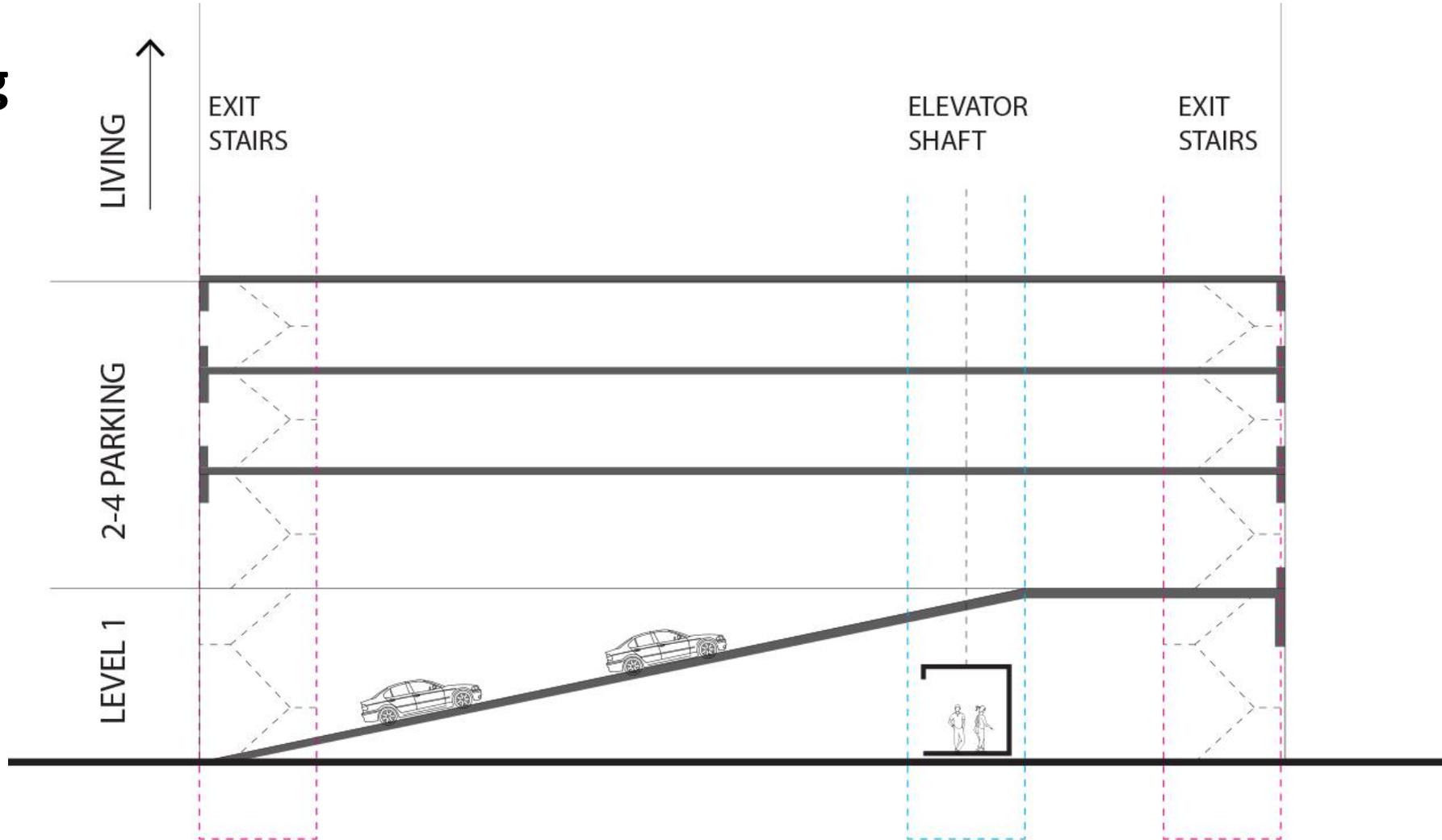
# 3. LAND DEVELOPMENT REGULATIONS

- **Property Development Standards**
  - Parking, Drainage, Landscaping, Open Space, Lighting, Walls/Fences, Signage, Setbacks, Architecture, Building Placement
- **Visuals:**
  1. Urban Waterfront Block
  2. Urban Edge



# 3. LAND DEVELOPMENT REGULATIONS

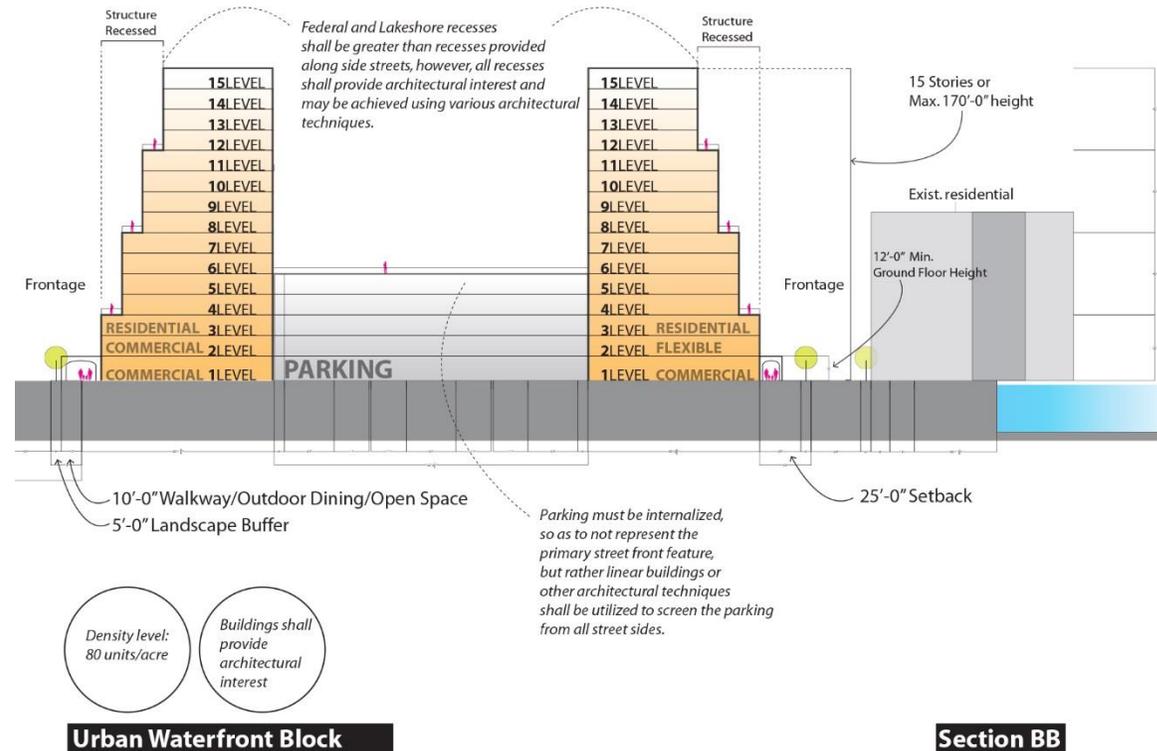
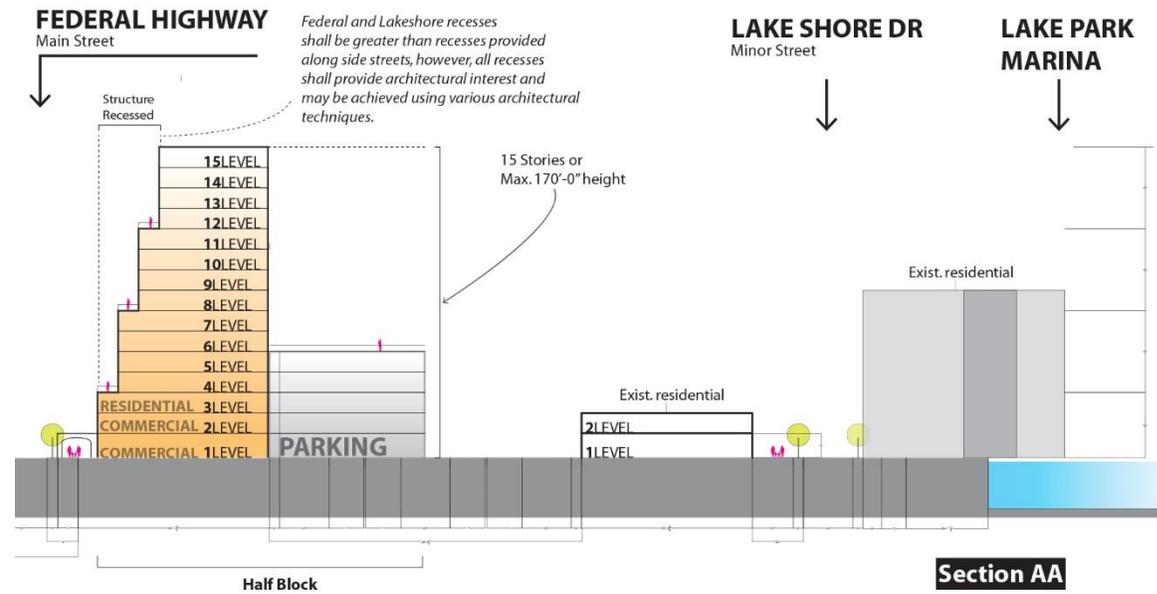
- Parking





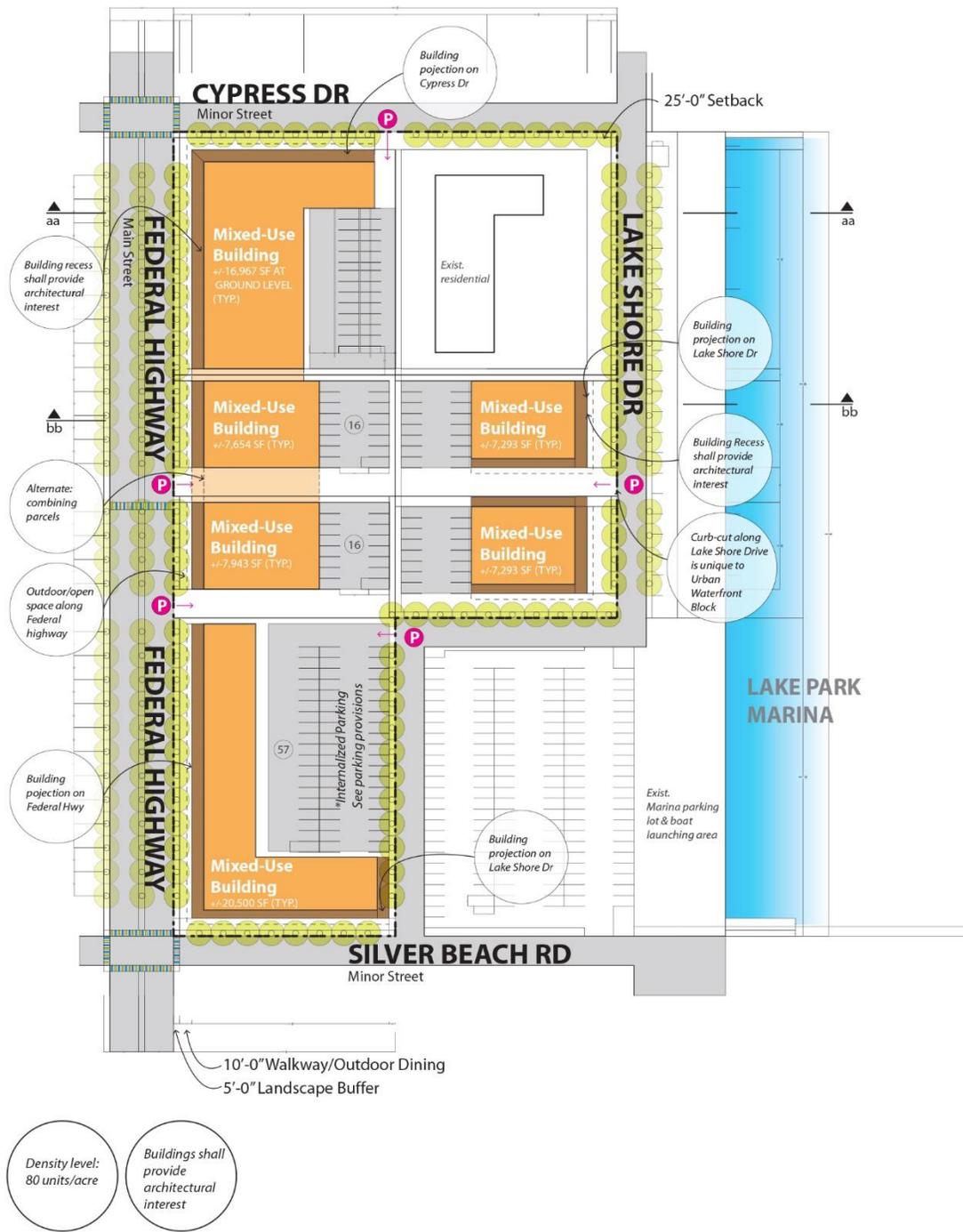
# Urban Waterfront Block

## Building Heights/Use



# Urban Waterfront Block

## Possible Option "A"



Density level:  
80 units/acre

Buildings shall  
provide  
architectural  
interest

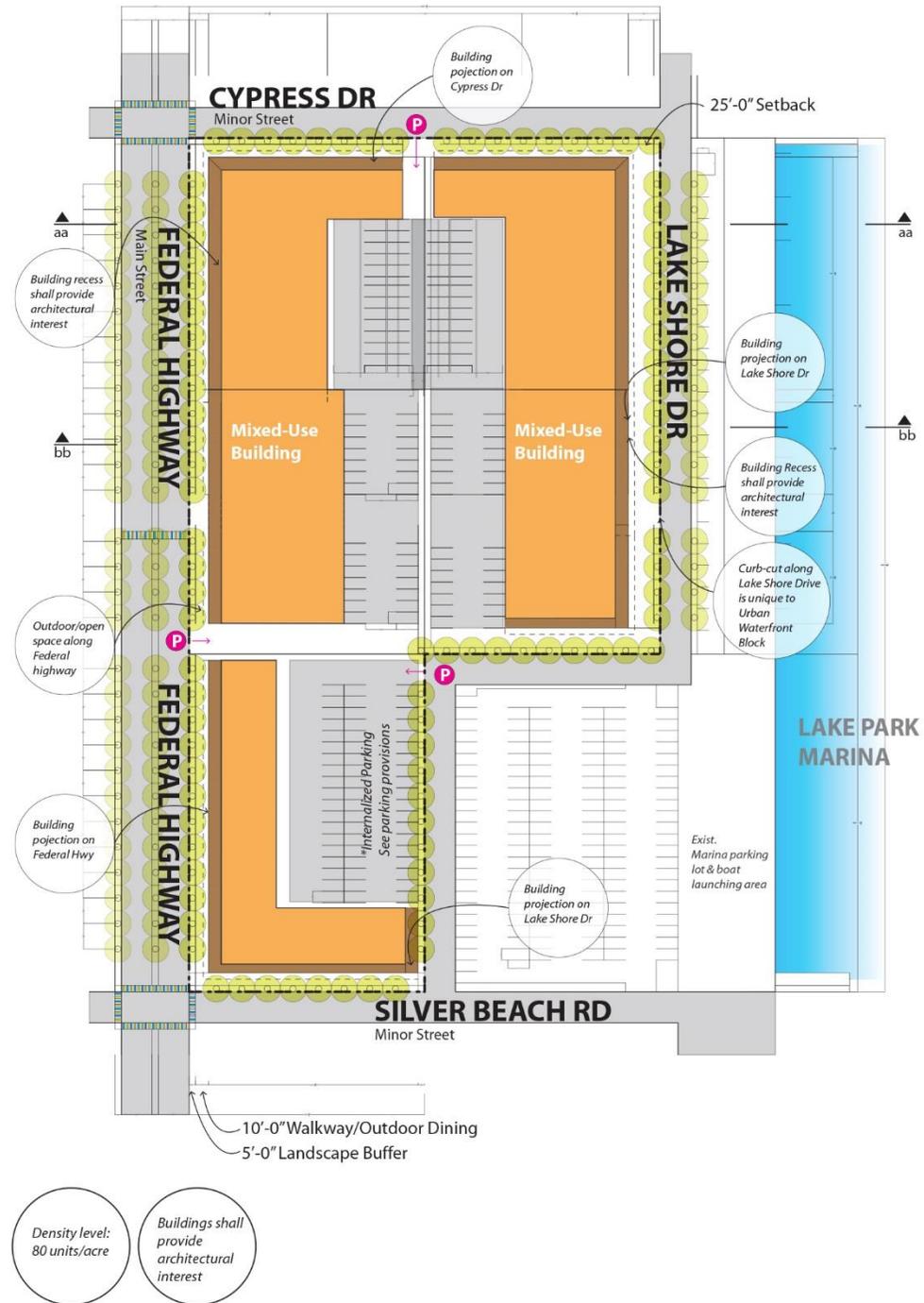
# Urban Waterfront Block

## Possible Option "B"

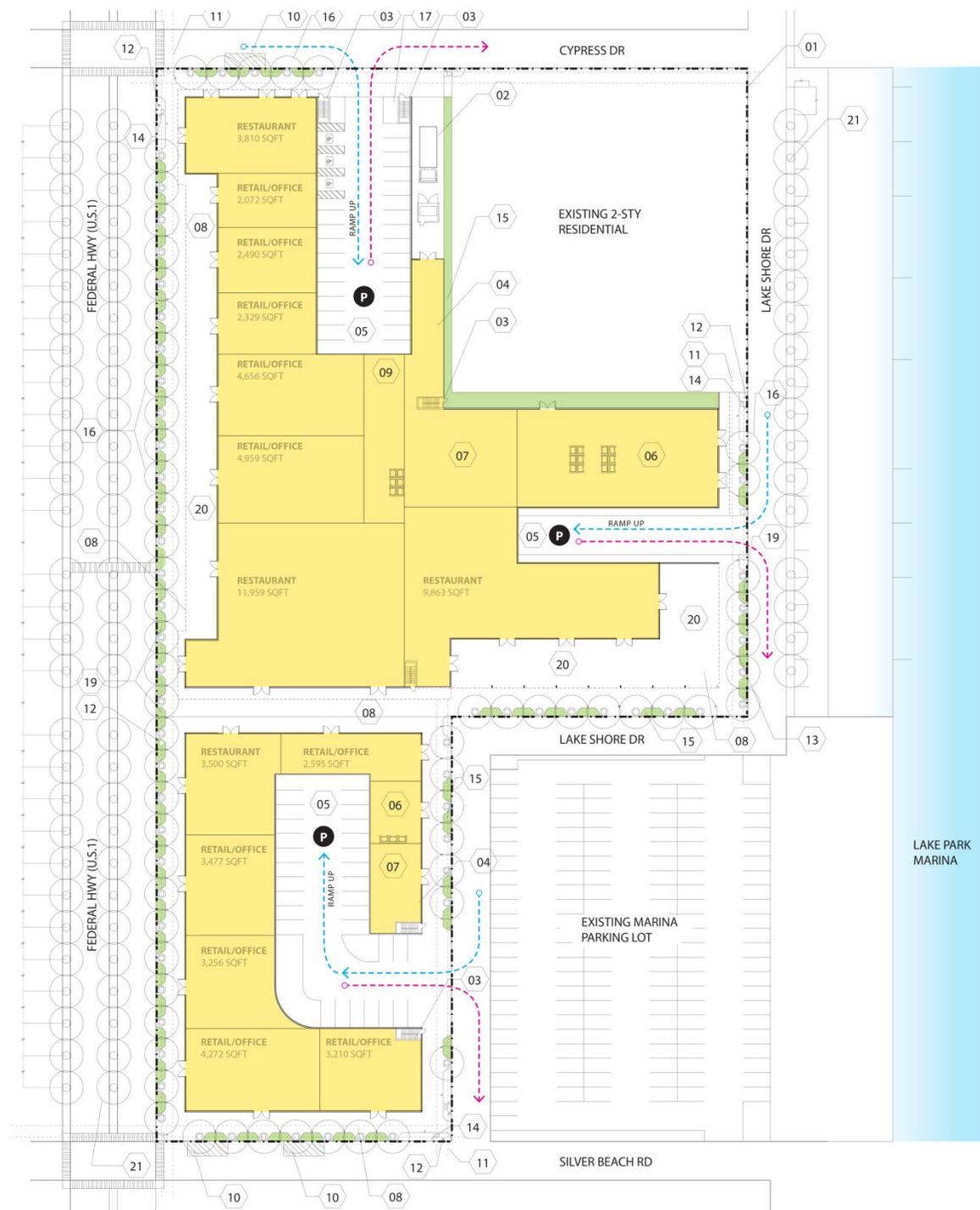


# Urban Waterfront Block

## Possible Option "C"



# Urban Waterfront Block Site Development Sample



- KEY NOTES**
- 01 OUTLINE OF STREET EDGE
  - 02 DUMPSTER LOCATION
  - 03 EXIT STAIR
  - 04 BACK AREA
  - 05 PARKING GARAGE
  - 06 RESIDENTIAL/OFFICE LOBBY AREA
  - 07 MEN'S/WOMEN'S RESTROOMS
  - 08 OPEN SPACE
  - 09 A/C UNITS/STORAGE/TRANSFORMER/PUMP
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  - 21 FUTURE COMPLETE STREETS INITIATIVE

**ZONING**  
 MUZ- MIXED-USE OVERLAY - URBAN WATERFRONT BLOCK

# Urban Waterfront Block

## Site Development

### Sample - Elevations



# Urban Waterfront Block



+/- 368'-0" (VERIFY)

LAKE SHORE DR

# Urban Waterfront Block

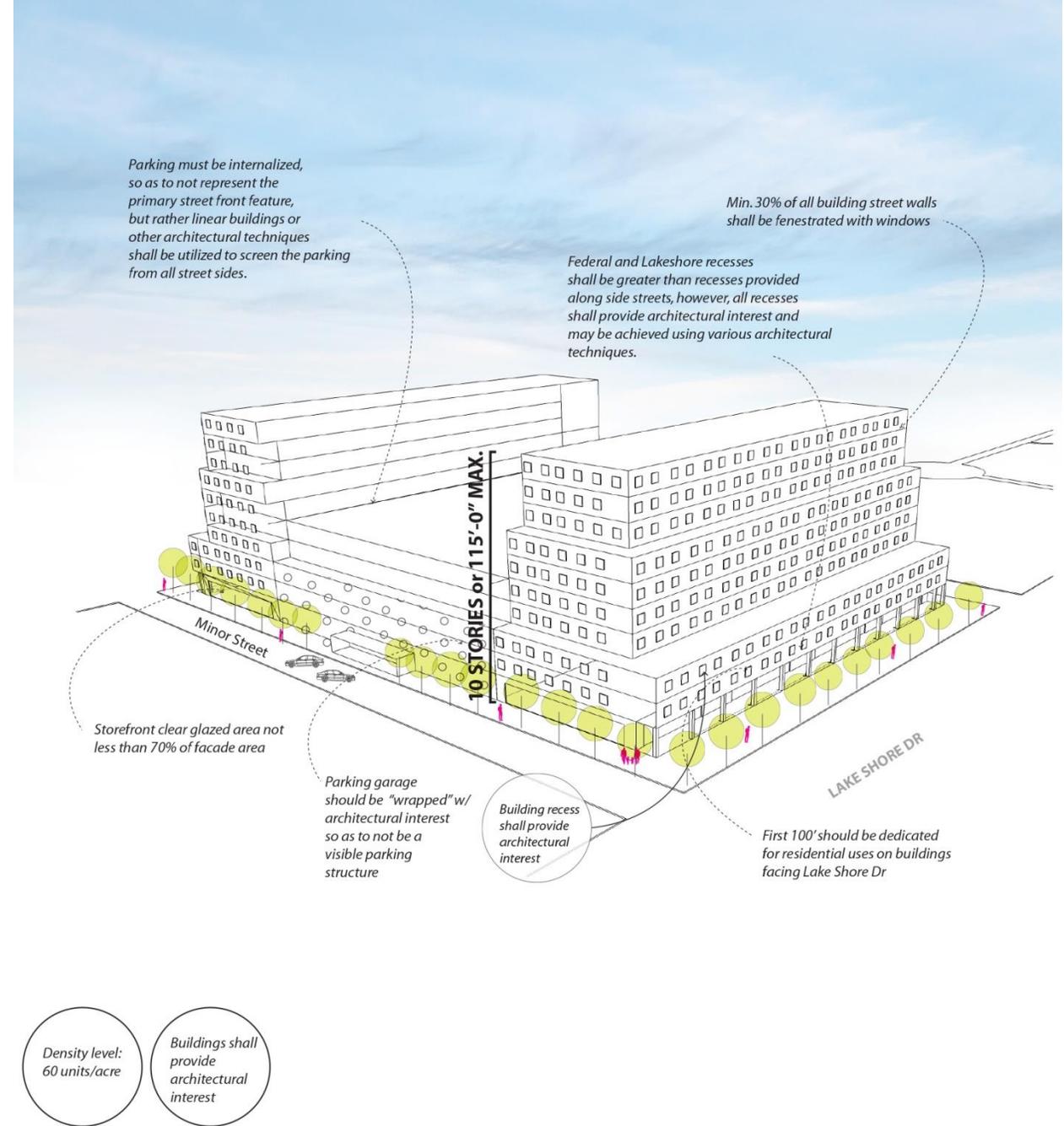
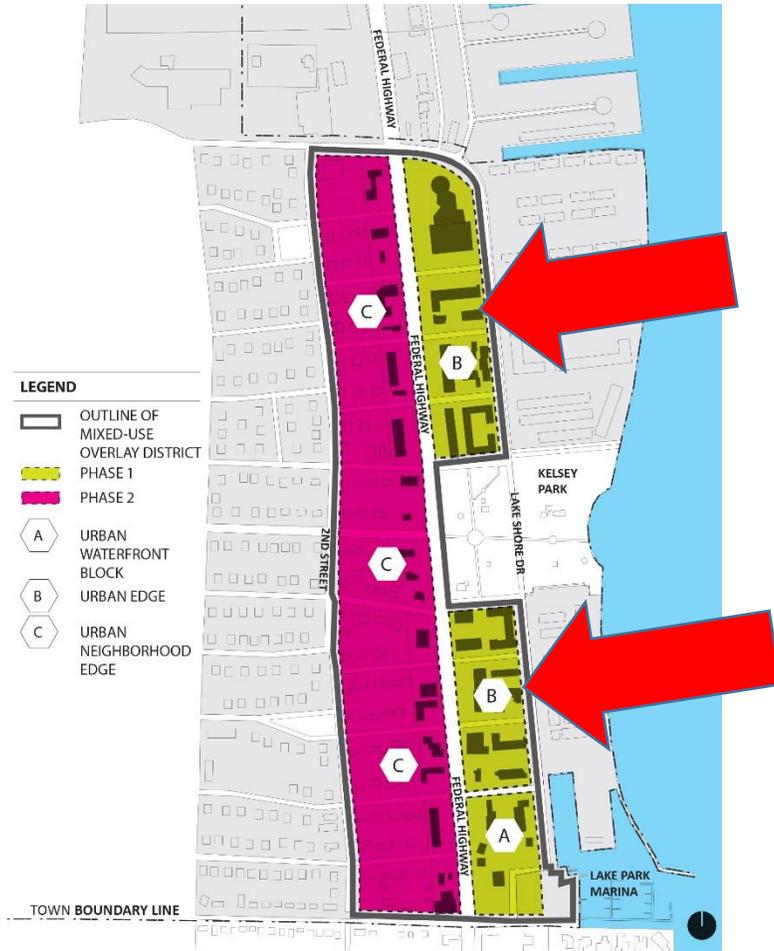
## Site Development

### Sample - Elevations



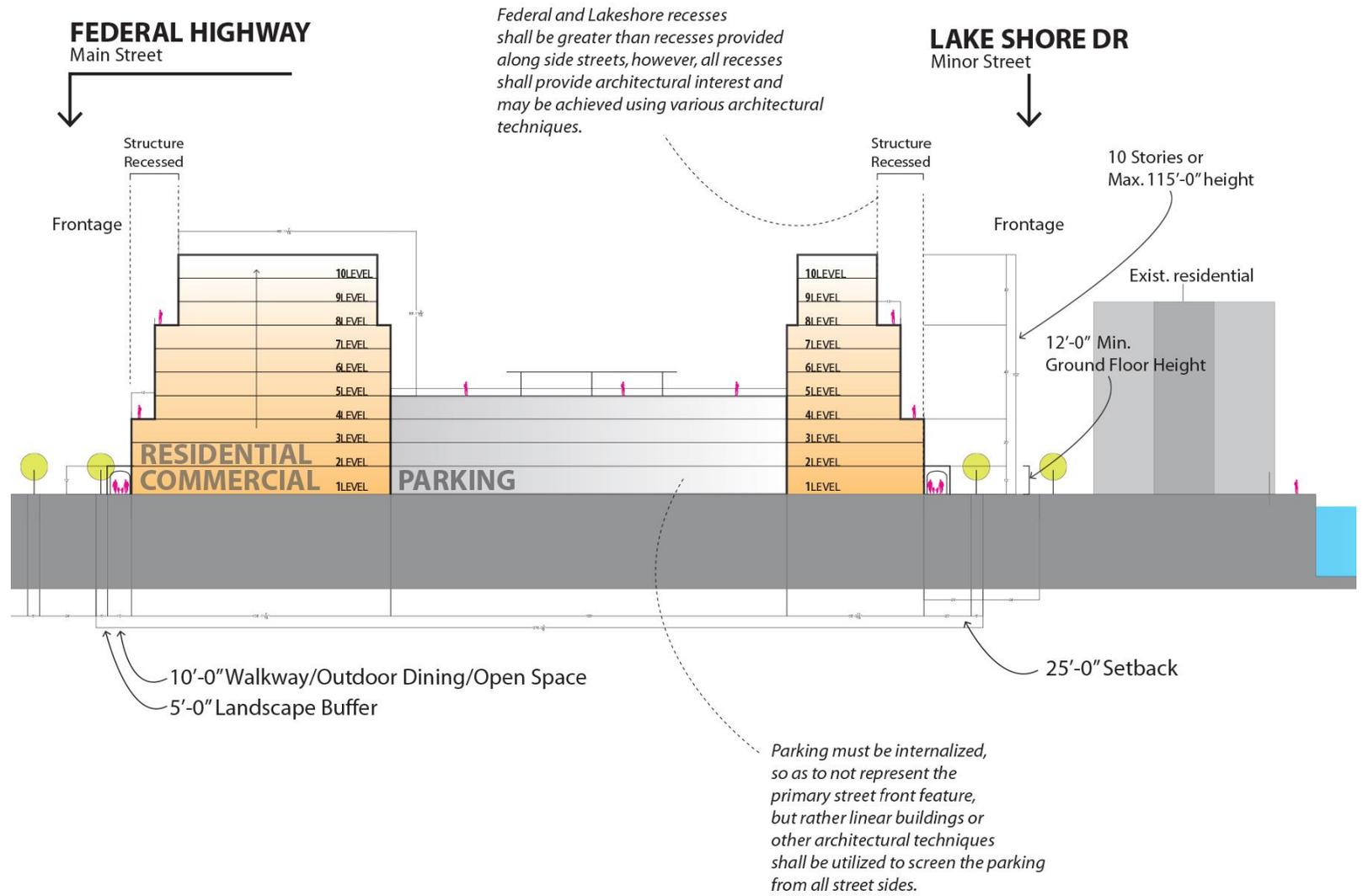
# Urban Edge

## Phase 1



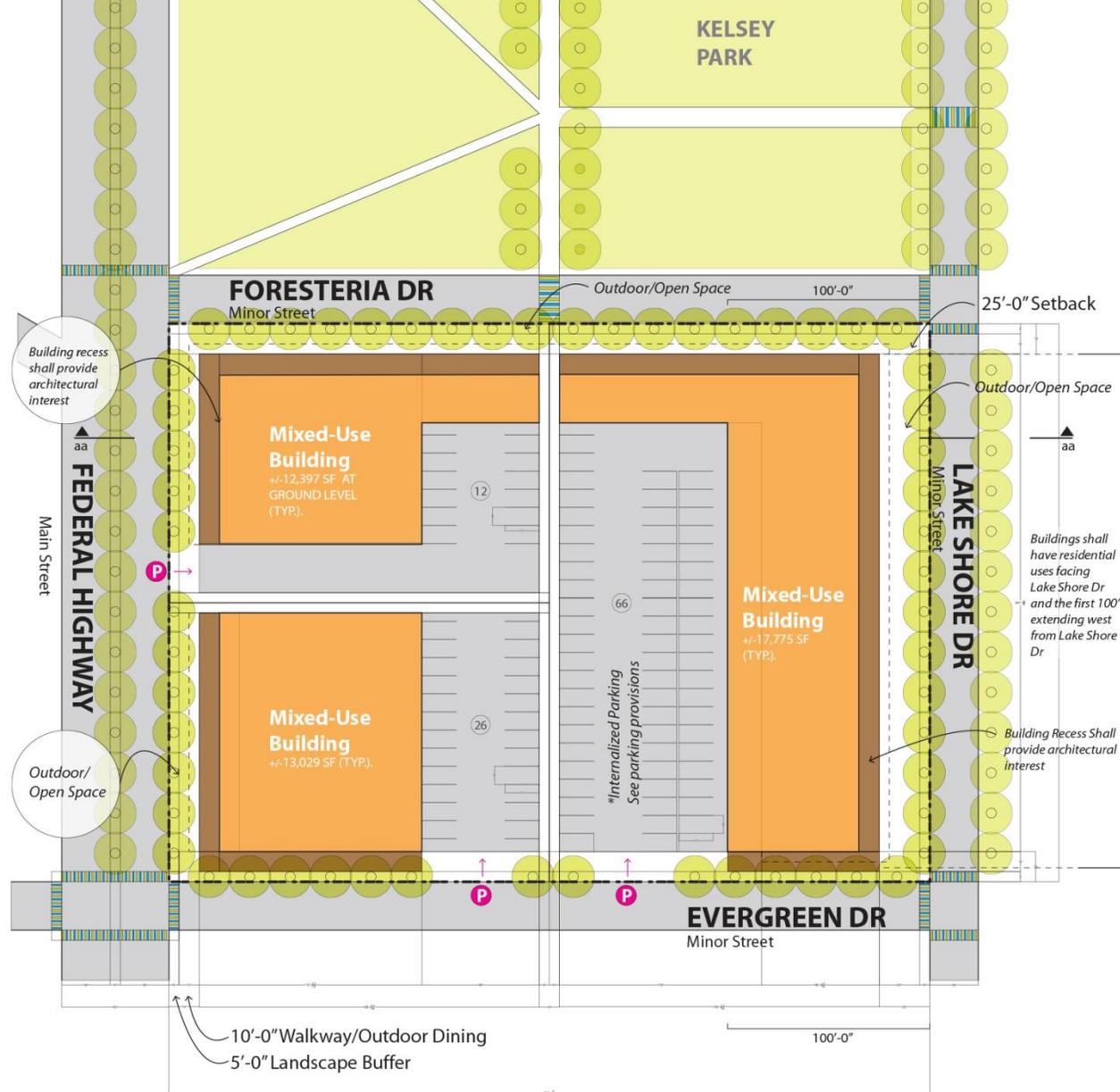
# Urban Edge

## Building Heights/Use



Density level  
60 units/acre

# Urban Edge Plan



Density level:  
60 units/acre

Buildings shall provide architectural interest



# Urban Edge

## Site Development

### Sample - Elevations



# Urban Edge

## Site Development

### Sample - Elevations



LEFT ELEVATION

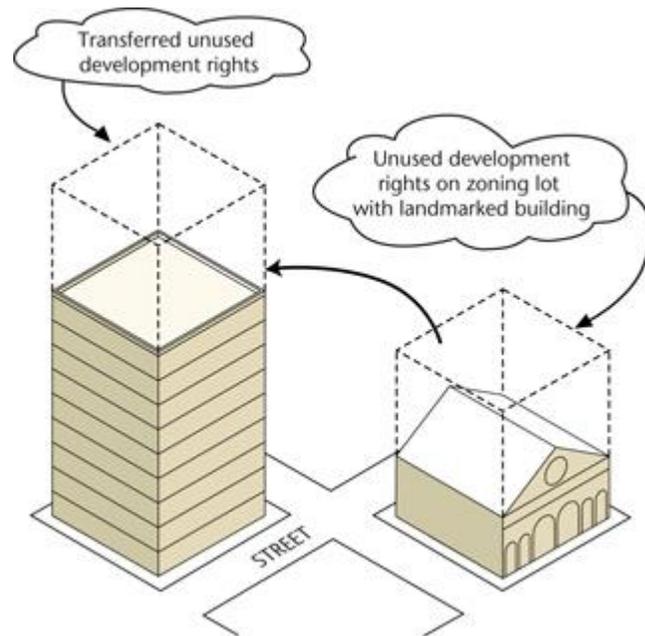
← LAKE SHORE DR

+/- 180'-0" (VERIFY)

FEDERAL HWY (U.S.1)

### 3. LAND DEVELOPMENT REGULATIONS

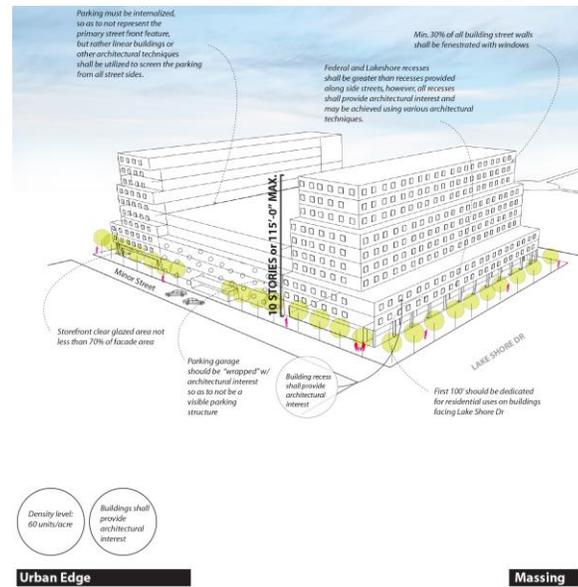
- Transfer of Development Rights





LAKE PARK WATERFRONT REVIVAL

# **ECONOMIC IMPACTS**



**EXISTING VS ANTICIPATED ECONOMIC DEVELOPMENT STIMULATORS (existing development facts used for comparison – see Appendix A):**

Existing Number of Employees/Jobs: **30 (7 commercial units, including 2 restaurants – 12,638 square feet of total commercial space and approximately 45 residential units)**

Existing Number of Construction Jobs: **0**

Existing Assessed Value: **\$2,250,000 total (average of \$50,000 per unit)**

Existing Taxes Paid: **\$64,125 total (average of \$1,250 per unit)**

Anticipated Number of Employees: **150 (total of 60,000 square feet of commercial space – average 1 employee per 400 square feet)**

Anticipated Number of Construction Jobs: **500 (includes part-time and shift work – ALL trades)**

Anticipated Assessed Value: **\$39.7 million (commercial @ \$170/square foot and 137 residential units @ \$215,000 average per unit)**

Anticipated Taxes Paid: **\$1 million**

# Projected Analysis:

**MIXED-USE REDEVELOPMENT INITIATIVE – PROMOTING ECONOMIC DEVELOPMENT ALONG THE CORRIDOR AND PROVIDING A RIPPLE EFFECT TO SURROUNDING CORRIDORS AND NEIGHBORING COMMUNITIES**

*\*All values represent estimates only based on available comparative data in February 2016*

**MAXIMUM BUILDOUT POTENTIAL OF APPROXIMATELY 1,430 RESIDENTIAL UNITS AND OVER 900,000 SQUARE FEET OF COMMERCIAL SQUARE FOOTAGE!!!**

**746% INCREASE IN THE NUMBER OF EMPLOYEES/JOBS**  
**50000% INCREASE IN THE NUMBER OF CONSTRUCTION JOBS AND CONSTRUCTION COSTS**  
**1914% INCREASE IN ASSESSED VALUE**  
**1641% INCREASE IN TAXES PAID**  
**\$459,000 IN POTENTIAL SALES TAX REVENUE FOR COMMERCIAL PROPERTY SALES**

**500% INCREASE IN THE NUMBER OF EMPLOYEES/JOBS**  
**50000% INCREASE IN THE NUMBER OF CONSTRUCTION JOBS AND CONSTRUCTION COSTS**  
**1764% INCREASE IN ASSESSED VALUE**  
**1559% INCREASE IN TAXES PAID**  
**\$612,000 IN POTENTIAL SALES TAX REVENUE FOR COMMERCIAL PROPERTY SALES**

**1875% INCREASE IN THE NUMBER OF EMPLOYEES/JOBS**  
**50000% INCREASE IN THE NUMBER OF CONSTRUCTION JOBS AND CONSTRUCTION COSTS**  
**4477% INCREASE IN ASSESSED VALUE**  
**4223% INCREASE IN TAXES PAID**  
**\$918,000 IN POTENTIAL SALES TAX REVENUE FOR COMMERCIAL PROPERTY SALES**

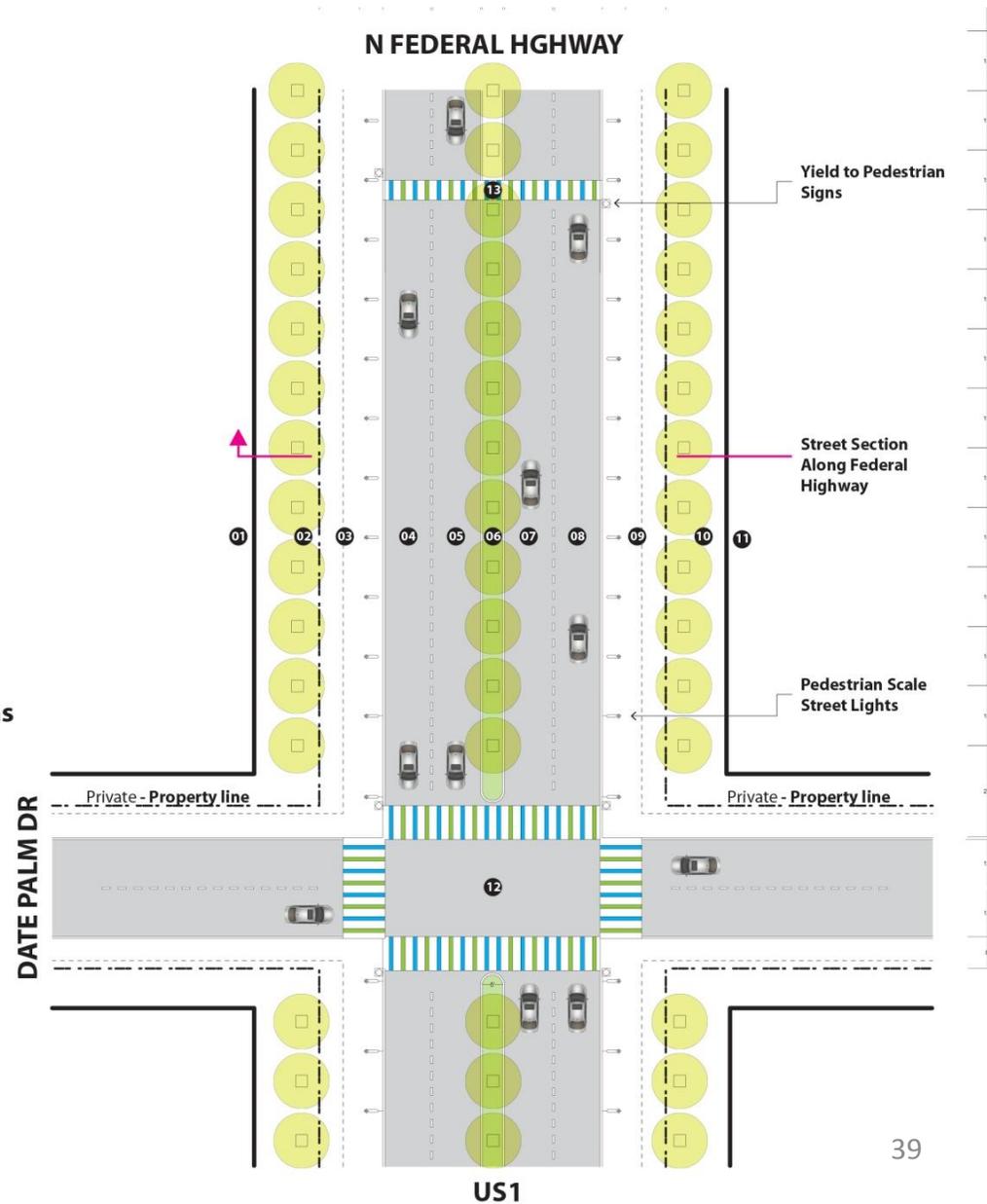
LAKE PARK WATERFRONT REVIVAL

# **NEXT STEPS**

# 5. NEXT STEPS – COMPLETE STREETS

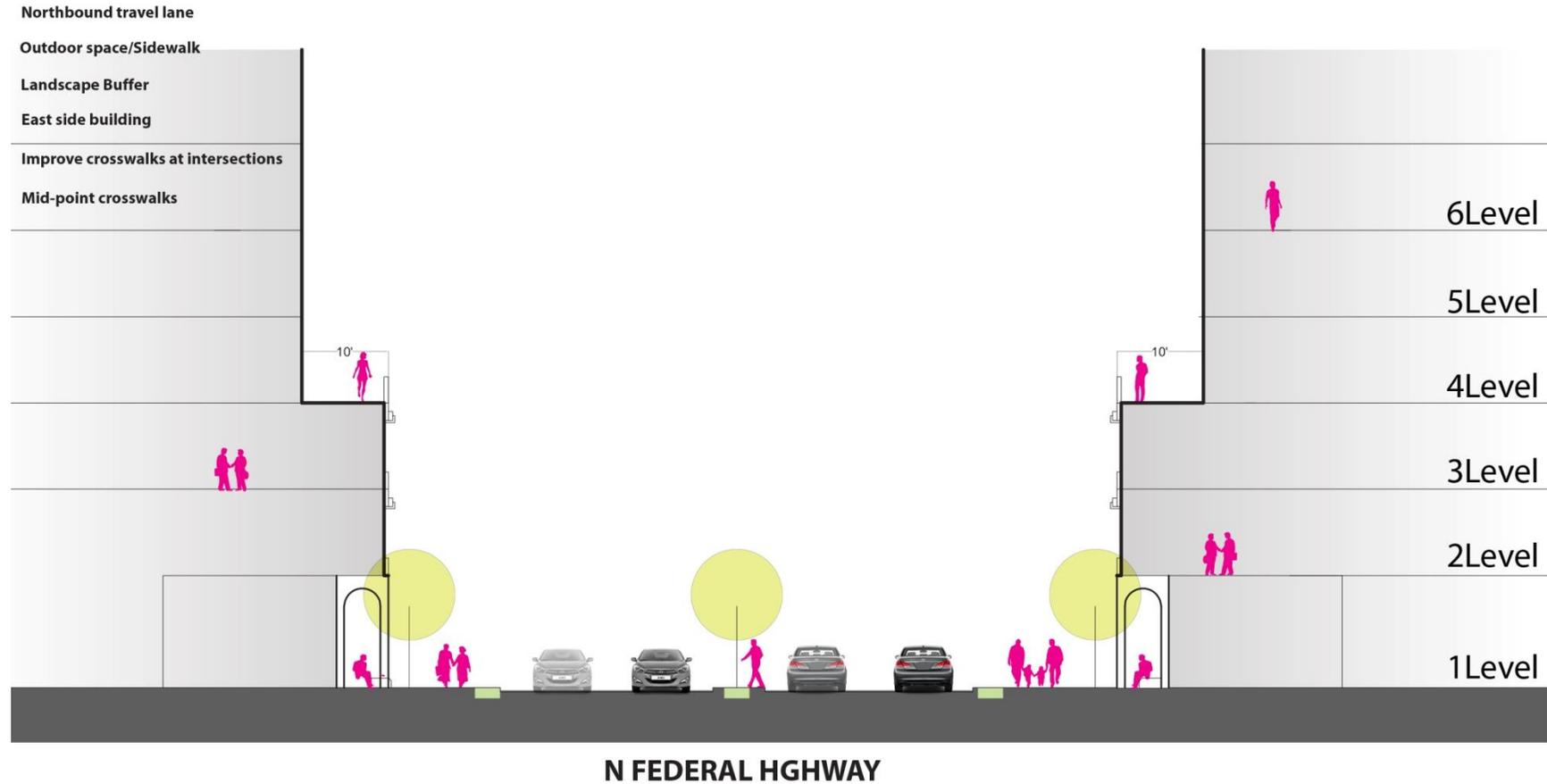
**\*\*Complete Streets Initiative will run a separate process in hopes to create a Town-wide policy which is in line with the concurrent efforts by the County and the MPO.**

- 01 West side building
- 02 Landscape Buffer
- 03 Outdoor space/Sidewalk
- 04 Southbound travel lane
- 05 Southbound travel lane
- 06 Center green median
- 07 Northbound travel lane
- 08 Northbound travel lane
- 09 Outdoor space/Sidewalk
- 10 Landscape Buffer
- 11 East side building
- 12 Improve crosswalks at intersections
- 13 Mid-point crosswalks



# 5. NEXT STEPS – COMPLETE STREETS

**\*\*Complete Streets Initiative will run a separate process in hopes to create a Town-wide policy which is in line with the concurrent efforts by the County and the MPO.**



***THANK YOU!***

LAKE PARK WATERFRONT REVIVAL

*“Cherishing the old, bringing in the new”*