



**TOWN OF LAKE PARK  
LOCAL PLANNING AGENCY  
MEETING AGENDA  
NOVEMBER 5, 2012  
7:30 p.m.  
535 PARK AVENUE  
LAKE PARK, FLORIDA**

**PLEASE TAKE NOTICE AND BE ADVISED:** If any interested person desires to appeal any decision of the Local Planning Agency with respect to any matter considered at the 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.*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

- Chair Judith Thomas
- Natalie Schneider
- Anthony Bontrager
- Mason Brown
- James Lloyd, 1<sup>st</sup> Alternate
- Kimberly Glas-Castro, 2<sup>nd</sup> Alternate
- Board Attorney, Thomas J. Baird
- Community Development Director, Nadia DiTommaso
- Planner, Debbie Abraham
- Board Secretary, Kimberly Rowley

**APPROVAL OF AGENDA**

**APPROVAL OF MINUTES**

- Local Planning Agency Meeting of November 9, 2009

**ORDER OF BUSINESS:** The normal order of business for Hearings on agenda items is as follows:

- Staff presentation
- Applicant presentation
- Board Member questions of Staff and Applicant
- Public comments – 3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

**PUBLIC COMMENTS:** Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located in the rear of the Commission Chambers, and give it to the Recording Secretary. Cards must be submitted before the item is discussed.

**NEW BUSINESS**

1) **SMALL -SCALE LAND USE AMENDMENT** – A proposal to change the land-use designation for a 1.26 acre area located at 711, 725, 761 Foresteria Drive from Medium Density Residential to Public Buildings and Grounds.

Applicant: Town of Lake Park. Presenter: Debbie Abraham

**COMMENTS FROM COMMUNITY DEVELOPMENT DIRECTOR,  
NADIA DI TOMMASO**

**ADJOURNMENT**



**MINUTES**  
**SPECIAL CALL**  
**LOCAL PLANNING AGENCY MEETING**  
**MONDAY, NOVEMBER 9, 2009**  
**TOWN OF LAKE PARK**  
**535 PARK AVENUE**  
**LAKE PARK, FLORIDA**

**Call to Order:** The meeting was called to order at 7:05 p.m. by Chairman Jeff Blakely.

**Roll Call:**

Chairman Jeff Blakely	Present
Vice Chairman Todd Dry	Present
Mary Gambino	Present
Tim Stevens	Present
Judith Thomas	Present
Robin Maibach, 1 <sup>st</sup> Alternate	Excused
Mason Brown, 2 <sup>nd</sup> Alternate	Not Present

**Approval of Agenda**

Vice Chairman Dry made a motion to approve the agenda. The motion was seconded by Judith Thomas.

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Mary Gambino	X	
Tim Stevens	X	
Judith Thomas	X	

**The Motion carried 5-0**

**Approval of Minutes**

Vice Chairman Todd Dry made a motion to approve the minutes from the October 6, 2008, Local Planning Agency Meeting. The motion was seconded by Judith Thomas.

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	

Mary Gambino	X	
Tim Stevens	X	
Judith Thomas	X	

35 **The Motion carried 5-0**

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37 **Public Comments: None**

38

39 **New Business**

40

41 **A. Staff proposal to review the Community Redevelopment Area (CRA) Plan as**  
 42 **to its conformance and compliance with the Town of Lake Park**  
 43 **Comprehensive Plan.**

44

45 Patrick Sullivan, Community Development Director, identified himself for the record.  
 46 Mr. Sullivan explained that the Community Redevelopment Agency (CRA) Plan has  
 47 been updated and amended and that the LPA needed to determine whether or not it is in  
 48 compliance with the Town of Lake Park Comprehensive Plan. He explained that,  
 49 following review by the LPA, the CRA Plan would be brought to the CRA Board for  
 50 adoption and then to the Town Commission for final approval. Mr. Sullivan stated that  
 51 staff recommends that the updated CRA Plan conforms with the Town Comp Plan, that it  
 52 encourages redevelopment, is consistent with the Future Land Use Map, and that there is  
 53 nothing within the updated CRA Plan that is in contradiction to the Comp Plan.  
 54 Chairman Blakely asked Mr. Sullivan what type of a motion was needed. Mr. Sullivan  
 55 explained that the LPA would need to make a motion to find that the CRA Plan is either  
 56 in or not in conformance with the Town Comp Plan and that the LPA recommends or  
 57 does not recommend the adoption of the CRA Plan.

58

59 Chairman Blakely asked for a motion prior to discussion of the subject. Mary Gambino  
 60 made a motion that the LPA find that the CRA Plan is in compliance with the Town's  
 61 adopted Comprehensive Plan. The motion was seconded by Todd Dry.

62

63 There was a lengthy discussion regarding the conformance of the CRA Plan with the  
 64 Town Comprehensive Plan. Judith Thomas stated that she finds it difficult to determine  
 65 if the CRA Plan is in conformance with the Comp Plan not having had the Comp Plan to  
 66 review for inconsistencies. Ms. Thomas requested a copy of the Town Comp Plan. Ms.  
 67 Thomas questioned whether the CRA Plan meets the goals & objectives of the Comp  
 68 Plan. Chairman Blakely questioned if there are any possible conflicts between the CRA  
 69 Plan and the Town Comp Plan, to which Mr. Sullivan responded that these are two very  
 70 different types of plans, that the CRA Plan is strategic and does not set policy, and that  
 71 there are no conflicts between the two Plans. The vote on the motion was as follows:

72

	Aye	Nay
Jeff Blakely	X	
Todd Dry	X	
Mary Gambino	X	
Tim Stevens	X	

Judith Thomas	X	
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73 **The Motion carried 5-0**

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75 **Adjournment**

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77 Vice-Chairman Todd Dry made a motion to adjourn the LPA Meeting and the motion  
 78 was seconded by Board Member Mary Gambino. The meeting was adjourned at 7:30.

79

80 Respectfully Submitted,

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84 Kimberly B. Rowley

85 Board Secretary

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89 Date Approved: \_\_\_\_\_

\_\_\_\_\_  
 Jeff Blakely, Chairman

90

**Town of Lake Park  
Community Development Department**



Meeting Date: November 5, 2012

To: Local Planning Agency

Re: Small-Scale Land Use Amendment

**Applicant:** Town of Lake Park  
**Address:** 711, 725, 761 Foresteria Drive  
**Re:** Small-scale land use amendment from Medium Density Residential to Public Buildings and Grounds

**SUMMARY**

In early 2009, the Town of Lake Park's CRA purchased three parcels of real property located at 711, 725, and 761 Foresteria Drive (the Property). See Future Land Use Map (Exhibit "A") and Legal Descriptions (Exhibit "B"). The three parcels comprise approximately 1.26 acres. These parcels were purchased with the long-term vision of providing additional parking for the businesses within the Park Avenue Downtown District. As a short-term use, the CRA Board (the Board) authorized the Community Development Corporation, a not for profit corporation to use two of the three parcels (the Property) for the Seeds of Hope Community Garden. The two parcels upon which the community garden is being operated have a future land use designation of "Medium Density Residential." The use of the Property as a community garden is not consistent with the Medium Density Residential future land use designation. The Town's classification system defines residential land uses as being exclusive to residential dwellings and light community related uses, **excluding** government owned sites. Thus, if the use of the Property is going to remain as a community garden, it is appropriate to amend the future land use designation so that's its use is consistent with the Town's Comprehensive Plan.

The Comprehensive Plan's Future Land Use Element Section 3.4.3, defines Public Buildings and Grounds as the following:

"Lands and structures that are owned, leased, or operated by a government entity(...)or operated by a private entity and used for a public purpose...."

In accordance with the above section of the Comprehensive Plan, the appropriate future land use designation of the Property should be "Public Buildings and Grounds." Although the Property is being operated as a community garden, staff believes that the operation of the community garden for public purposes is still compatible with the surrounding residential area and does not negatively impact the nearby Park Avenue Downtown District. The use serves a community purpose allowing residents, business and property owners to take advantage of the garden for their everyday use. Currently, it is a placeholder for any future public use the CRA envisions and may require.

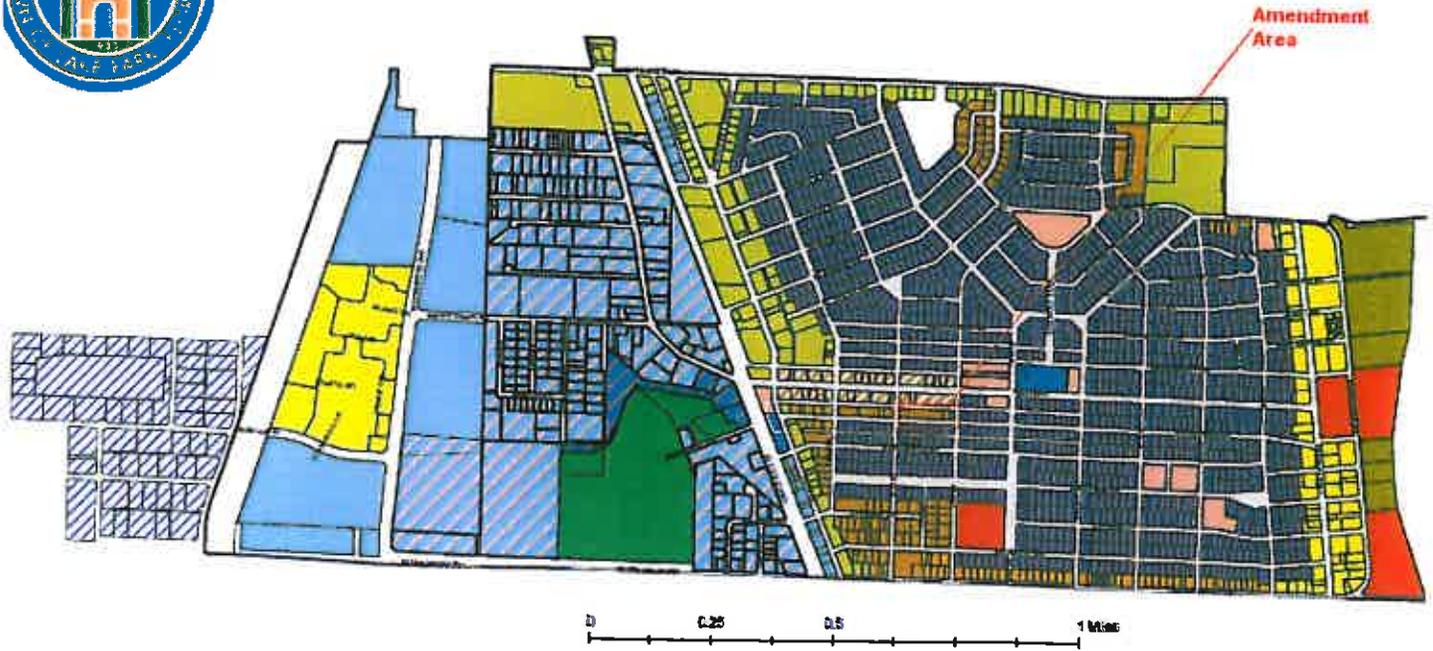
**RECOMMENDATION**

Staff recommends **APPROVAL** of a small-scale land use amendment to change the future land use of the Property from Residential Medium Density to Public Grounds and Facilities.

**EXHIBIT "A" – Town of Lake Park Future Land Use Map**

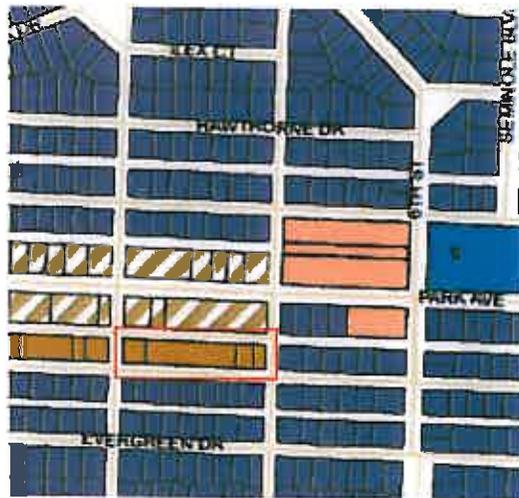


# Lake Park Future Land Use Map



**Legend**

- |              |                    |                  |                      |
|--------------|--------------------|------------------|----------------------|
| Bioscience_2 | Downtown           | Condo_density    | Lake_Park_Boundary   |
| Conservation | Comm_LI_Industrial | Resi_Low_Density | Pub_Bldg_Grounds     |
| Annexation   | Comm_Residential   | Resi_medium      | Rec_Lands            |
|              | Commercial         | Single_Fam       | Other_Pub_Facilities |



**EXHIBIT "B" – Legal Descriptions**

**711 Foresteria Drive:** KELSEY CITY LTS 44 TO 46 INC BLK 10

**725 Foresteria Drive:** KELSEY CITY LTS 29 TO 43 INC BLK 1

**761 Foresteria Drive:** KELSEY CITY LTS 25 TO 28 INC BLK 10

NO. 33099

LEGAL NOTICE OF PROPOSED  
ORDINANCES

TOWN OF LAKE PARK

Please take notice that the Local Planning Agency on Monday, November 5th, 2012 at 7:30 p.m. and the Town Commission on Wednesday, December 5th, 2012 at 7:00 p.m. on first reading and Wednesday, December 19th, 2012 at 7:00 p.m. on second reading for adoption, in a regular session to be held in the Commission Chambers, Town Hall, 535 Park Avenue, Lake Park, Florida will consider the following Ordinance:

ORDINANCE NO. 10-2012

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE LAND USE DESIGNATION FOR 711 FORESTERIA DRIVE, 725 FORESTERIA DRIVE AND 761 FORESTERIA DRIVE; PROVIDING FOR A SMALL-SCALE LAND USE AMENDMENT PURSUANT TO SECTION 163.316(39) AND 166.041(3)(A), FLORIDA STATUTES; PROVIDING FOR A FUTURE LAND USE MAP AMENDMENT SO AS TO BE CONSISTENT WITH THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Please take notice that the Planning & Zoning Board on Monday, November 5th, 2012, immediately following the Local Planning Agency meeting at 7:30 p.m. and the Town Commission on Wednesday, December 5th, 2012 at 7:00 p.m. on first reading and Wednesday, December 19th, 2012 at 7:00 p.m. on second reading for adoption, in a regular session to be held in the Commission Chambers, Town Hall, 535 Park Avenue, Lake Park, Florida will consider the following Ordinance:

ORDINANCE NO. 11-2012

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE ZONING DISTRICT FOR 711 FORESTERIA DRIVE, 725 FORESTERIA DRIVE AND 761 FORESTERIA DRIVE; PROVIDING FOR A REZONING PURSUANT TO SECTION 166.041(3)(C)(1), FLORIDA STATUTES AND SECTION 78-182 OF THE TOWN OF LAKE PARK CODE OF ORDINANCES; PROVIDING FOR THE LAKE PARK ZONING MAP AMENDMENT TO REFLECT THE PUBLIC ZONING DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

If a person decides to appeal any decision made by the Town Commission with respect to any hearing, they 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. For additional information, please contact Vivian M. Lemley, Town Clerk at 561-881-3311. Vivian M. Lemley, Town Clerk  
Town of Lake Park, Florida  
PUB: The Palm Beach Post  
October 21, 2012



**TOWN OF LAKE PARK  
PLANNING & ZONING BOARD MEETING  
AGENDA**

**NOVEMBER 5, 2012**

***(IMMEDIATELY FOLLOWING LOCAL PLANNING AGENCY MEETING)***

**535 PARK AVENUE  
LAKE PARK, FLORIDA**

**PLEASE TAKE NOTICE AND BE ADVISED:** If any interested person desires to appeal any decision of the Planning & Zoning Board with respect to any matter considered at the 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.*

**CALL TO ORDER**

**ROLL CALL**

Chair Judith Thomas	<input type="checkbox"/>
Natalie Schneider	<input type="checkbox"/>
Anthony Bontrager	<input type="checkbox"/>
Mason Brown	<input type="checkbox"/>
James Lloyd, 1 <sup>st</sup> Alternate	<input type="checkbox"/>
Kimberly Glas-Castro, 2 <sup>nd</sup> Alternate	<input type="checkbox"/>
Board Attorney, Thomas J. Baird	<input type="checkbox"/>
Community Development Director, Nadia DiTommaso	<input type="checkbox"/>
Planner, Debbie Abraham	<input type="checkbox"/>
Board Secretary, Kimberly Rowley	<input type="checkbox"/>

**APPROVAL OF AGENDA**

**APPOINTMENT OF VICE-CHAIR**

**APPROVAL OF MINUTES**

- Planning & Zoning Board Meeting of August 6, 2012

**ORDER OF BUSINESS:** The normal order of business for Hearings on agenda items is as follows:

- Staff presentation
- Applicant presentation
- Board Member questions of Staff and Applicant
- Public comments – 3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

**PUBLIC COMMENTS:** Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located in the rear of the Commission Chambers, and give it to the Recording Secretary. Cards must be submitted before the item is discussed.

**NEW BUSINESS:**

**A. REZONING APPLICATION** - A proposal to rezone a 1.26 acre area located at 711, 725 and 761 Foresteria Drive, from Residential-2 (R-2) District to Public District (P-District). Applicant: Town of Lake Park. Presenter: Debbie Abraham

**COMMENTS FROM COMMUNITY DEVELOPMENT DIRECTOR,  
NADIA DI TOMMASO**

**ADJOURNMENT**



**TOWN OF LAKE PARK  
PLANNING & ZONING BOARD MEETING  
MINUTES  
AUGUST 6, 2012  
7:00 P.M.**

**CALL TO ORDER**

The Planning & Zoning Board Meeting was called to order at 7:00 p.m. by Chair Judith Thomas.

**ROLL CALL**

Chair Judith Thomas	Present
Vice-Chair Robin Maibach	Present
Natalie Schneider	Excused
Anthony Bontrager	Present
Mason Brown	Not Present
Jim Lloyd, 1 <sup>st</sup> Alternate	Present

Also present were Nadia DiTommaso, Community Development Director; Debbie Abraham, Planner; and Kimberly Rowley, Board Secretary.

**APPROVAL OF AGENDA**

Chair Thomas asked for a motion to approve the Agenda as submitted. Board Member Lloyd made a motion to approve the Agenda as presented, and the motion was seconded by Board Member Bontrager. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Robin Maibach	X	
Anthony Bontrager	X	
Jim Lloyd	X	

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

**APPROVAL OF MINUTES**

Chair Thomas requested a motion to approve the Minutes of the July 2, 2012, Planning & Zoning Board Meeting as submitted. Board Member Bontrager made a motion to approve the Minutes, and the motion was seconded by Board Member Lloyd. The vote was as follows:

	Aye	Nay
Judith Thomas	X	
Robin Maibach	X	
Anthony Bontrager	X	
Jim Lloyd	X	

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**The Motion carried 4-0 and the Minutes of the July 2, 2012, Planning & Zoning Board Meeting were unanimously approved as submitted.**

**PUBLIC COMMENTS**

There were no public comments.

**PRESENTATION**

**TRANSIT ORIENTED DEVELOPMENT**  
**Kim Delaney, Strategic Development Coordinator**  
**Treasure Coast Regional Planning Council (TCRPC)**

Ms. Kim Delaney, Strategic Development Coordinator for the Treasure Coast Regional Planning Council (TCRPC), introduced herself and thanked the Planning & Zoning Board Members for allowing her the opportunity to make her Transit Oriented Development presentation. Ms. Delaney explained that the TCRPC is a four-County Agency covering Palm Beach, Martin, St. Lucie & Indian River Counties, and that they collaborate with the South Florida Regional Planning Council, which is a three-County Agency including Miami-Dade, Broward & Monroe Counties, for a total representation of approximately 6 million people in the seven-County region. Ms. Delaney stated that the TCRPC has become specialized in the transportation/land use relationship, and particularly in Transit Oriented Development (TOD). This presentation is an overview/introduction into transit oriented development, and a summarization of some major passenger rail transportation projects that are currently underway in the region. Ms. Delaney stated that the Town of Lake Park, specifically on 10<sup>th</sup> Street south of Park Avenue, is a possible location for an additional Tri-Rail Station, and that the end of the year is the goal for a recommendation for a new location. Ms. Delaney's Power Point Presentation *What is Transit-Oriented Development & Why does it Matter for the Town of Lake Park?* is attached hereto and made a part of these Minutes.

Upon conclusion of Ms. Delaney's presentation, Chair Thomas questioned the location of the maintenance facility. Ms. Delaney explained that the site being considered and analyzed by the FDOT is an FDOT owned property which crosses three municipalities, including West Palm Beach, Mangonia Park and Riviera Beach. Whichever site is chosen, measures will be taken to minimize the impact of noise, utilizing vegetative barriers and noise walls.

Chair Thomas mentioned that a daily problem exists around 7:00 a.m. each day with a very long, slow moving morning train which blocks up to 5 railroad crossings and impacts Town

81 residents. Ms. Delany stated that the FDOT is currently working on a variety of solutions to  
82 the problem of long, slow moving trains which impact residential areas.

83  
84 Chair Thomas stated that the proposed station location would actually be a Transit Adjacent  
85 Development (TAD), rather than a TOD, because of the amount of improvements needed in  
86 order to make it a transit oriented facility, and that it would require an awful lot of  
87 investment by the Town in order to make it work. Chair Thomas expressed concern about  
88 where the economic development/partnership for funding would come from. There was  
89 discussion regarding the rail station in Boca Raton, economic development and how the  
90 Town might capitalize and benefit from a train location within the Town.

91  
92 Mayor James DuBois addressed the Planning & Zoning Board and stated that there was a  
93 discussion a few weeks ago with the TCRPC in which they became aware that the Town has  
94 a number of projects on the Palm Beach County 5-Year Road Improvement Project being  
95 Old Dixie Highway from Northlake Boulevard to Park Avenue and Silver Beach Road  
96 between Congress Avenue and Old Dixie Highway. Another discussion that the Town has  
97 been having for many years is the extension of Park Avenue, that, along with a potential rail  
98 station, a charter school, an Army Center moving in, and a \$8-\$12 million Bond that the  
99 Town committed to approximately 12 years ago in order to redevelop Park Avenue, all of  
100 which indicate that an investment in the future development of the Town has already been  
101 made. The Mayor stated that the transit oriented development would enhance the Town's  
102 residential and industrial areas, as well as the Park Avenue commercial areas. The Mayor  
103 stated that he believes that a rail station would be a tremendous opportunity for the Town  
104 and that the Planning & Zoning Board's attention to the details now and early preparation  
105 for the next wave of improvements is vitally important. He stated that a possible rail station  
106 in the Town of Lake Park would enhance the future development of the Town's residential  
107 and commercial development and that he is excited about what is coming ahead in the next  
108 5-10 years.

109  
110 **COMMENTS FROM THE COMMUNITY DEVELOPMENT DIRECTOR**

111  
112 There were no comments from the Community Development Director.

113  
114 **ADJOURNMENT OF MEETING**

115  
116 Before the Meeting adjourned, Chair Judith Thomas introduced and welcomed the new  
117 Town Planner, Debbie Abraham.

118  
119 Chair Thomas called for a motion to adjourn. Vice-Chair Maibach made a motion to  
120 adjourn the meeting, and the motion was seconded by Board Member Schneider. Therefore,  
121 the meeting was adjourned at 8:04 p.m.

127 Respectfully Submitted,

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132 Kimberly Rowley

133 Planning & Zoning Board Secretary

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136 ***PLANNING & ZONING BOARD APPROVAL:***

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Judith Thomas, Planning & Zoning Board Chair

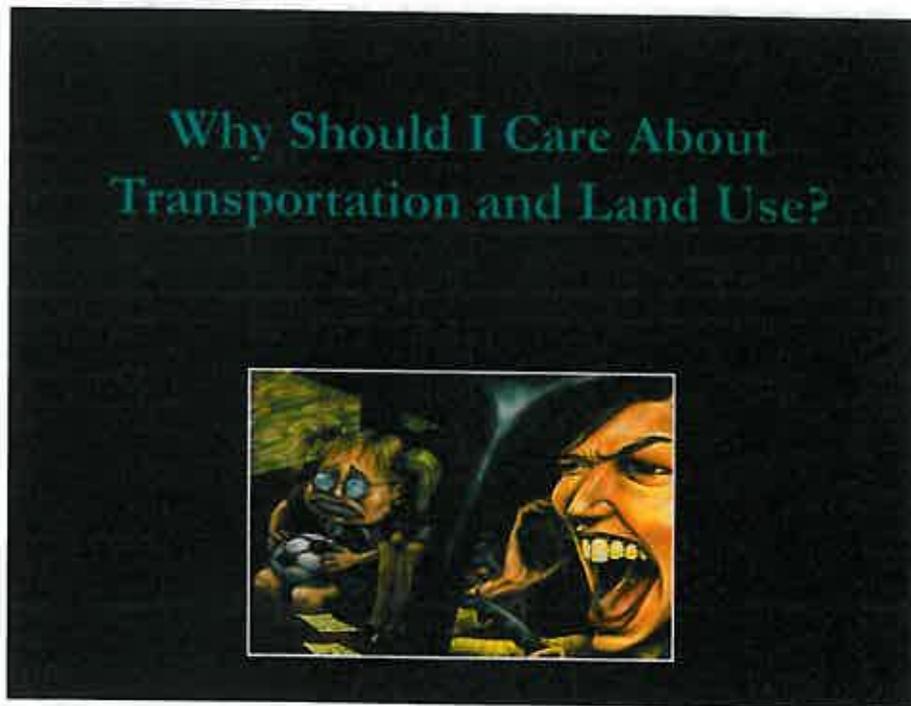
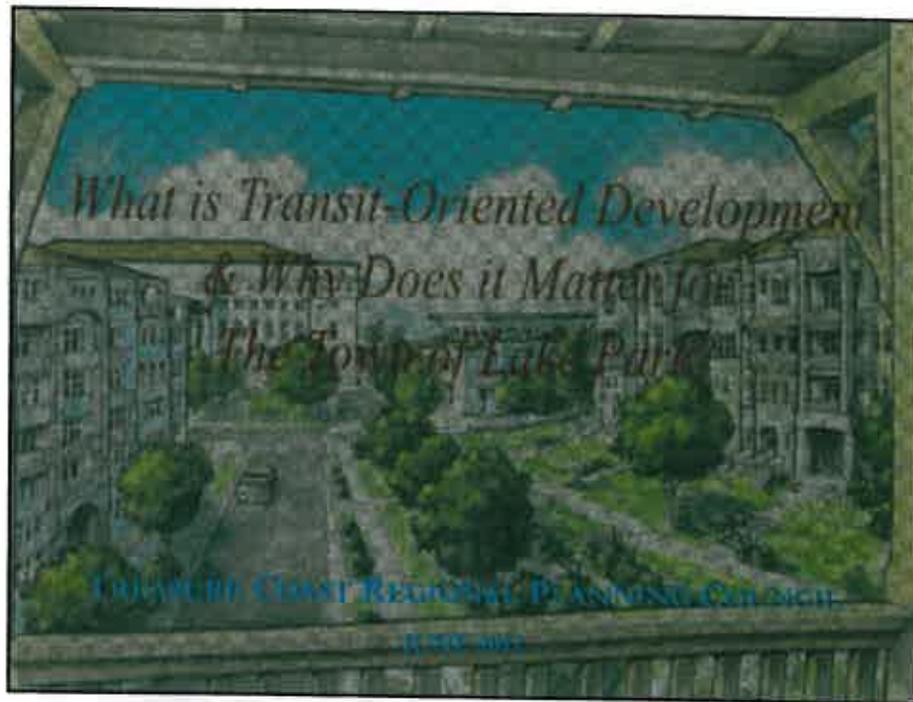
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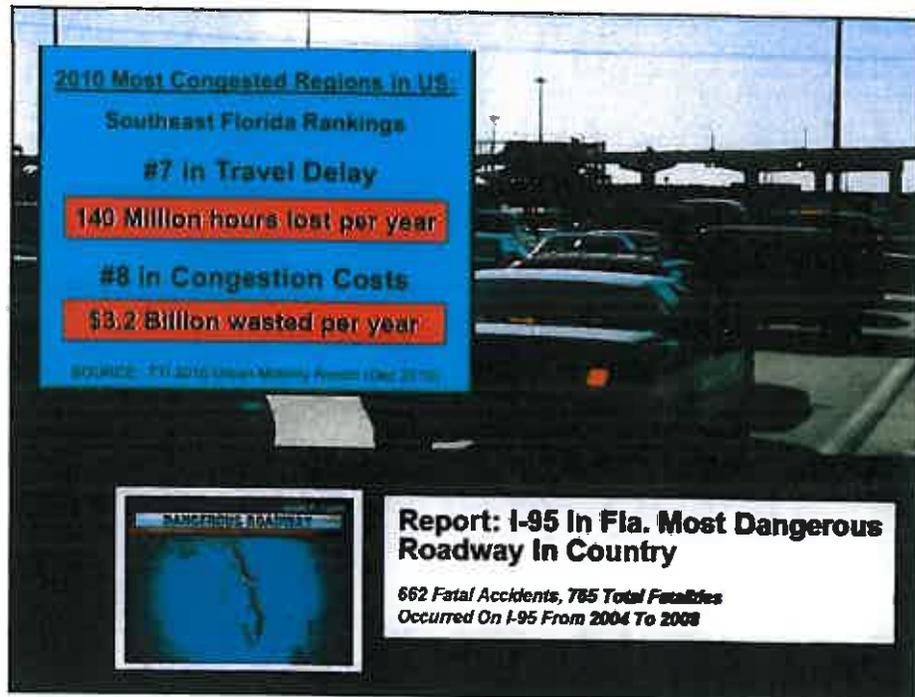
143 DATE:

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**2010 Most Congested Regions in US**  
Southeast Florida Rankings  
**#7 in Travel Delay**  
140 Million hours lost per year  
**#8 in Congestion Costs**  
\$3.2 Billion wasted per year

SOURCE: FHWA 2010 Urban Mobility Report (Oct 2010)

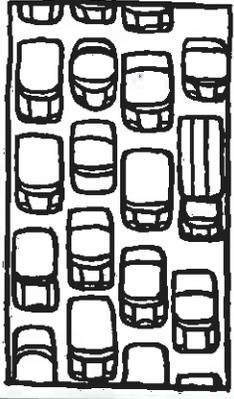


**Report: I-95 In Fla. Most Dangerous Roadway In Country**  
662 Fatal Accidents, 765 Total Fatalities  
Occurred On I-95 From 2004 To 2008

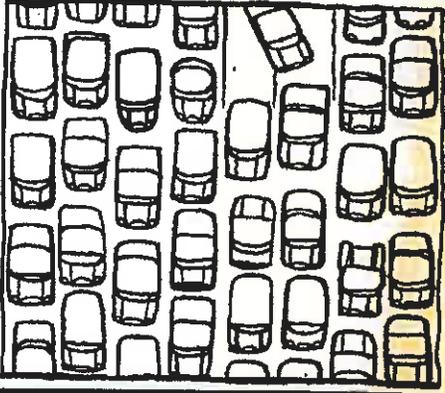
### Congestion or Mobility?

**INTERSTATE IMPROVEMENT PLAN...**

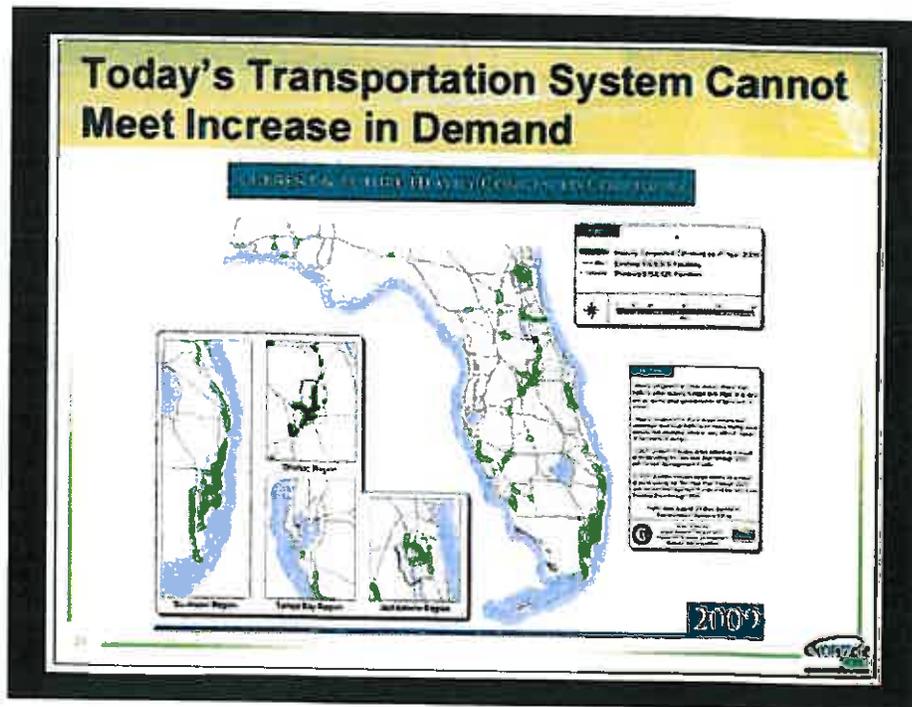
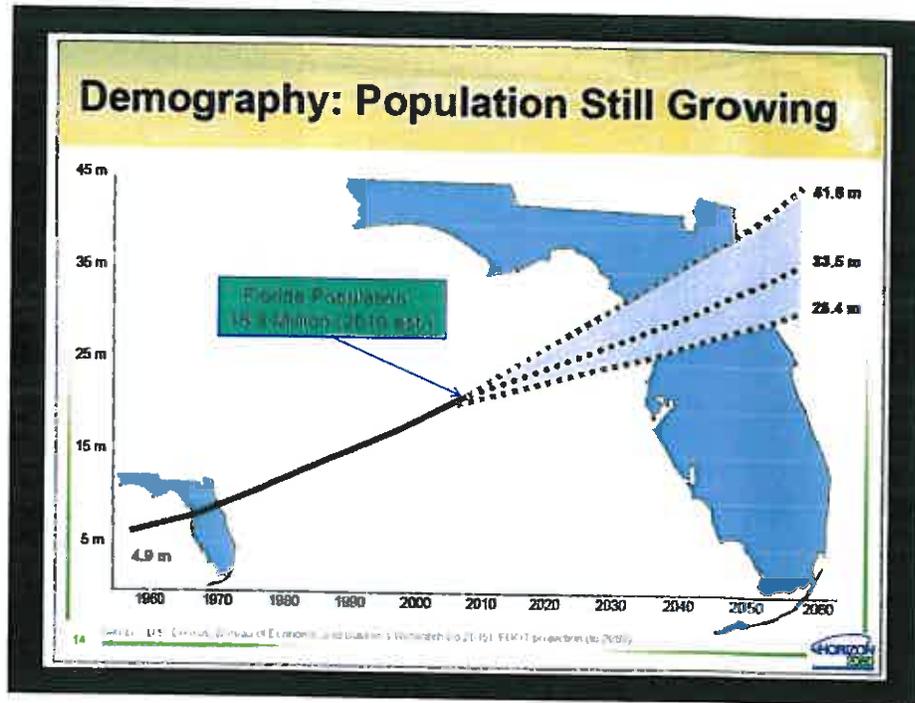
**2003**

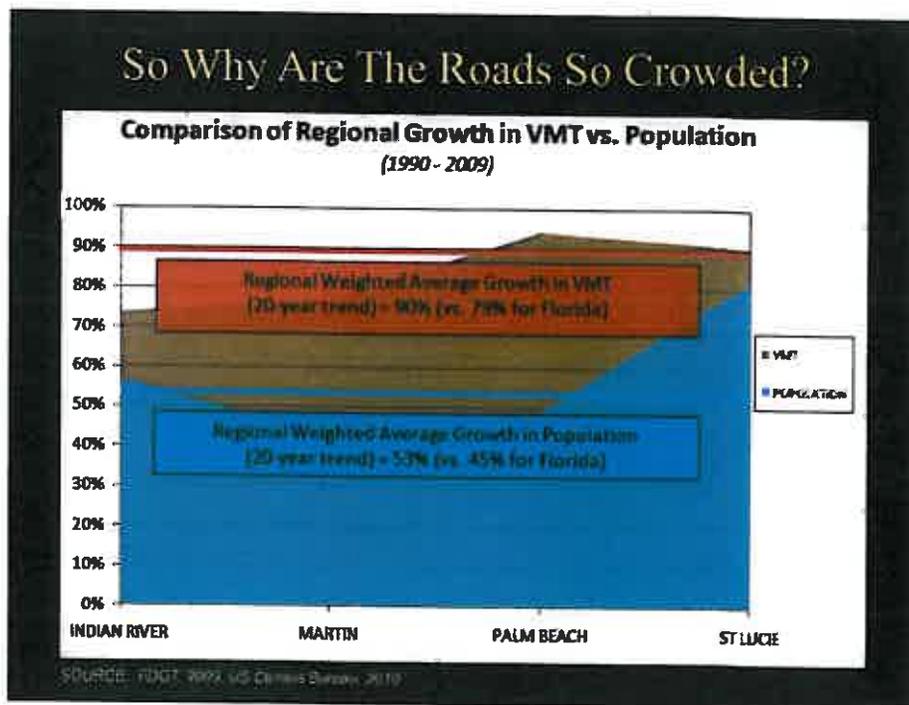
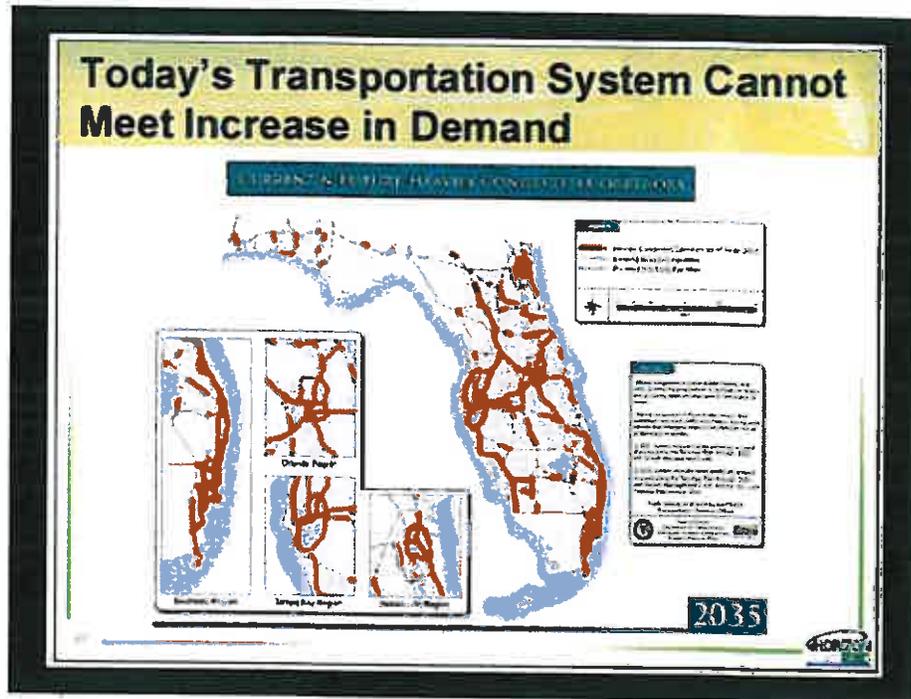


**2030**



**STANZER**  
© 2005 CINCINNATI, OHIO





*The Big Questions:*  
How Will We Settle the Next  
10 (or 20) Million Floridians?  
... And How Will They Move?



**A Paradigm Shift**

## Predictability?

Self Serve Cash or Credit

Regular ARM 9

Plus LEG 9

Premier First Born 9

Regular 2707¢

Plus 3217¢

V-Power 4229¢

"Let our advance worrying become advance thinking and planning."  
- Winston Churchill

## Is Green on the Agenda?



Taking Transit to Work is the Best Way  
to Reduce Household Carbon Footprint

Source: Application International Corporation (2007)

# Why Transit?

For Every \$1 Spent on Transit,  
There is an \$8 Return

(in increased productivity, reduction of fuel consumption,  
increased land values, and reduced road construction)

*SOURCE: Cambridge Systematics*



## Successful (& Sustainable) Economic Regions



Seattle

Research Triangle

Have Successful Transit

### Competitive States

**Texas**  
Denton Rapid Rail  
Dallas Fort Worth Metroplex  
San Antonio  
Austin  
Houston  
Legend:  
- 2010-2015  
- 2015-2020  
- 2020-2025  
- 2025-2030  
- 2030-2035  
- 2035-2040  
- 2040-2045  
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- 2080-2085  
- 2085-2090  
- 2090-2095  
- 2095-2100

**North Carolina**  
Raleigh-Durham  
Charlotte  
Wilmington  
Greensboro  
Raleigh-Durham  
Charlotte  
Wilmington  
Greensboro

**Massachusetts**  
MBTA Commuter Rail System  
Boston  
Worcester  
Springfield  
Plymouth  
Methuen  
Lowell  
Andover  
Boston  
Worcester  
Springfield  
Plymouth  
Methuen  
Lowell  
Andover

**Maryland**  
MARC  
Baltimore  
Washington  
Annapolis  
Frederick  
Hagerstown  
Baltimore  
Washington  
Annapolis  
Frederick  
Hagerstown

Have Expanding Transit

### Global Competitors ~ Lots of Transit

**China - Rail Map**  
China's HSR Network by 2012  
Legend:  
- 2008-2010  
- 2010-2012  
- 2012-2015  
- 2015-2020  
- 2020-2025  
- 2025-2030  
- 2030-2035  
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- 2095-2100

**European Union - Rail Map**  
Legend:  
- 2008-2010  
- 2010-2012  
- 2012-2015  
- 2015-2020  
- 2020-2025  
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- 2075-2080  
- 2080-2085  
- 2085-2090  
- 2090-2095  
- 2095-2100

**Japan - Rail Map**  
Legend:  
- 2008-2010  
- 2010-2012  
- 2012-2015  
- 2015-2020  
- 2020-2025  
- 2025-2030  
- 2030-2035  
- 2035-2040  
- 2040-2045  
- 2045-2050  
- 2050-2055  
- 2055-2060  
- 2060-2065  
- 2065-2070  
- 2070-2075  
- 2075-2080  
- 2080-2085  
- 2085-2090  
- 2090-2095  
- 2095-2100

**France - Rail Map**  
Legend:  
- 2008-2010  
- 2010-2012  
- 2012-2015  
- 2015-2020  
- 2020-2025  
- 2025-2030  
- 2030-2035  
- 2035-2040  
- 2040-2045  
- 2045-2050  
- 2050-2055  
- 2055-2060  
- 2060-2065  
- 2065-2070  
- 2070-2075  
- 2075-2080  
- 2080-2085  
- 2085-2090  
- 2090-2095  
- 2095-2100

**Germany - Rail Map**  
Legend:  
- 2008-2010  
- 2010-2012  
- 2012-2015  
- 2015-2020  
- 2020-2025  
- 2025-2030  
- 2030-2035  
- 2035-2040  
- 2040-2045  
- 2045-2050  
- 2050-2055  
- 2055-2060  
- 2060-2065  
- 2065-2070  
- 2070-2075  
- 2075-2080  
- 2080-2085  
- 2085-2090  
- 2090-2095  
- 2095-2100

## What is TOD ...

### *Transit Oriented Development*

- Walkable "villages" located at & around transit stations in a ¼ to ½ mile ring
- Contains broad mix of uses (such as residential, office, retail, entertainment, civic/cultural)
- Tie-into local transit (Palm-Tran, trolleys)
- Densities appropriate to context
- More compact than surrounding areas
- Built around civic plazas & community spaces
- Appropriate treatment of parking (shared, reduced & structured)



## TOD vs. TAD



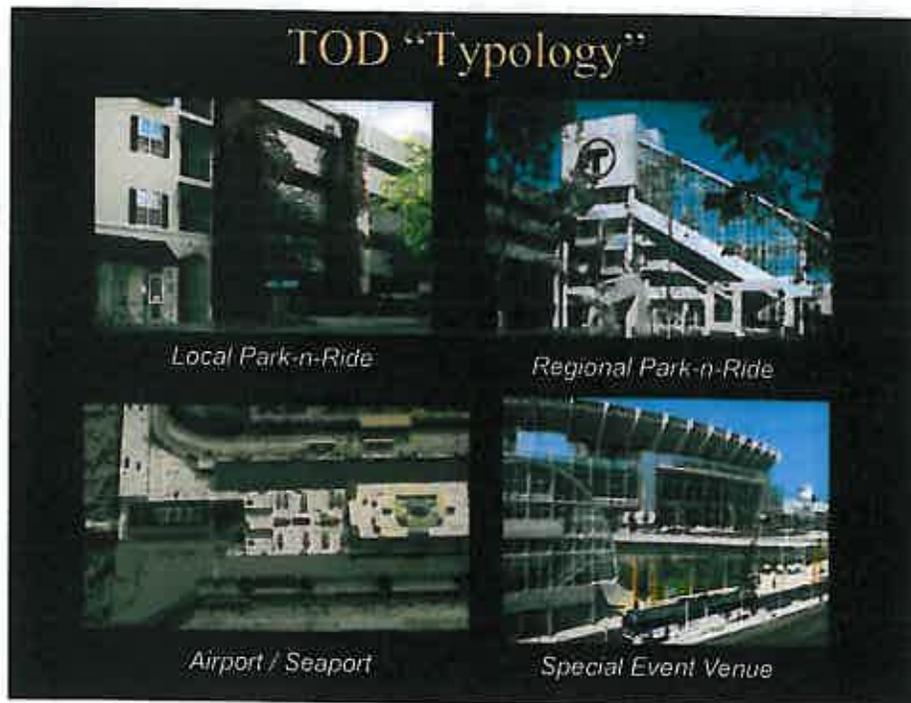
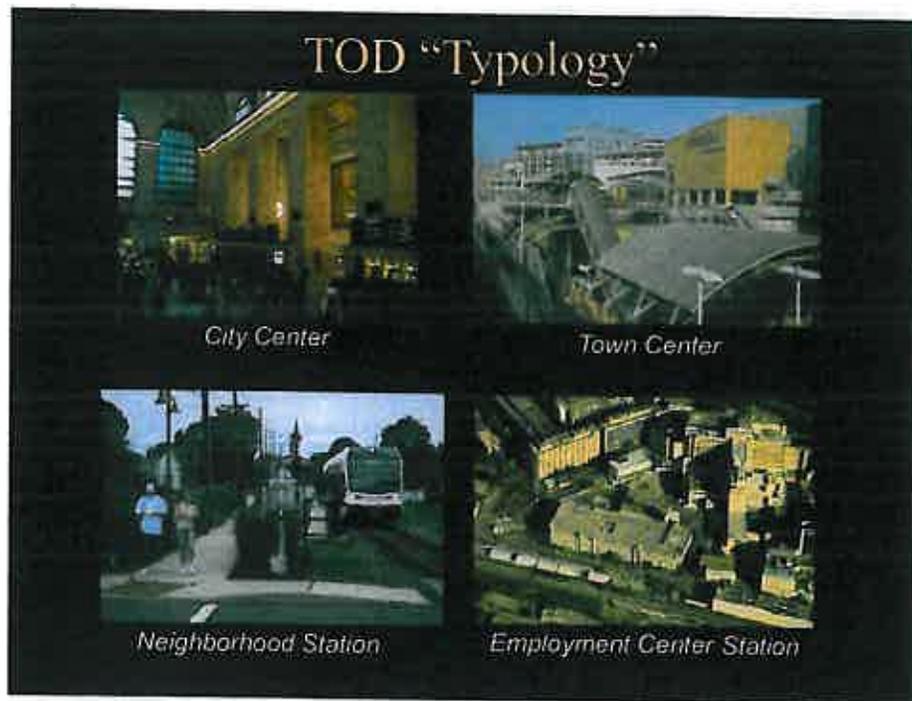
- Transit Oriented Development

vs.

- Transit Adjacent Development



Auto-oriented uses  
Large surface parking lots  
Suburban office campuses  
Big-box format retail  
Pedestrian unfriendly



## Design Features of a Well-Planned TOD

### Design Features Of Well-Planned TODs

#### • Demographic Suitability

- Population, households & employment within ½-mile radius around station & in larger transit shed

#### • Streets and Blocks

- Primary focus on pedestrians; cars are secondary
- Streets narrow enough to cross easily on foot
- Continuous sidewalks
- Blocks of 400-600 LF
- ADA accessibility



## Design Features Of Well-Planned TODs

### • Good Mixture of Buildings and Uses

- Mix of retail, office, restaurants, residential and others
- Creates 18 hours of daily activity
- “Eyes on the Street” provides natural surveillance



## Design Features Of Well-Planned TODs

### • Building Design & Placement

- Properly located buildings create walkable streets
- Active uses along ground floors; residential & office above
- Continuous “pedestrian itinerary” without large tracts of vacant land or surface parking lots
- Building fronts face other fronts; transition at rear property lines; windows & doors at street edge



## Design Features Of Well-Planned TODs

### • Proper Parking Placement & Treatment

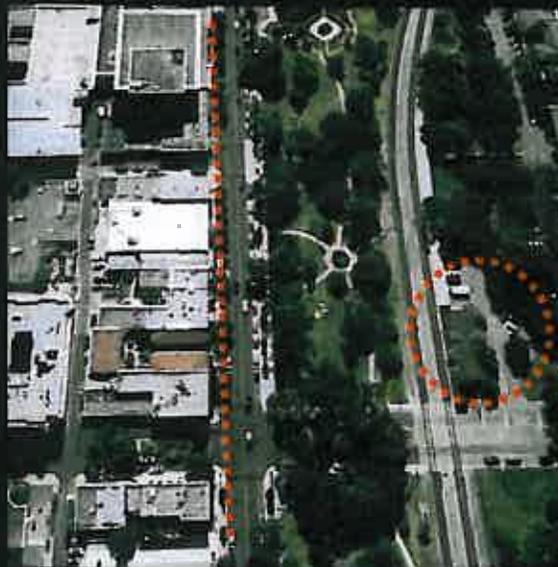
- Adequate parking, but not an oversupply
- Shared & structured parking (design & economics)
- Located to create pedestrian patrons for businesses

### • Additional Considerations

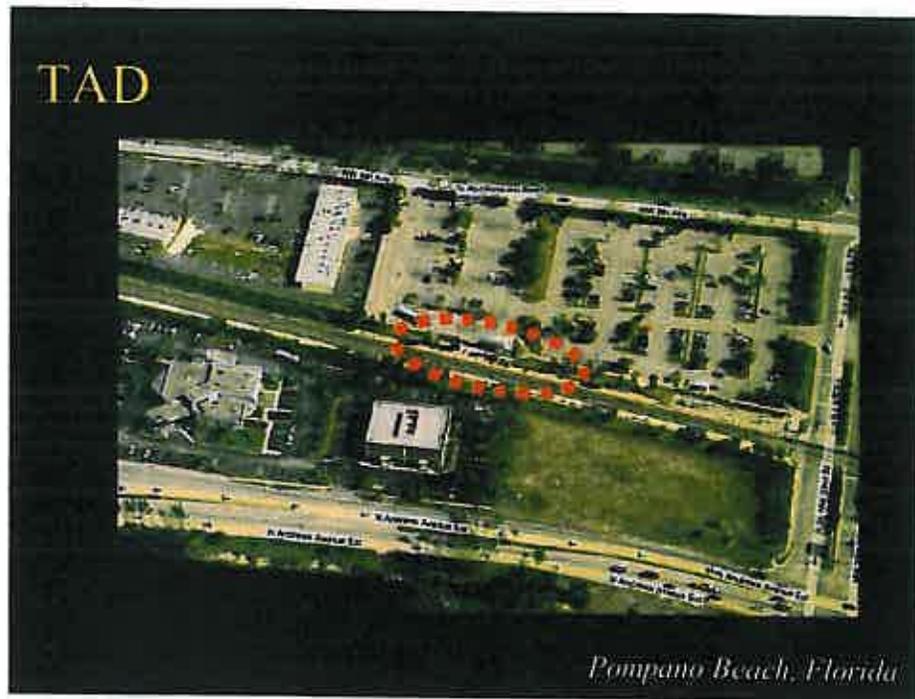
- Tie-in with local transit (bus, trolley, other)
- Public open space
- Civic & cultural uses

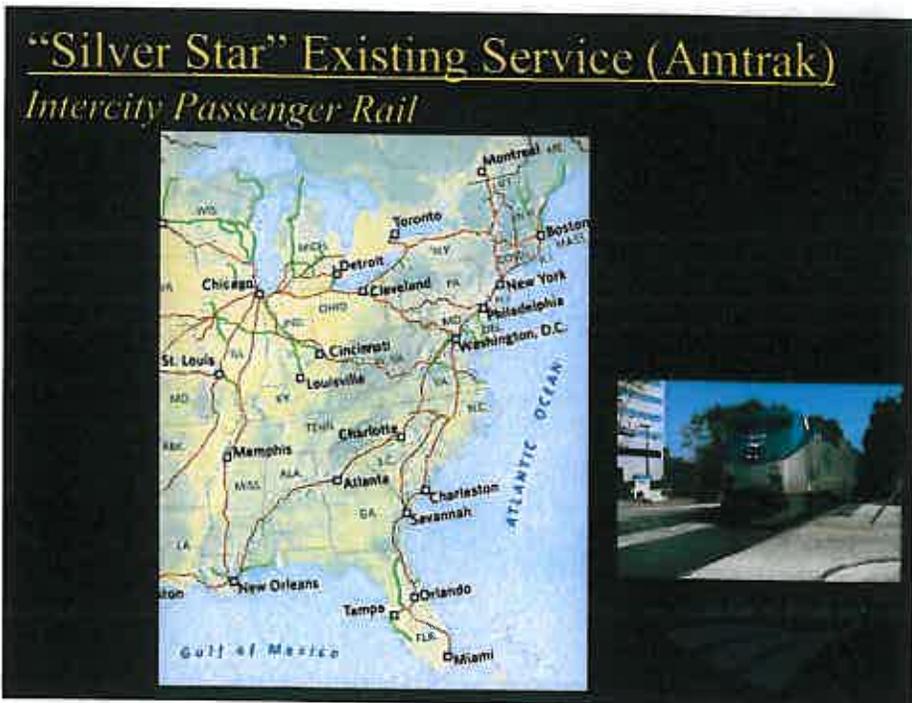


TOD



*Winter Park, Florida*





## “FEC/Amtrak” Proposal (FDOT) *Intercity Passenger Rail*



**FEC/AMTRAK CORRIDOR PROJECT**

**EXISTING STATIONS (FEC/Amtrak)**

- Jacksonville
- Tallahassee
- Gainesville
- Orlando
- Tampa
- Fort Lauderdale
- Miami

**PLANNED STATIONS (FDOT)**

- Gainesville
- Orlando
- Tampa
- Fort Lauderdale
- Miami



## “Tri-Rail” Existing Service (SFRTA) *Regional Commuter Rail*



**TRI RAIL SYSTEM MAP**

Palm Beach County

Broward County

Miami-Dade County



## “SF East Coast Corridor Study” (FDOT)

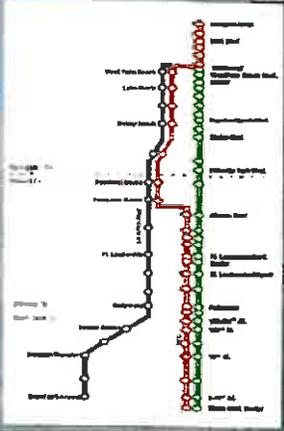
### Regional Commuter Rail



#### Study Process – Refined LPA



- **Base Scenario (Full-Build; Horizon Year 2035)**
  - Maintains Existing Tri-Rail service
  - Provides FEC Local and Flagler Flyer
  - Headways (peak/off-peak)
    - FEC Local: 30/60
    - Flagler Flyer: 30/60
  - Number of stations
    - FEC Local: 30
    - Flagler Flyer: 31
    - Total SFEC stations: 36
  - Crossover Connections
    - Northwood and Pompano
- **Supports System Master Plan Vision**



## “Fast Start” Proposal (SFRTA)

### Regional Commuter Rail



#### SFRTA'S FAST START PLAN OPERATIONS PLAN

**“Modified” Tri-Rail Service**

**Mangonia Park – Miami Airport**  
26 weekly trains  
10 stations

**Mangonia Park – Downtown Miami**  
24 weekly trains  
10 stations

**New FEC Service**

**Jupiter – Downtown Miami**  
6 weekly trains  
10 stations

**Downtown Fort Lauderdale – Downtown Miami**  
26 weekly trains  
10 stations





### “All Aboard Florida” Proposal (FEC Industries) Intercity Commuter Express Rail

**ALL ABOARD FLORIDA**  
ALL ABOARD FLORIDA's route from Tampa to Florida's southern tip, through the heart of the Florida East Coast Corridor and the vibrant Sun Belt, is a first-of-its-kind vision for state infrastructure.

**100% PRIVATE**  
This privately owned, operated and financed rail passenger rail service will be financing in 2011, at no cost to Florida taxpayers.

**6,000 CONSTRUCTION JOBS FOR FLORIDIANS**  
An additional 200 jobs will be created to support the rail system.

**50 MILLION TRAVELERS**  
The number of annual rail travelers will be over 50 million per year. Annual fare revenue \$600 million and 10 million additional jobs from Florida.

**\$6+ BILLION**  
The amount of money being committed to Florida's rail system is \$6+ billion. That's 276 million more in Florida dollars and 210,000 more jobs. Millions of fuel consumption. Over 100,000 tons of CO2 emissions will be avoided.

**3 MILLION CARS OFF THE ROAD**  
Each year, 100,000 cars are taken off the road. This is a significant reduction in highway maintenance and repair.

- Increased capacity, increased travel time efficiency
- Eliminate road and bridge work
- Increased business and cost-effective service
- Multi-availability
- Access to major intermodal airports, seaports and existing commuter rail systems like Metrolink and SunRail





**TOWN LAKE OF PARK  
PLANNING & ZONING BOARD**  
Meeting Date: November 5, 2012  
Date Prepared: October 4, 2012

**DESCRIPTION:** Request to rezone 711 Foresteria, 725 Foresteria, and 761 Foresteria from the Residential-2 (R-2) District to Public District (P-District).

**APPLICANTS REQUEST:** This is an application by the Town of Lake Park proposing the rezoning of three parcels of land (the Property) owned by the Town of Lake Park's Community Redevelopment Agency. See Zoning Map (Exhibit "A") and legal descriptions (Exhibit "B"). The parcels are 0.17, 0.86, and 0.23 acre, respectively, which are currently operated by the Community Development Corporation as the Seeds of Hope Community Garden. The Property is located on Foresteria Drive between 7<sup>th</sup> and 8<sup>th</sup> Street and is within the Residential-2 (R-2) zoning district. Staff recommends that the Property be rezoned to the P-Public District as provided for in Section 78-76 of the Town of Lake Park Code of Ordinances (the Code).

**STAFF RECOMMENDATION: APPROVAL**

**BACKGROUND INFORMATION:**

Applicant(s): Town of Lake Park  
 Owner: Lake Park Community Redevelopment Agency (CRA)  
 Address : 711, 725 and 761 Foresteria Drive, Lake Park FL 33403  
 Lot Sizes: 0.17, 0.86, and 0.23 acres respectively for a total of 1.26 acres

Parcel Control Numbers: 36-43-42-20-01-010-0440, 36-43-42-20-01-010-0290, 36-43-42-20-01-010-0250

Existing Zoning : Residential-2(R-2)

**Adjacent Zoning**

North: Park Avenue Downtown District (PADD)  
 South: Residential-1 (R-1)  
 East: Residential-1 (R-1)  
 West: Residential-2 (R-2)

**Adjacent Land Uses**

North: Downtown  
 South: Single Family Residential  
 East: Single Family Residential  
 West: Medium Density Residential

**CONSISTENCY WITH THE TOWN OF LAKE PARK ZONING CODE**

**Section 78-76 states in part:**

*Within P public districts, the following regulations shall apply:*

(3)

*All property owned by or acquired by the town shall be included in P public districts*

**The subject parcels were acquired by the Lake Park CRA in early 2009. Their zoning designations were never changed to reflect the P-Public District. Staff is recommending that these parcels be rezoned to reflect their appropriate zoning district designation. The permitted uses in the public district may range from recreation facilities, parks and playgrounds, museums, just to name a few. A community garden is in conformance with this zoning district designation.**

**CONSISTENCY WITH THE COMPREHENSIVE PLAN**

A small-scale land use amendment is being concurrently processed. The proposed small-scale plan amendment would change the future land use designation of the Property from Residential Medium Density to Public Buildings and Grounds.

The proposed rezoning would implement the future land use designation by zoning the Property so that it will be consistent with the Property's new future land use designation pursuant to the amendment to the Town's Comprehensive Plan. The proposed rezoning is consistent with Policy 1.1 of the Future Land Use Element of the Town's Comprehensive Plan:

**Policy 1.1:** Land Development Regulations shall be amended as necessary to contain specific and detailed provisions required to implement the adopted Comprehensive Plan and which as a minimum:

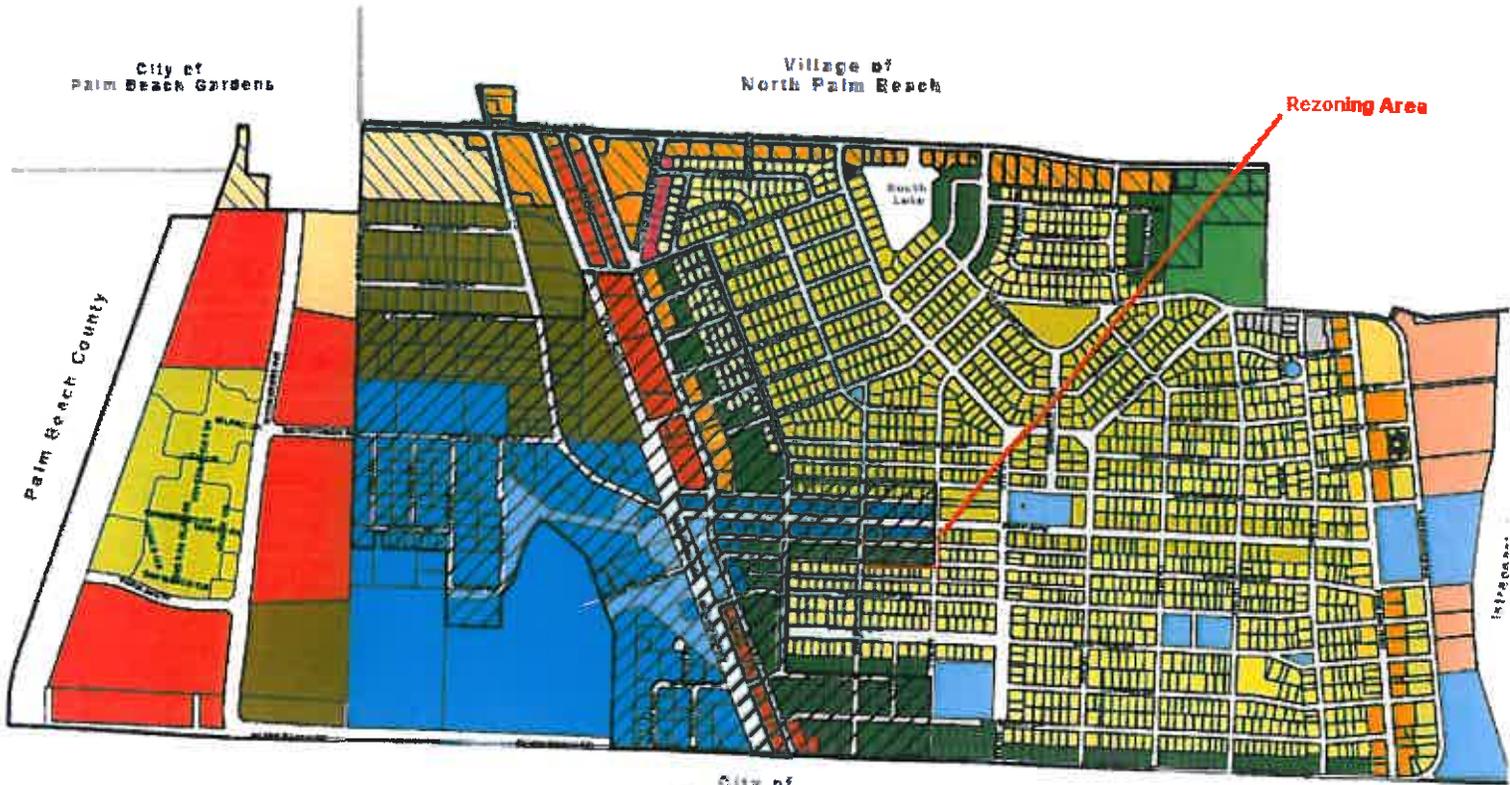
- b. Regulate the use and intensity of land development consistent with this element to ensure the compatibility of adjacent land uses.
- k. Eliminate and/or reduce use of land inconsistent with the Future Land Use Map and the community's character.

*The Property is owned by the CRA and is between a residential district and the Park Avenue Downtown District (PADD). The Property is being operated by the Community Development Corporation, a not for profit corporation and serves a community purpose. In order to make the zoning of the Property consistent with the new future land use designation of Public Buildings and Grounds, a rezoning to Public District is required.*

**STAFF RECOMMENDATION :**

Staff recommends **APPROVAL** of the rezoning to P-Public District.

# EXHIBIT "A" – Town of Lake Park Zoning Map



## Legend

- CRAB boundaries
- R1B
- R1AA
- R1
- R1A
- R2A
- R3
- R2
- TND
- C1
- C1B
- C2
- C3
- Public
- PUD
- PADD
- CLIC
- CRA
- NSICZ overlay
- CA
- Lake Park Boundary



**EXHIBIT "B" – Legal Descriptions**

**711 Foresteria Drive:** KELSEY CITY LTS 44 TO 46 INC BLK 10

**725 Foresteria Drive:** KELSEY CITY LTS 29 TO 43 INC BLK 1

**761 Foresteria Drive:** KELSEY CITY LTS 25 TO 28 INC BLK 10

LEGAL NOTICE OF PROPOSED ORDINANCES

TOWN OF LAKE PARK

Please take notice that the Local Planning Agency on Monday, November 5th, 2012 at 7:30 p.m. and the Town Commission on Wednesday, December 5th, 2012 at 7:00 p.m. on first reading and Wednesday, December 19th, 2012 at 7:00 p.m. on second reading for adoption in a regular session to be held in the Commission Chambers, Town Hall, 535 Park Avenue, Lake Park, Florida will consider the following Ordinance:

ORDINANCE NO. 10-2012

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE LAND USE DESIGNATION FOR 711 FORESTERIA DRIVE, 725 FORESTERIA DRIVE AND 761 FORESTERIA DRIVE, PROVIDING FOR A SMALL-SCALE LAND USE AMENDMENT PURSUANT TO SECTION 163.3164(39) AND 188.041(5)(A), FLORIDA STATUTES; PROVIDING FOR A FUTURE LAND USE MAP AMENDMENT SO AS TO BE CONSISTENT WITH THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Please take notice that the Planning & Zoning Board on Monday, November 5th, 2012, immediately following the Local Planning Agency meeting at 7:30 p.m. and the Town Commission on Wednesday, December 5th, 2012 at 7:00 p.m. on first reading and Wednesday, December 19th, 2012 at 7:00 p.m. on second reading for adoption, in a regular session to be held in the Commission Chambers, Town Hall, 535 Park Avenue, Lake Park, Florida will consider the following Ordinance:

ORDINANCE NO. 11-2012

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE ZONING DISTRICT FOR 711 FORESTERIA DRIVE, 725 FORESTERIA DRIVE AND 761 FORESTERIA DRIVE, PROVIDING FOR A REZONING PURSUANT TO SECTION 166.041(9)(X)(1), FLORIDA STATUTES AND SECTION 78-182 OF THE TOWN OF LAKE PARK CODE OF ORDINANCES; PROVIDING FOR THE LAKE PARK ZONING MAP AMENDMENT TO REFLECT THE PUBLIC ZONING DISTRICT; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

If a person desires to appeal any decision made by the Town Commission with respect to any hearing, they 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. For additional information, please contact Vivian M. Lemley, Town Clerk at 581-881-3311. Vivian M. Lemley, Town Clerk  
Town of Lake Park, Florida  
PUB: The Palm Beach Post  
October 21, 2012