



In the EAR, the Town identified nine major issues to be addressed in its EAR-based amendments. These issues were:

- Issue 1 – Town Police and Fire Services
- Issue 2 – Community Design and Architecture
- Issue 3 – Improved Roadway and Drainage
- Issue 4 – Mass Transit
- Issue 5 – Historic Preservation
- Issue 6 – Improved Parks and Recreation Facilities and Activities
- Issue 7 – Economic Development
- Issue 8 – Residential Density
- Issue 9 – Preservation of Small Town Character

#### A. Future Land Use Map Amendments

The proposed FLUM amendments cover 11 different areas of the Town (see Exhibit 4). The Town has not provided information on a parcel-by-parcel basis, but on the size of the area and the existing and proposed FLUM designation for the area (See Table 1).

Area #1 is 42.0 acres in size and includes both sides of U.S. 1 in the eastern portion of the Town. The area currently has both commercial and residential designations. The proposed FLUM is Mixed Use; a new designation established in this amendment package. Area 2 is 10.3 acres in size and includes land on both the north and south side of Park Avenue in the downtown. The existing FLUM designations are residential and commercial. The proposed FLUM designation is Downtown, a new designation that allows a mix of uses and residential density of up to 40 units per acre.

Area 3 is 45.4 acres in size and lies along the southern boundary of the Town, west of the railroad tracks. The existing FLUM designation is Commercial and Light Industrial. The proposed use is Conservation. The property is known as the Lake Park Scrub Natural Area and was purchased by the County in 2000 and 2001 with funds from the County Conservation Lands Acquisition Bond Program. Area 4 is 13.1 acres in size and lies along the southeastern border of the Town, adjacent to the City of Riviera Beach. The FLUM designation is being revised from Medium Density to Low Density Residential.

Area 5 is 3.9 acres in size and lies along the railroad tracks at the northern edge of the Town. The existing FLUM designation is Commercial and Light Industrial. The proposed FLUM designation is Low Density Residential. Area 6 is 26.8 acres in size and it lies in the west central portion of the Town. The current FLUM designation is Medium Density Residential. The proposed designations are Commercial and Single Family Residential.

Area 7 is 3.9 acres in size and it is adjacent to Area #6 on the north. The present FLUM designations are Residential and Commercial. The proposed designation is Commercial. Area 8 is 3.8 acres in size and it lies along the east side of the railroad tracks in the southern portion of the Town. The current FLUM designation is Commercial. The proposed designation is Commercial and Light Industrial.

Areas 9, 10 and 11 are all very small in size (2.3 acres or less) and the proposed designations are Public Building and Other Public Facilities.

**Table 1**  
**Proposed Amendments to the Future Land Use Map**  
**Town of Lake Park Comprehensive Plan**  
**DCA Reference No. 08-1ER**

<b>Amendment Number/Name</b>	<b>Approx. Acreage</b>	<b>Current FLUM Designation</b>	<b>Proposed FLUM Designation</b>
Area 1	42.0	Medium Density/Single Family Residential	Mixed Use
Area 2	10.3	Residential/Commercial and Commercial	Downtown
Area 3	45.4	Commercial and Light Industry	Conservation
Area 4	13.1	Medium Density Residential	Low Density Residential
Area 5	3.9	Commercial	Commercial and Light Industrial
Area 6	26.8	Medium Density Residential	Commercial and Single Family Residential
Area 7	3.9	Residential and Commercial	Commercial
Area 8	3.8	Commercial	Commercial and Light Industrial
Area 9	2.3	Commercial	Public Building
Area 10	1.1	Commercial and Light Industrial	Public Building
Area 11	2.0	Medium Density Residential and Other Public Facilities	Other Public Facilities
<b>Total:</b>	<b>154.6</b>		

**Key to FLUM Designations**

Single Family Residential	Single Family detached residents, maximum density of 6 units per acre
Low Density Residential	maximum of 9 units per acre
Medium Density Residential	maximum of 19 units per acre
Residential and Commercial	maximum of 30 units per acre, maximum floor area ratio of 2.4
Commercial	maximum floor area ratio of 3.0
Commercial and Light Industrial	maximum floor area ratio of 2.0
Mixed Use	Newly proposed FLUM designation with maximum residential densities of 30 units per acre; maximum floor area ratio of 2.5
Downtown	maximum of 40 units per acre and maximum floor area ratio of 5.0

More information on the amendments is included in the individual area maps (see attached).

## B. Text Amendments

There are well over 200 amendments to the text of the various elements as well as a new Public School Facilities Element. The highlights of the amendments are discussed below:

### 1. Future Land Use Element

Policy 1.3 is revised to list residential densities for all Residential FLUM designations. The residential densities have generally been increased upwards. Three new FLUM designations are established that include residential uses: 1) Residential and Commercial (up to 30 units per acre), 2) Condominium Residential (up to 40 dwelling units per acre), and 3) Downtown (up to 40 units per acre). Policy 1.4 is revised to include maximum floor area ratio for non-residential FLUM designations. A number of new objectives and policies are proposed to include the intent of the Town to promote biological research/bio technology uses and a Bioscience Research Protection Overlay (Objective 8, Policies 1.10, 1.11, 8.1, 8.2, 8.3, 8.4, 8.5).

New Objective 5 addresses redevelopment and infill development that is compatible with existing uses. New Policy 5.3 indicates that compact, mixed use development shall be the preferred form of development and redevelopment in key corridors and target areas. New objectives and policies address heritage and historic preservation, as well as unified architectural and design standards.

Section 3.3.2 contains the Future Land Use Classification System. New classifications include Single Family Residential, Condominium Residential, Downtown and Conservation. This section also includes the Biomedical Research Protection Overlay Area and Mixed Use Overlays.

### 2. Transportation Element

Objective 1 is totally rewritten to commit the Town to coordinate with the Florida Department of Transportation, Palm Beach Metropolitan Planning Organization and other agencies to correct roadway deficiencies. A new objective and policies address multi-modal transportation options. Revised Policy 6.1 indicates the Town shall maintain an Official Transportation Map.

### 3. Housing Element

The Goal Statement is revised to reflect the needs identified in the Affordable Housing Needs Assessment prepared by the Shimberg Center for Affordable

Housing. New Policy 2.3 addresses repairs to correct substandard housing conditions. New Policy 3.7 indicates the Town will implement strategies to ensure the availability of a diversity and mix of housing types for households of different income and needs groups. New Policy 3.8 encourages the development of homeownership units, since the Town has an unusually large proportion of rental units. Revised Policy 7.4 indicates that the Town will give priority to development applications that provide for affordable housing units.

4. Infrastructure Element

Revised Policy 1.1 addresses setting of levels of service for potable water and sanitary sewer. New Policy 2.4 addresses water supply planning and commits the Town to prepare a Ten-Year Water Supply Facilities Work plan.

5. Coastal Management Element

Revised Objective 3.0 and several policies address emergency management planning. New Policy 4.2 indicates the Town is “encouraged to establish a Marina Siting Plan”; and revised Policy 5.1 addresses hurricane evacuation. Revised Policy 5.7 indicates the Town will prohibit increased development intensity in coastal high hazard areas.

6. Conservation Element

New Objective 7 addresses preservation of the Lark Park Scrub Area.

7. Recreation and Open Space Element

Policy 4.2 addresses the identification of lands for expansion of usable open space and recreation.

8. Intergovernmental Coordination Element

Revised Policy 1.2 commits to participation in the Palm Beach County Intergovernmental Plan Amendment Review Committee on comprehensive plan amendments. Policy 1.4 is rewritten to address coordination of annexation policies. Annexation is also addressed in Objective 2 and Policies 2.3 and 2.4. New Policy 1.10 addresses coordination relative to mass transit. New Objective 6 is to promote increased economic stability and new Objective 7 addresses coordination with other local governments on opportunities for bioscience research/biotechnology uses.

9. Capital Improvements Element

New Policy 1.6 commits to including projects necessary to maintain adopted level of service standards in the capital improvements program and schedule.

## 10. Public School Facilities Element

This is an entirely new element of the Town Comprehensive Plan. Objectives in this element address: 1) coordinating development orders on availability of school facilities; 2) a cooperative relationship with the School District on land use planning to develop schools proximate to residential areas; and 3) cooperation with the County, School District and other local governments on population projections.

### Extrajurisdictional Impacts

The Town provided the proposed amendments to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and the amendment was distributed by the IPARC Clearinghouse on March 25, 2008. According to the information available to the Council, no objections have been filed to the proposed amendment.

### Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

### Analysis of Consistency with Strategic Regional Policy Plan

## **Comments/Recommendations**

### A. FLUM Amendments

Information regarding the proposed FLUM amendments was not provided on a property by property basis, but rather by area (see Exhibit 4). The amendments affect a total area of 154.6 acres. The most significant amendments are for:

- Area 1 which assigns the new Mixed Use FLUM designation to 42.0 acres along the U.S. 1 corridor.
- Area 3 which assigns a Conservation FLUM designation to 45.4 acres of property known as the Lake Park Scrub Natural Area.
- Area 6 which assigns to a FLUM designation of Commercial to 26 acres of land along 10<sup>th</sup> Street that was previously assigned a residential designation.

The Town indicates that these amendments are based on the recommendations of the Town's EAR.

1. In the FLUM amendment referenced as Area 3, the Town proposes to assign a Conservation FLUM designation to 45.4 acres of the Lake Park Scrub Natural Area. Council has been notified by the Palm Beach County Department of Environmental Resources Management staff that this proposed amendment does

not include all of the land purchased by the County for the Lake Park Scrub Natural Area. Some additional parcels to the east of the land subject to the FLUM amendment were also part of the purchase.

Recommendation for Modification: In the adopted amendment, the Town should assign a Conservation FLUM designation to the additional parcels of land that make up the Lake Park Scrub Natural Area. (Note: The Town staff has indicated they will recommend that the additional four parcels be assigned a Conservation FLUM designation at the time of adoption of the proposed amendment).

## B. Text Amendments

### 1. Future Land Use Element

- a. The Town has proposed a number of new FLUM designations under Policy 1.3. Among these are a Mixed Use designation which allows a maximum residential density of 30 dwelling units per acre. However, a Mixed Use FLUM designation is not shown in the legend of the new FLUM, nor is it included by name in Section 3.3.2 where FLUM classifications are further defined. However, in Section 3.3.2, there is a very long and complex definition for “Mixed Use Zoning Districts and Overlays”, with a list of provisions that may allow mixed use at different locations (perhaps without a FLUM designation of Mixed Use).

Recommendation for modification: The Town needs to be very clear in this element if Mixed Use is to be a FLUM designation (it is the proposed designation for the Area 1 FLUM amendments) or if mixed use is a reference to a zoning district or overlay. Furthermore, the lengthy definition and list of conditions for “Mixed Use Zoning Districts and Overlays” in Section 3.3.2 is not appropriate for a FLUM designation. If Mixed Use is to be a FLUM category, the definition and conditions under which it may be assigned should be much more straightforward and concise.

- b. The language used with “Mixed Use Zoning Districts and Overlays” in Section 3.3.2 allows any commercial use as a mixed use project because of the term “may include, but not limited to”.

Recommendation for Modification: This language needs to be clarified to clearly indicate what types of commercial use are to be permitted under a Mixed Use designation.

- c. The proposed Single Family Residential and Condominium Residential FLUM designations are not listed under Policy 1.3, where all other residential FLUM designations are listed with standards for density.

Recommendation for modification: Include the Single Family Residential and Condominium Residential designations under Policy 1.3.

## 2. Transportation Element

- a. Revised Objective 1 is (in part) to implement projects to correct roadway deficiencies.

Recommendation for modification: The objective would be better stated to address roadway deficiencies rather than to correct them.

- b. Although one of the major issues identified in the Town's EAR was Mass Transit, there are no revisions that encourage or promote Transit Oriented Development (TOD). TOD is considered to be a priority for the bus and rail corridor in eastern Palm Beach County.

Recommendation for modification: Adopt policies to support TOD.

## 3. Housing Element

In the EAR, the Town did not consider affordable housing to be a major issue, although recognizing that housing affordabilities to target groups is still problematic. The EAR also indicates there may be a need to modify residential densities to preserve single family neighborhoods in some areas while increasing the availability of multi family housing in other areas.

The Town has some policy support in the existing plan for the provision of low and/or moderate income housing. However, the policy support is weak and does not ensure that progress will be made to address housing needs. Some additional policy language is to be added as a result of the proposed EAR amendments.

- a. New Policy 3.7 indicates the Town will implement strategies to ensure the availability of a diversity and mix of housing types in order to meet the needs of households of different income and needs groups. However, there is no indication of what these strategies are, how they will be identified, or when they will be implemented.

Recommendation for modification: The policy should identify the strategies, if they have already been determined, or indicate how the strategies will be determined, and what implementation mechanisms will be utilized (e.g. inclusionary zoning, land trust, linkage fee, density bonus, etc).

- b. Revised Policies 7.1 and 7.4 address the mitigation of regulatory barriers to the provision of affordable housing and giving priority to applications

that provide for affordable homeownership units. Again, the policies are weak. It is not clear that priority in scheduling application review by the Planning and Zoning Board is a significant incentive.

Recommendation for modification: The policies should be revised to indicate when barriers will be identified and mitigated and how development approvals will be “fast tracked” for affordable housing projects.

#### 4. Coastal Management Element

- a. New Policy 4.2 addresses the establishment of a Marina Siting Plan. However, the language used is the form of a recommendation (“The Town is encouraged to establish a Marina Siting Plan”).

Recommendation for modification: Change the language of Policy 4.2 so that the language is in the form of a policy (i.e. “Establish a Marina Siting Plan consistent with 163.3178(6)F.S.”).

- b. Revised Policy 5.7 addresses development intensity in coastal high hazard areas.

Recommendation for modification: the policy should prohibit increased development intensity and density in coastal high hazard areas.

#### 5. Conservation Element

- a. New Objective 7 addresses the preservation of the Lake Park Scrub Area. However, the language used is not in the form of an objective.

Recommendation for modification: Revise Objective 7 to indicate the Town shall preserve the Lake Park Scrub Area.

#### 6. Recreation and Open Space Element

- a. Revised Policy 4.2 indicates the Town will identify properties for future acquisition.

Recommendation for modification: Revise Policy 4.2 to indicate what procedures the Town will use to identify properties for future acquisition and when this will be done.

#### Consistency with Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendments

to be CONSISTENT with the SRPP. However, the Town should make a number of modifications to the proposed objectives and policies prior to adoption. It is especially important that the new and revised FLUM designations are clearly identified and defined.

Recommendation

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

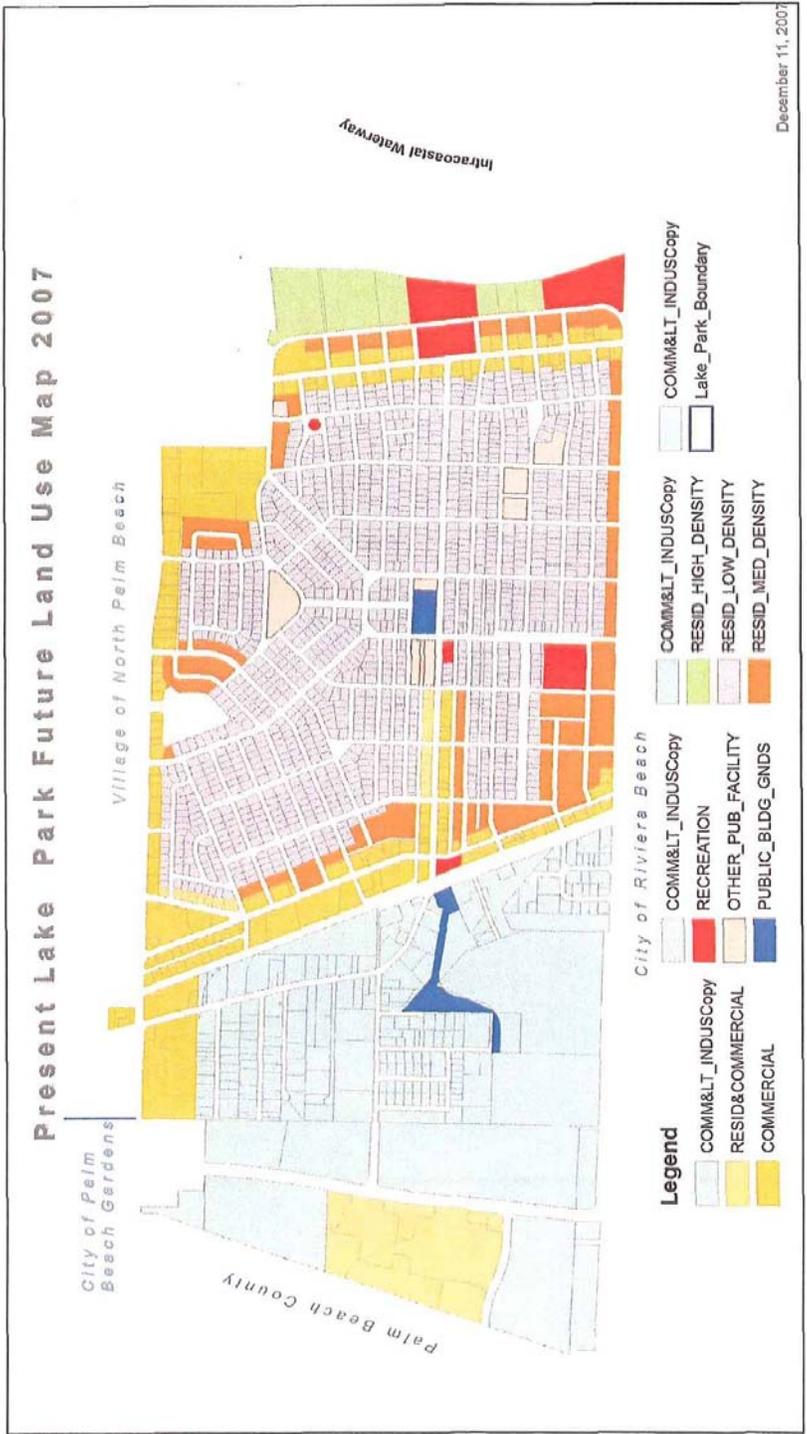
Attachments

## **List of Exhibits**

### **Exhibit**

- 1 General Location Map
- 2 Present Future Land Use Map 2007
- 3 Lake Park Future Land Use Map
- 4 Lake Park Future Land Use Map – Areas of Change





**Exhibit 2**

PROJECT NUMBER:  
 DATE OF PREPARED:  
 PREPARED BY:  
 DATE OF REVISION:





