

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C6

From: Staff

Date: December 9, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Lake Park Comprehensive Plan
Amendment No. 16-1ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the Town of Lake Park contains text changes to the Future Land Use (FLU) Element and changes to the FLU Map of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment revises the FLU Element and Map related to the provision of mixed-use development along the US-1 corridor within the town. The proposed revisions include the following:

- Delete existing Objective 9 and Policies 9.1 through 9.9 regarding the Mixed-Use Zoning District or Overlay District and replace these with new Objective 9 and Policies 9.1 through 9.3. New Objective 9 establishes the Federal Highway/Intracoastal Waterway Mixed Use redevelopment area and directs that this area be shown on the FLU Map. New Policies 9.1 through 9.3 provide details related to the development of commercial and residential uses within this mixed use area.

- Add new Objective 10 and Policies 10.1 through 10.7 related to two mixed use sub-districts within the Mixed Use land use designation. Objective 10 directs that the town's official zoning map be amended to establish the boundaries of a MXD Use Zoning District and establish two mixed use sub-districts consistent with the boundaries of the Mixed Use land use designation as shown on the Future Land Use Map. Policy 10.1 establishes the Urban Edge and Urban Waterfront Sub-districts within the proposed Federal Highway/Intracoastal Waterway Mixed Use designation. Policies 10.1 through 10.7 provide regulations related to development in these sub-districts. Policy 10.5 directs the town to develop a Transfer of Development Rights program to facilitate the transfer of development rights for historically designated or significant properties and to promote the redevelopment of properties east and west of Federal Highway.
- Revise the town's FLU Classification System to indicate the Federal Highway/Intracoastal Waterway Mixed-Use classification includes lands and structures divided into two sub-districts located on the east side of Federal Highway as shown on the FLU Map. The Urban Edge Sub-district has a maximum floor area ratio (FAR) of 4.0 and a maximum density of 60 units per acre. The Urban Waterfront Block has a maximum FAR of 6.0 and a maximum density of 80 units per acre.
- Revise the FLU Map by showing the boundaries of the proposed Federal Highway/Intracoastal Waterway land use designation and the Urban Edge and Urban Waterfront Block sub-districts.

The proposed changes are the result of an effort started by the town in 2009 to create a mixed-use vision for the US-1 corridor. The need for the proposed changes was identified during the creation of land development regulations (LDRs) that would enable the development of mixed-use projects along the corridor. The LDRs will move forward for adoption after the proposed amendment has been brought to the town for adoption.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

Town staff indicated the proposed amendment was provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on June 27, 2016. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to the Town of Lake Park and the Florida Department of Economic Opportunity.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Text Changes Showing Strikethrough and Underline
- 3 Future Land Use Map – Existing
- 4 Future Land Use Map – Proposed

Exhibit 2

Text Changes Showing Strikethrough and Underline

COMPREHENSIVE PLAN - FUTURE LAND USE ELEMENT

~~Objective 9:~~ Within in the Residential and Commercial land use the town shall implement a Mixed-Use Zoning District or Overlay Area, which allows projects consisting of a combination of at least two or more different uses within a unified development district area, such as a mix of residential, non-residential, and commercial uses in a single project. The residential component of a mixed-use project may include single family detached, attached residences, duplexes, town homes, and other types of multi-family residences, except for adult congregate living facilities. The commercial component of a mixed-use project may include, but is not limited to, small scale retail sales and services, business services and medical, legal, and other similar professional office type uses intended to serve the residential areas of the town. The non-residential component may include active and passive parks and recreation facilities, green space, open space, preserves, and conservation areas. It is the legislative intent that areas designated for mixed use projects should encourage and attract the development of a compatible mix of residential, nonresidential, and commercial uses in a proposed development which is consistent and compatible with the Town's comprehensive plan and platted in accordance with the procedures of the Town Code and state law.

~~Policy 9.1:~~ The first floor of any building in a mixed-use project that has frontage on the Federal Highway corridor, may not contain any residential uses.

~~Policy 9.2:~~ Single family lots located east of 2nd Street and west of Federal Highway within a Residential and Commercial Land Use District shall remain as single family lots used for residential purposes only, with no commercial or multifamily mixed use development permitted, until the Town adopts specific land development regulations for the Mixed-Use Zoning District.

~~Policy 9.3:~~ A commercial only mixed use project shall only be approved through a PUD process as defined and regulated in the zoning code.

~~Policy 9.4:~~ A mixed-use Commercial or multifamily (including duplexes) expansion or development project that extends to the west more than 175 feet beyond the Federal Highway frontage line shall only occur through a design-unified mixed use redevelopment project as defined in the zoning code. Any such project must have commercial frontage on Federal Highway.

~~Policy 9.5:~~ Development on the east side of Federal Highway that combines lots fronting on both Federal Highway and Lakeshore Drive shall only occur through a design-unified mixed use redevelopment project as defined in the zoning code.

~~Policy 9.6:~~ A mixed use redevelopment project or a commercial only shall have a maximum F.A.R. of 2.5 for commercial uses and residential uses may have a maximum of 20 units per gross acre. Any such project shall include

~~open space or public amenity uses. Buildings are encouraged to be located close to the sidewalk at the front setback line, or immediately behind a public/semi-public space (i.e. outside seating). Parking in front of businesses is discouraged. Buildings fronting on streets must include appropriate *architectural street frontage* detailing in addition to the standard requirements for the entire building as set forth in the zoning ordinance.~~

~~Policy 9.7: To the west of Federal Highway there shall be a fully landscaped buffer/screen between any mixed use redevelopment project and a single family use or a public right of way. All such projects shall be compatible with the surrounding area.~~

~~Policy 9.8: Development along Lakeshore Drive shall maintain pedestrian oriented architecture, landscaping, and access.~~

~~Policy 9.9: Public schools are a permitted use within Mixed Use districts.~~

Objective 9. Federal Highway/Intracoastal Waterway Mixed Use

The Commission designates an area as shown on the Town's Future Land Use Map as a unified redevelopment area to be known as the Federal Highway/Intracoastal Waterway (ICW) with the future land use designation of Mixed-Use.

Policy 9.1: The commercial use component of a building within the Mixed Use designation shall include those uses established by the land development regulations which are generally include small scale retail sales and services; business services; and medical or professional offices primarily serving the residents of the town and those within close proximity of the town.

Policy 9.2: Commercial uses within this mixed use area may be developed up to the FAR proscribed in the sub-district in which they are located.

Policy 9.3: The residential use component of a building within the Mixed Use designation shall include multi-family residential units which may be developed up to the densities established in the land development regulations for the sub-district in which they are located.

Objective 10: The Commission shall amend the Town's Official Zoning Map establishing the boundaries of a MXD Use Zoning District and establishing two mixed use sub-districts consistent with the boundaries of the Mixed Use land use designation as shown on the Future Land Use Map. The Commission shall establish land development regulations for each of the sub-districts with increased residential densities and Floor Area Ratios (FAR) for commercial retail and office uses as an incentive to encourage redevelopment within the Mixed Use land use designation east of Federal Highway. The MXD Zoning District shall provide for re-development with a mixture of residential and complimentary commercial uses, open space, public amenities, and pedestrian access from Federal Highway to Lakeshore Drive.

Policy 10.1: Properties within the following sub-districts shall be

developed in a mixed use project which integrates a combination of residential, open space, and complimentary commercial retail and office uses.

A. Urban Edge Sub-district

The Commercial component for this sub-district shall not exceed a FAR of 4.0. The Residential component shall not exceed a density of 60 units per acre.

B. Urban Waterfront Sub-district

The Commercial component for this sub-district shall not exceed a FAR of 6.0 The Residential component shall not exceed a density of 80 units per acre.

Policy 10.2: The Land Development Regulations for the sub-districts shall ensure that properties are developed pursuant to a unified re-development site plan or Planned Unit Development which integrates a compatible mix of commercial retail and office uses, residential densities, and open space.

Policy 10.3: The Land Development Regulations for properties to be re-developed within the sub-districts east of Federal Highway shall provide for the dedication of easements as an amenity or, in the case of a PUD, public benefit to ensure the public has access from Federal Highway to Lakeshore Drive and the Marinas.

Policy 10.4: The first floor of any building which is part of a mixed-use project that has frontage on the east side of Federal Highway shall not contain residential uses.

Policy 10.5: The Town shall develop a Transfer of Development Rights (TDR) program to facilitate the transfer of development rights for those historically designated or significant properties and to promote the redevelopment of properties east and west of Federal Highway.

Policy 10.6: Development on the east side of Federal Highway that combines lots fronting on both Federal Highway and Lakeshore Drive shall be developed pursuant to the mixed-use land development regulations adopted to implement Objective 10 and its Policies.

Policy 10.7: Development along Lakeshore Drive shall maintain pedestrian oriented architecture, landscaping and access as defined in the land development regulations.

3.4.3.1.Future Land Use Classification System.

~~Residential and Commercial - Lands and structures devoted to promoting a compatible mix of residential at up to 20 units per gross acre and commercial uses with a maximum F.A.R. of 2.5 along major thoroughfares. Public schools are a permitted use within this land use designation. Residential uses shall comprise no less than 20 percent, or~~

~~no more than 80 percent, of the floor area of any vertical mixed use building, and no less than 20 percent and no more than 80 percent of the buildings on a development site or block face.~~

Federal Highway/Intracoastal Waterway (ICW) Mixed-Use - Lands and structures divided into two sub-districts located on the east side of Federal Highway as shown on the Future Land Use Map: Urban Edge Sub-district with a maximum F.A.R. of 4.0 and a maximum density of 60 units per acre; and the Urban Waterfront Block with a maximum F.A.R. of 6.0 and a maximum density of 80 units per acre.

Exhibit 4 Future Land Use Map – Proposed

