



Town of Lake Park, Florida

Planning and Zoning Board Meeting Minutes

Monday, February 06, 2023 at 6:30 PM

535 Park Avenue Lake Park, Florida

Richard Ahrens	—	Chair
Jon Buechele	—	Vice-Chair
Lauren Paxton	—	Regular Member
Elizabeth Woolford	—	Regular Member

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, with respect to any matter considered at this 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

6:30 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Richard Ahrens
Jon Buechele
Lauren Paxton

ABSENT

Elizabeth Woolford

1. APPOINTMENT OF CHAIR AND VICE-CHAIR

Motion made to appoint Richard Ahrens as Chair by Buechele, Seconded by Paxton.

Voting Yea: Ahrens

Motion made to appoint Joe Buechele as Vice-Chair by Ahrens, Seconded by Paxton.

Voting Yea: Buechele

APPROVAL OF AGENDA:

Motion made to approve the agenda by Buechele, Seconded by Paxton.

Voting Yea: Ahrens

APPROVAL OF MINUTES:

Motion made to approve the November 7, 2022 Planning & Zoning Board meeting minutes by Buechele, Seconded by Paxton. Voting Yea: Ahrens

2. NOVEMBER 7, 2022 PLANNING & ZONING BOARD MEETING MINUTES**PUBLIC COMMENTS ON AGENDA ITEMS:**

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

ORDER OF BUSINESS:

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

NEW BUSINESS:**3. VILLAGE OF NORTH PALM BEACH C-3 REGIONAL BUSINESS DISTRICT PRESENTATION**

Mr. Alex Ahrenholz, Principal Planner of the Village of North Palm Beach presented to the Board (see Exhibit "A"). Chair Ahrens asked had the Town had received a project this property and how would the Town's Code and Village Code would work together. Community Development Director Nadia DiTommaso explained that the Town has not received a site plan application for

this property. She explained that when the Town does receive a site plan application for this property, the Town would work jointly with the Village of North Palm to assure that it meets the intent of both municipalities. The Village has received a conceptual plan that was subject to change.

Vice-Chair Buechele asked who was the developer. Mr. Ahrenholz stated that the developer was Nader Salour with Cypress Realty. Vice-Chair Buechele asked who owned the lake. Community Development Director DiTommaso stated that Woolbright was the owner of the lake and the roadway. The Board thanked Mr. Ahrenholz for his presentation.

PLANNING & ZONING BOARD MEMBER COMMENTS:

The Board members had no comments.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

Community Development Director DiTommaso had no specific comments. She stated that if anyone had any questions regarding the projects that are currently underway, to please contact her.

Vice-Chair Buechele asked questions regarding the C3 project by Publix. Community Development Director DiTommaso explained that the developer was still awaiting approval from Publix. Once it was approved by Publix it would come before the Board. The Board discussed the projects and possible development to the site.

ADJOURNMENT:

Motion made to adjourn by Buechele, Seconded by Paxton. The meeting adjourned at 7:11 P.M.

Voting Yea: Ahrens

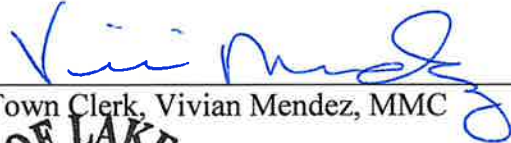
FUTURE MEETING DATE: MARCH 6, 2023

ADJOURNMENT

There being no further business to come before the Planning and Zoning Board the meeting adjourned at 7:11 P.M.



_____, Chair
Town of Lake Park Planning & Zoning Board



Town Clerk, Vivian Mendez, MMC



FLORIDA

Approved on this

3

of

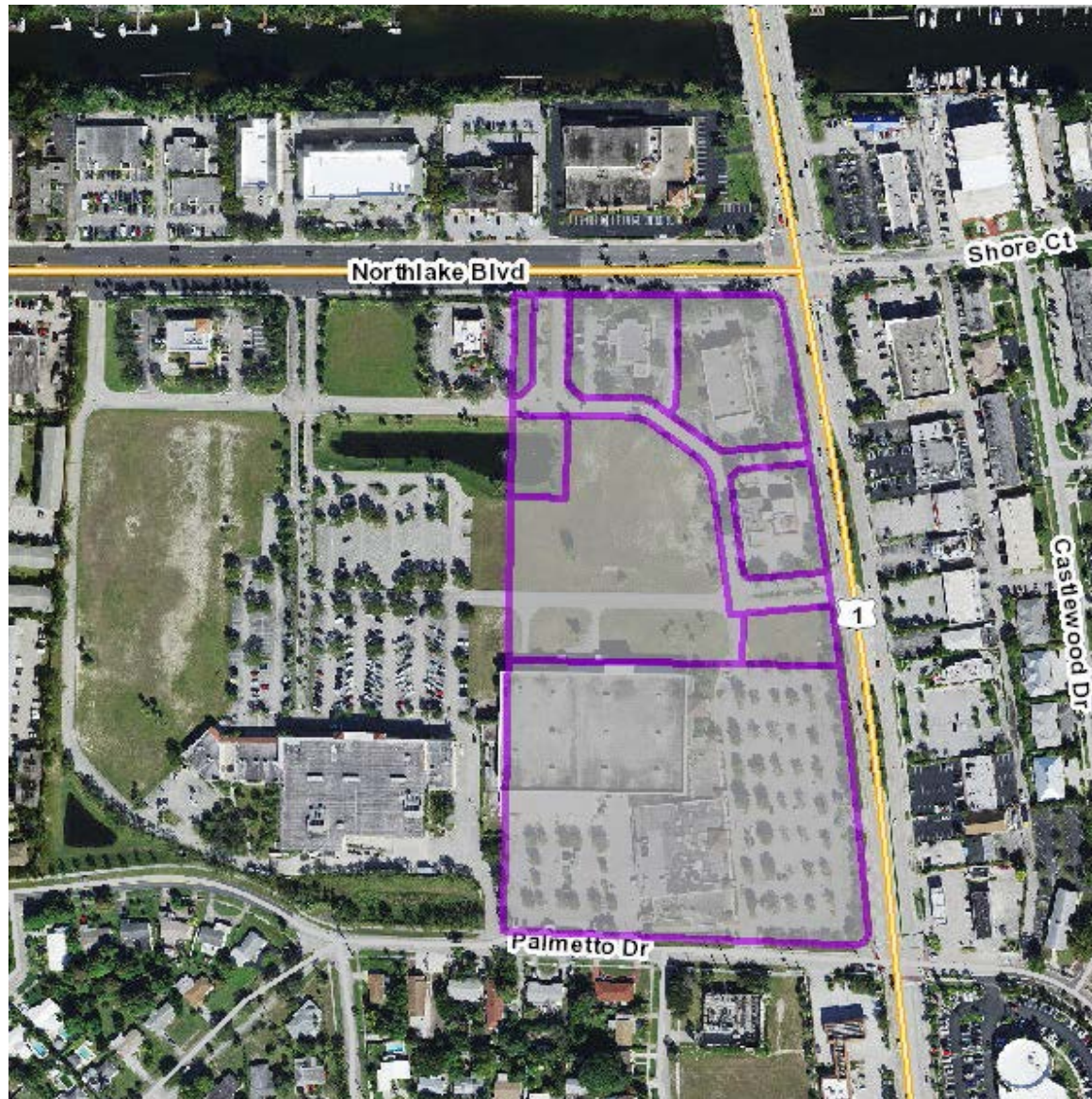
April

2023

**C3 Regional Business District
Village initiated Zoning Text Amendment
Lake Park Planning and Zoning
Board 2/6/2023**



Location



Zoning District



Only location
of C3 Zoning
district

History

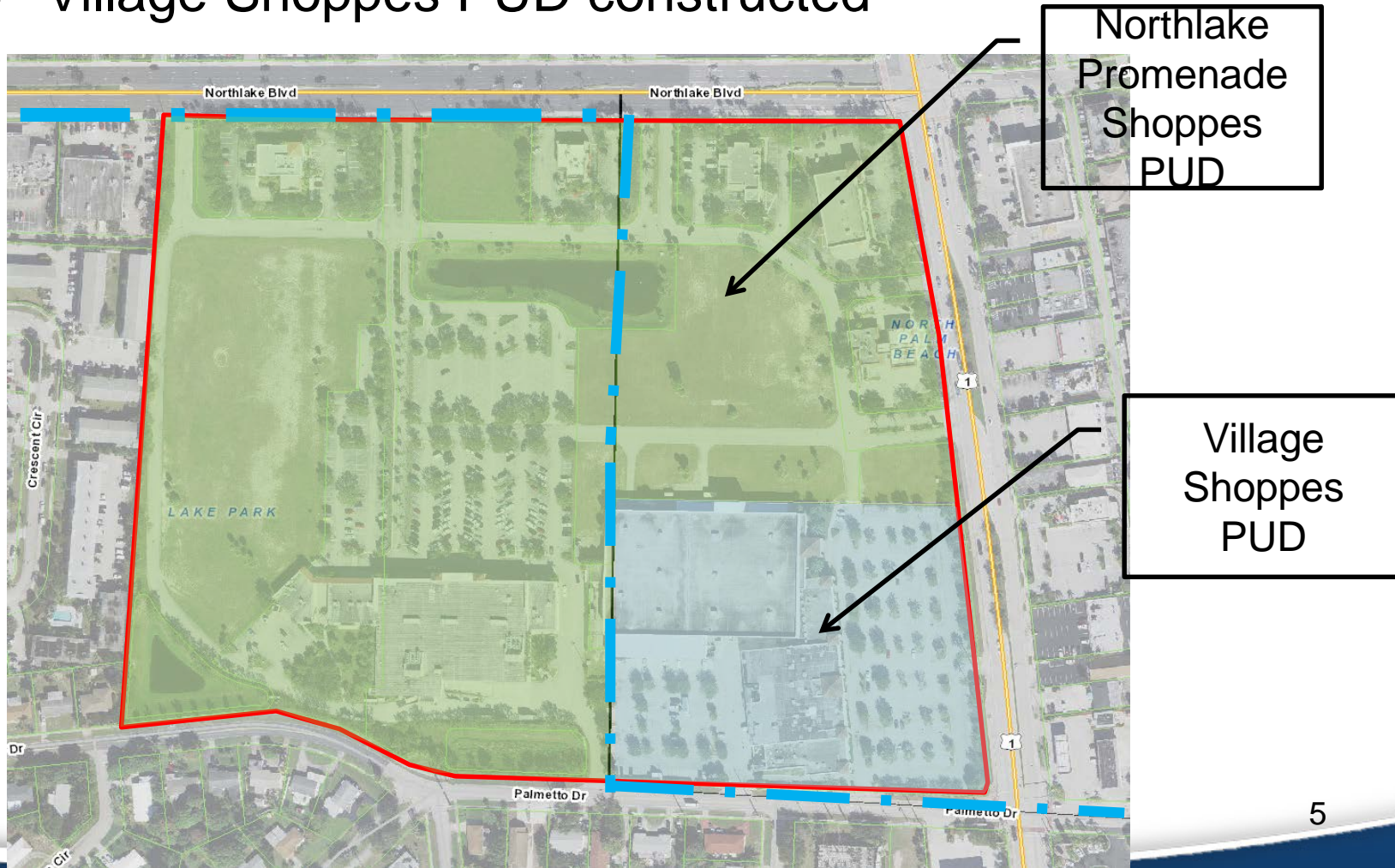
- 1971- Twin City mall building was shared by both North Palm Beach and the Town of Lake Park
- 1993- Interlocal agreement established between NPB and Lake Park as portions were demolished
- 1995- Final demolition of Sears building



History

2000- Publix constructed and Northlake Promenade Shoppes PUD established

2003- Village Shoppes PUD constructed



Existing Site



Existing Site

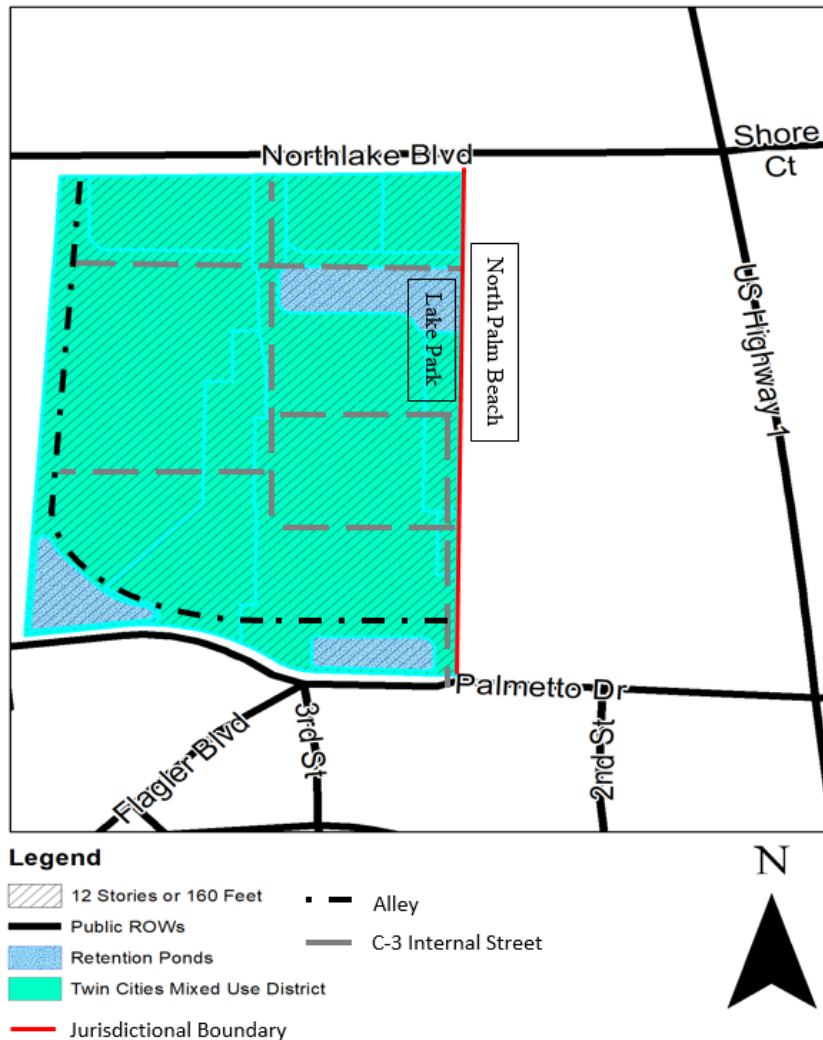


Existing Site



Lake Park regulations

Figure 1 - District Regulating Plan



- 48 Du/ac- residential
- 2.0 FAR for non-residential
- Maximum height of 12 stories, 160 feet. Can Include up to 3 floors of parking
- 30 setback from residential uses
- Restricted bars and nightclubs

Maximum buildout-

1,009 residential units AND
1,833,000 sq. ft. commercial

Land Development Regulations

Definitions

Floor Area Ratio (FAR)- total gross area of the property, including existing and proposed easements and proposed public and private streets and alleys, multiplied by the FAR number.

(ex. Lot area 1000 sq. ft. with FAR of 1.5= 1,500 sq. ft. of possible building)

Building area- total air-conditioned leasable or saleable floor area of a building, excluding fully enclosed storage spaces, non-habitable enclosed areas on the rooftop, stairs and elevator areas, mechanical and electrical rooms, parking areas, colonnades, porches or balconies.

Planned Unit Development

Height

- 200 feet- Needed for class-A office
- 14 stories
 - 9 stories within 50 feet of US Highway 1 and Palmetto Dr.

FAR

- 2.75
 - 13 acre area- 569,610 sq. ft.
 - **1,566,427** sq ft. maximum
- Lake Park (1,833,000 sq. ft commercial only)

There is no proposed residential density limit
Everything will be limited by the FAR

Renderings

4

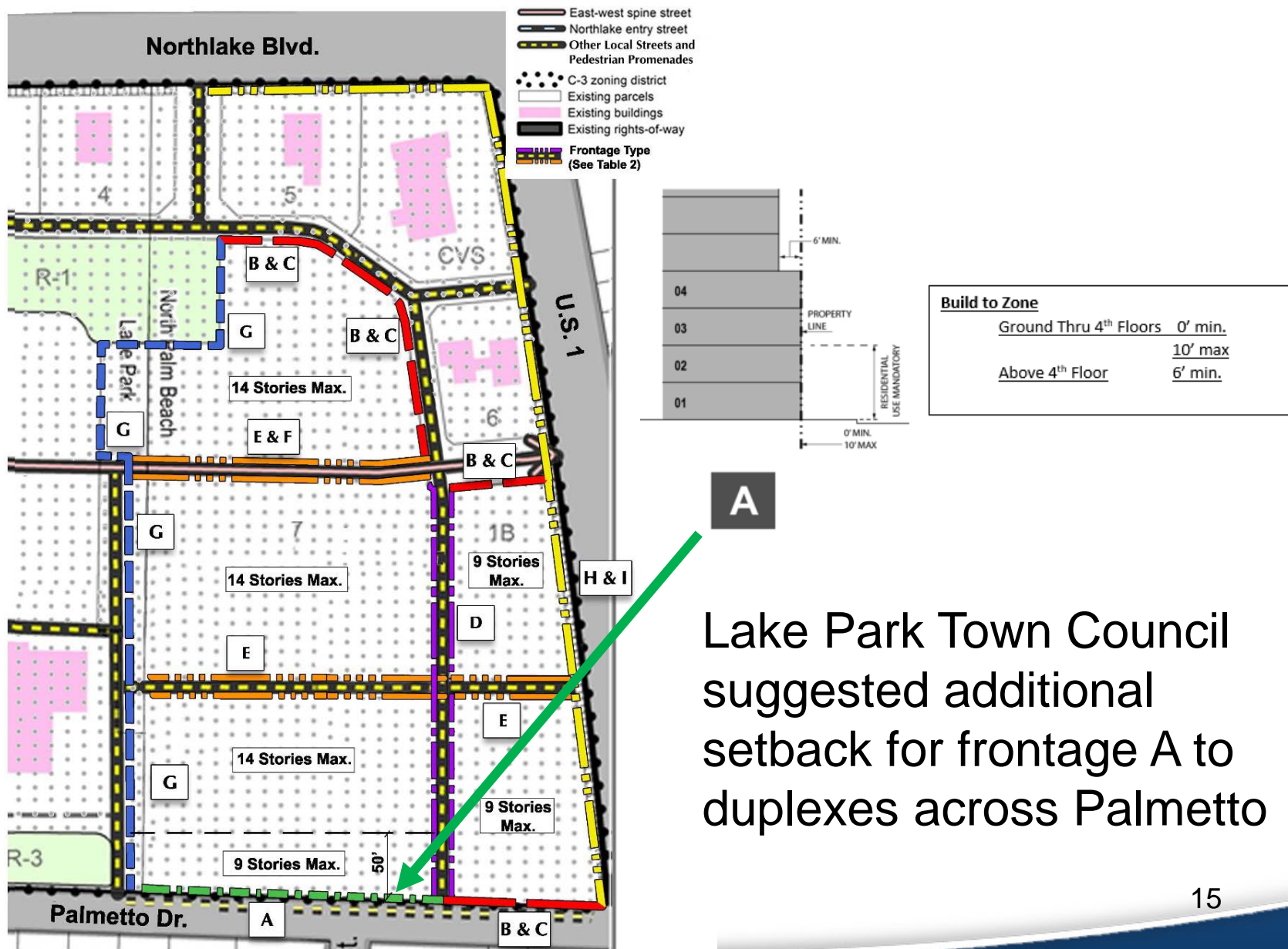
MASTER PLAN
SITE AERIAL

CONCEPTUAL
2.75 FAR

Not possible to build 14 stories across majority of site because of FAR square footage limitation

VILLAGE SHoppes | JULY 14, 2022 | PG. 22

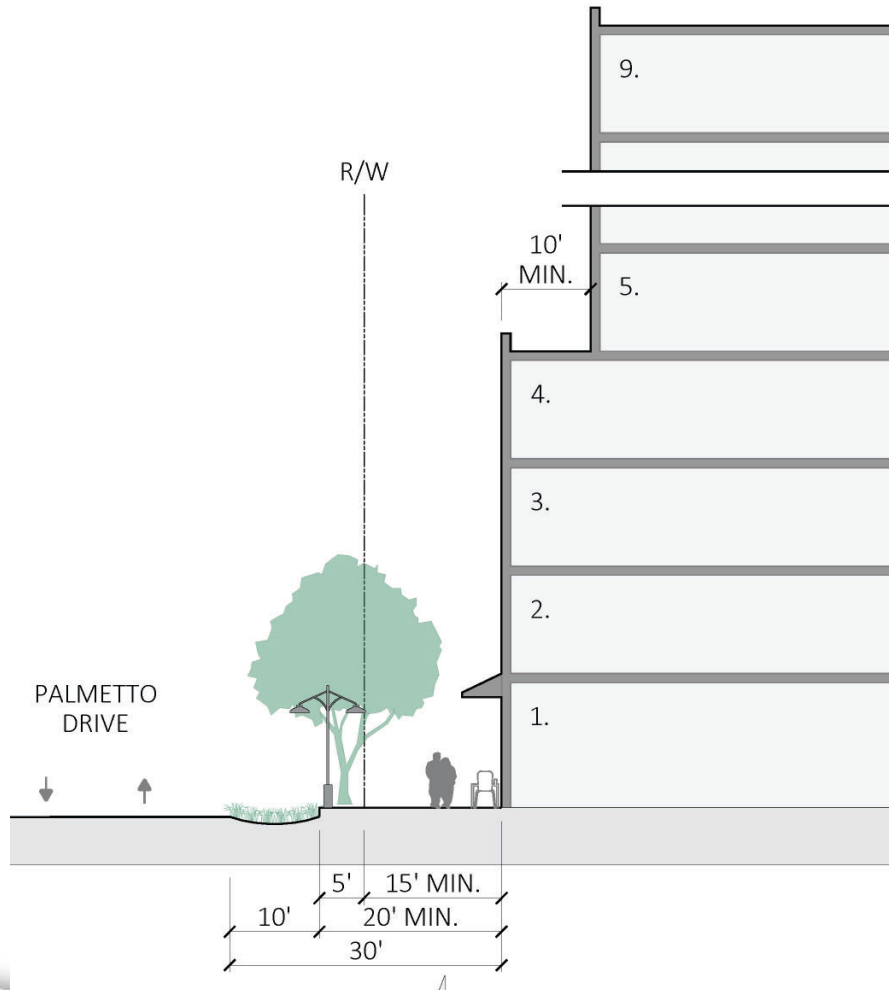
Regulating Plan



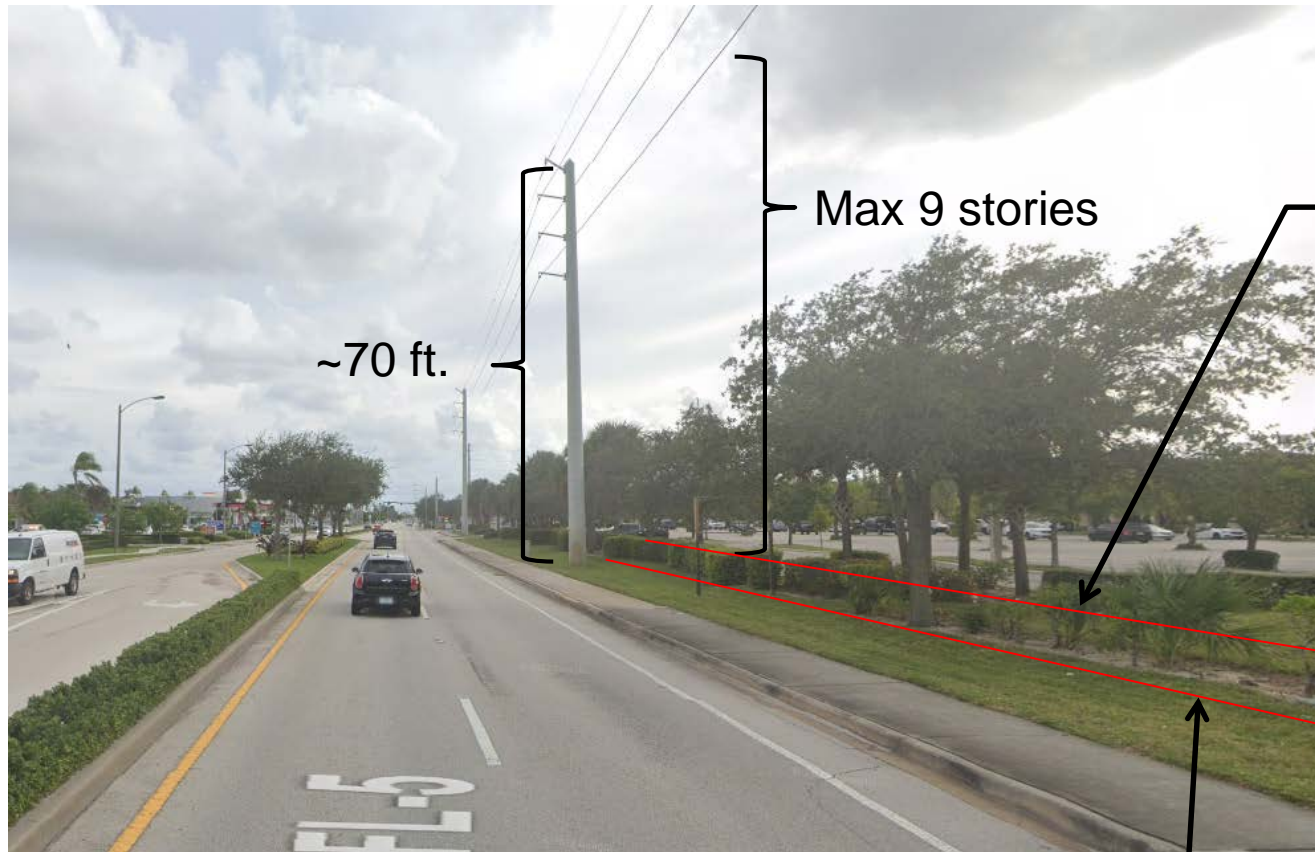
Lake Park Town Council suggested additional setback for frontage A to duplexes across Palmetto

Proposed Palmetto Cross section

Treasure Coast Regional Planning Council provided guidance and graphics yet to be added to the code.



Regulating Plan

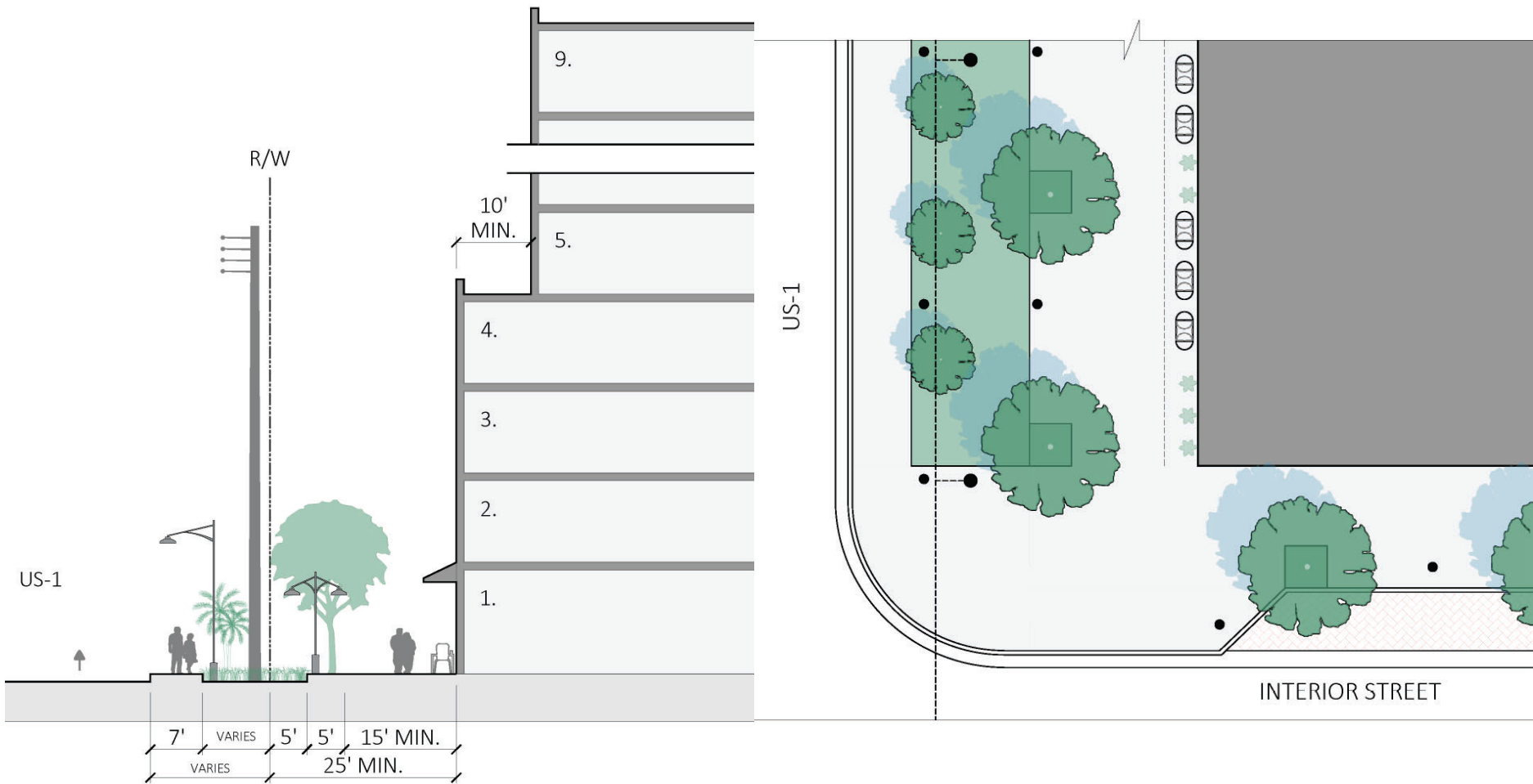


Undergrounding not feasible

Property Line

Currently proposed
15 ft minimum
setback and 8 ft
sidewalk

Proposed US 1 Cross Section



Height

3 Water Club-

- 185 ft tower overall height
- 16 stories
- 190 ft Setback



185 ft. overall

175 ft.
to roof

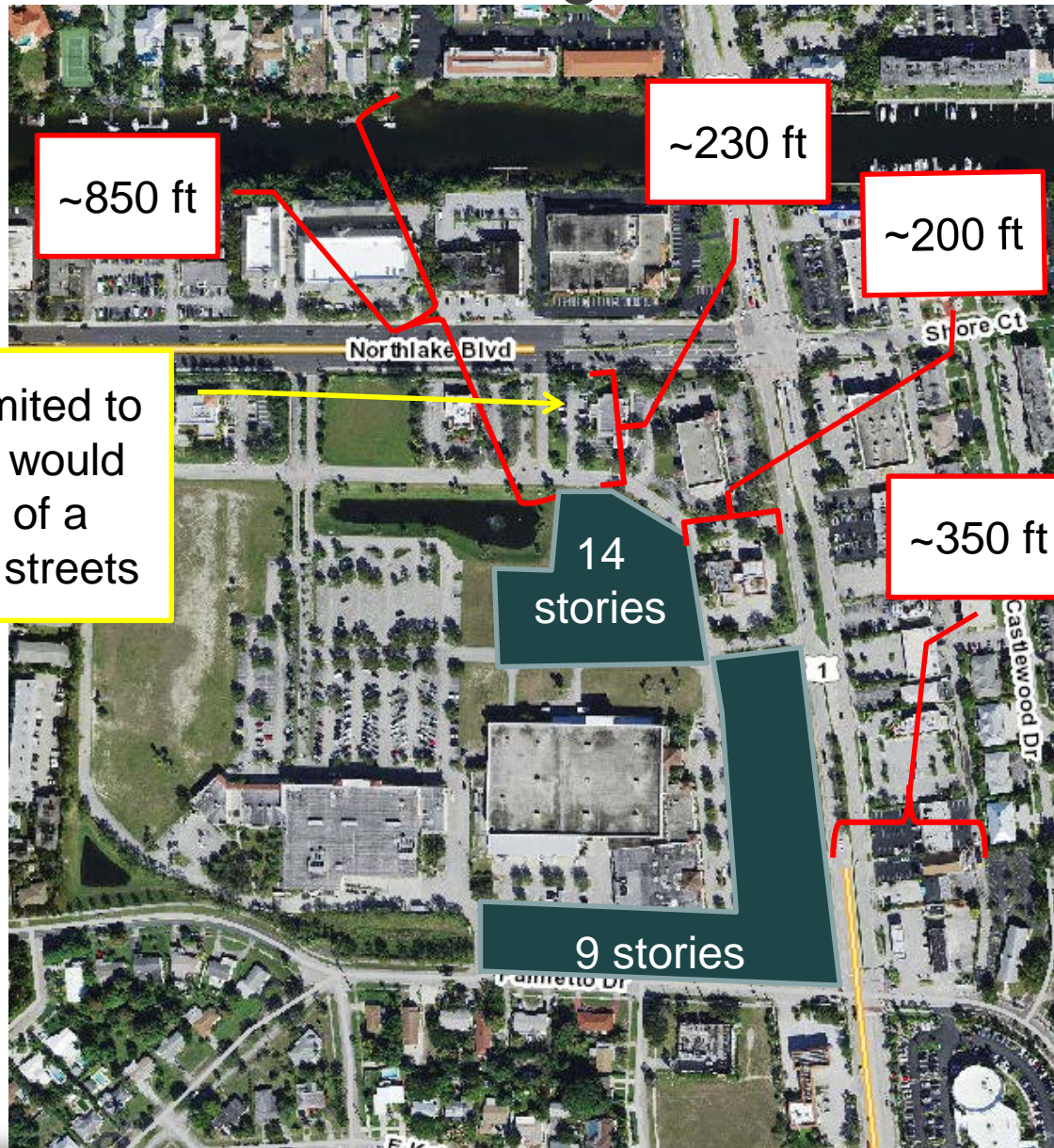
195 ft. overall
from roadway

Height



Landmark Palm Beach Gardens
Tallest- 17 stories, 200 ft to peak
Shorter- 14 stories, 170 ft to peak

Height



Outparcels limited to 50 feet high, would block most of a building from streets

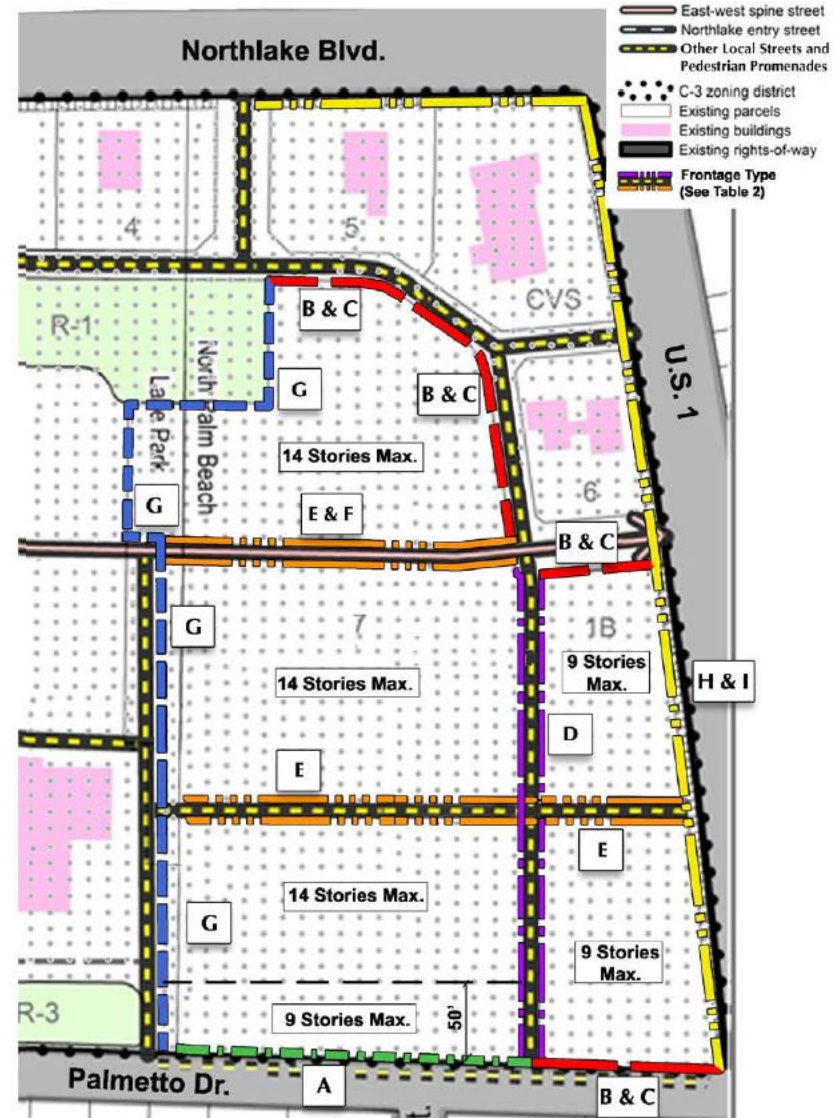
Height



Pending Updates

Proposed Amendments

- Regulating Plan updates
 - Reduction in overall number of frontage types
 - Eliminate buildings and extra graphics
- Assurance that the civic space will be provided with the allowance to permit changes to location.
- Further limit the location of 14 story buildings



Pending Updates

Proposed Amendments (Cont.)

- Elimination of some parking reductions. Shared parking still allowed.
- Reduction of overall building height to 175 feet
- Include site lighting provisions
- One-way traffic cross sections eliminated and only able to be added if additional to connections shown on regulating plan

Schedule

- Planning Commission February 14th
- First Reading Village Council
- Transmittal of comprehensive plan changes to the State of Florida
- Second Reading Village Council for final approval of C3 code amendment
- THEN, PUD application can be submitted