



**Town of Lake Park**  
**Town Commission Meeting**  
**Meeting Date: October 4, 2023**  
**MIXED USE STREETSCAPE LANDSCAPING TEXT AMENDMENT**

**STAFF MEMO & PROPOSED ORDINANCE**

**PROPOSAL**

Staff has received feedback from both development partners and our consultant landscape architects that for our Mixed Use District Section 78-83, our street tree planting standards are difficult to adhere to for cost, availability, and long-term maintenance reasons. Specifically, the N220 project has experienced conflicts where the currently proposed landscaping specs for street tree plantings were too intense; the specimen trees required proved difficult to obtain at the required heights and furthermore created maintenance issues for both the property owner and FDOT, as these large mature canopy trees create complications for both sidewalk and utility infrastructure upkeep. In order to address these issues and facilitate development along the US-1 corridor, staff has worked to create new regulations that allow for greater flexibility in street tree planting along the street while still retaining the intent of the street tree planting code by providing high quality shaded greenways throughout the Federal Highway Mixed Use Overlay District.

**Planning & Zoning Board:** This item was considered at the Monday, September 11, 2023 public meeting and the Board recommended **approval at a vote of (5-0)** with the recommendation that further accommodation be made for utility conflicts, for which greater flexibility has been added to the text granting staff discretion to waive standards where conflicts with utilities can be documented. Additionally, language encouraging public drinking fountains as a street furnishing item has been removed on the board's recommendation and replaced with decorative fountains instead.

The substance of the code change is detailed below:

- a. Providing a tree species that provides substantial shade along the street. Palm trees may compose no more than 25 percent of ~~shall not count toward~~ the required number of street trees.
  - i. A minimum of ~~75~~50-percent of the required street trees shall be shade trees, and the remaining street trees may be provided as medium or large flowering trees. Palm trees may be used over and above the minimum number of required street trees. Street trees shall be provided at a ratio of one street tree per 20 feet of street frontage, or a greater ratio thereof, not subtracting ingress and egress dimensions. Where overhead utilities exist, required street trees may be ~~small trees provided~~



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~~at a ratio of one street tree per 20 feet of street frontage~~ modified as needed to address documented conflicts with utility infrastructure.

- b. Providing adequate street furnishings such as benches, bus shelters, ~~drinking~~ decorative water fountains etc.
- c. Providing a landscape plan illustrating a significant tree special along the greenway that is distinguishably different from the other streets in terms of color, type and shape.
- d. At the time of planting, the trunk of ~~shade the trees~~ shall be a minimum of ~~745~~ feet clear height to the bottom of the canopy, ~~flowering trees shall be a minimum of 6 feet~~ clear height to bottom of the canopy, and palm trees shall have a minimum of 12 feet of clear trunk.

**Staff Recommendation: Approval**