

TOWN OF LAKE PARK



PARK AVENUE DOWNTOWN DISTRICT (PADD) WORKSHOP



Saturday, April 26, 10 am

Town Hall Commission Chambers

535 Park Avenue, Lake Park, Florida 33403

Kimley»Horn
Expect More. Experience Better.

AGENDA



10:00 – 10:30 am

- **Introductions**
- **Presentation from Town's Consultant**

10:30 am – 11:30 am

- **Public Comment**

11:30 am – 12 pm

- **Interactive Engagement Exercise**



PURPOSE



The purpose of the workshop is to present the findings of the Park Avenue Downtown District Study and to listen to the community to shape a shared vision for the Park Avenue Downtown District's future.

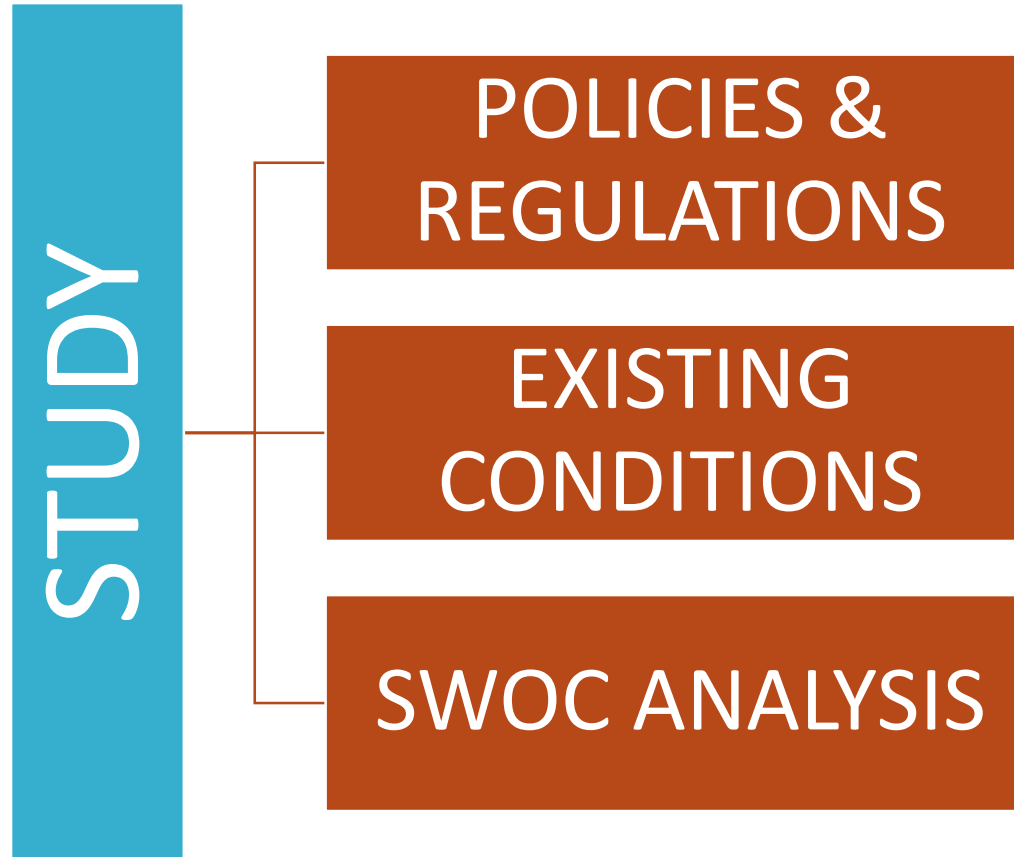
PADD BACKGROUND



- **2018-2021:** Workshops on Downtown
- **2022:**
 - **February:** Comprehensive Plan amendments
 - **July:** Zoning and land development regulations
- **2024 - October:** Town Commission PADD Workshop
- **2025 - March:** Kimley-Horn Engaged, PADD Study Process Initiated



PADD STUDY





PARK AVENUE DOWNTOWN DISTRICT PLAN, POLICY AND REGULATIONS

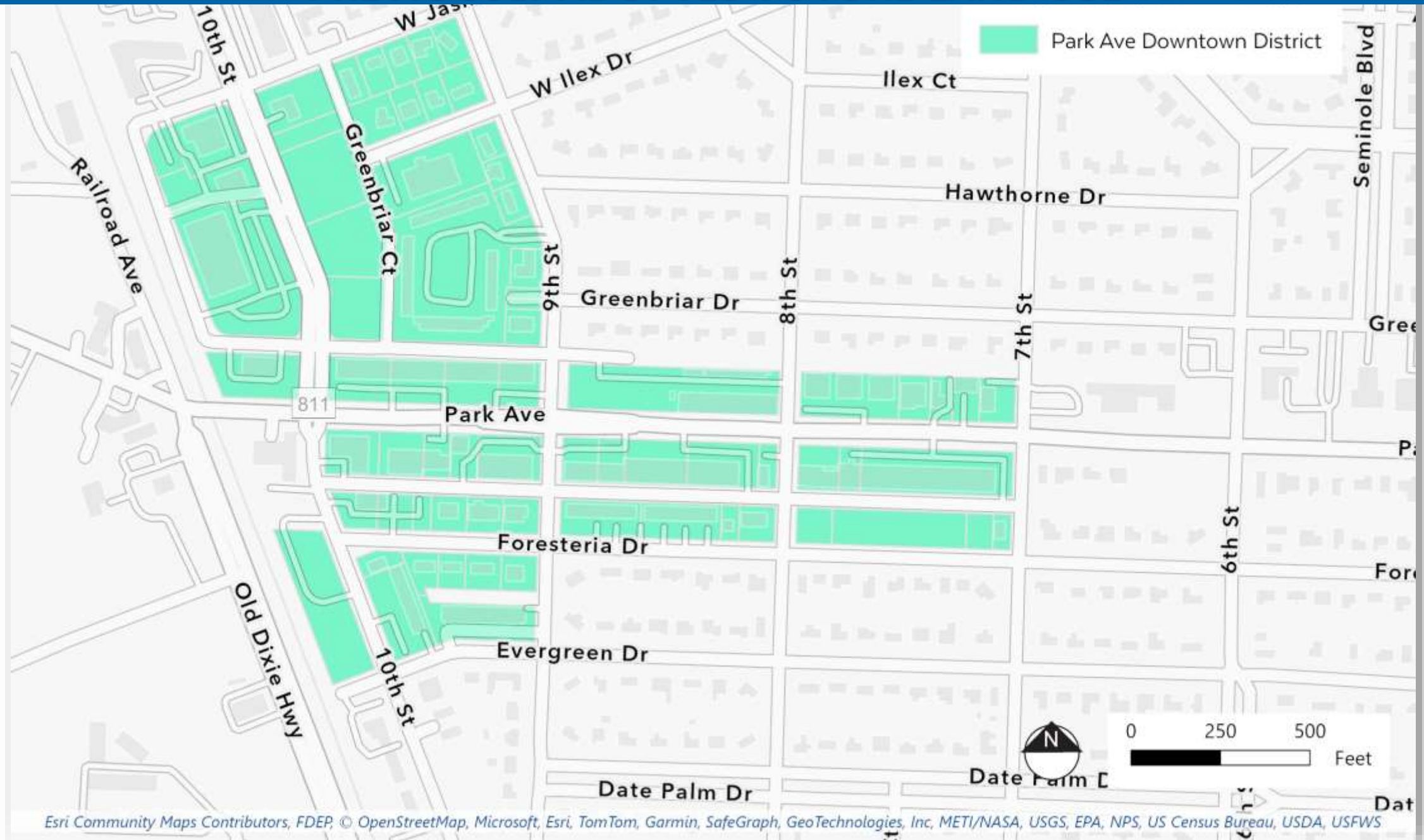
PREVIOUSLY ADOPTED PADD COMPREHENSIVE PLAN POLICIES

- Objective 12: Redevelopment of the Historical Downtown Area A Downtown Future Land Use Classification is established to facilitate the redevelopment of the historical Park Avenue downtown and the immediate surrounding area. This land use category **encourages a dense, vibrant, walkable mixed-use downtown** that combines residences, businesses, and civic spaces, and that is well-integrated into the surrounding neighborhoods. This land use classification is also intended to facilitate development that complements a future tri-rail station.
- Policy 12.1: The Downtown Land Use classification is implemented by the Park Avenue Downtown District (PADD) zoning district. The Downtown Land Use shall provide for the development or redevelopment **of compact residential and non-residential or mixed-use buildings to complement the existing buildings.**

PREVIOUSLY ADOPTED PADD COMPREHENSIVE PLAN POLICIES

- Policy 12.2: Within section 3.4.3 "Future Land Use Classification System," the Downtown Land Use provides for a density of **48 dwelling units per acre** (du/acre) and a **Floor Area Ratio (FAR) of 3.0** across the entire contiguous area.
 - **The Commission may approve a project greater than** 48 du/acre so long as the average density of development within the entire contiguous Downtown Land Use area does not exceed 48 du/acre, and is **consistent with the policies contained herein and meets the land development regulations**. The land development regulations shall provide for a maximum FAR of 3.0 for non-residential uses. Development of sites within the Downtown Land Use may exceed the maximum 3.0 FAR, so long as the average FAR for the entire Downtown Land Use area does not exceed 3.0, is consistent with the policies contained herein and as provided in the land development regulations.

PREVIOUSLY ADOPTED FUTURE LAND USE



PREVIOUSLY ADOPTED PADD COMPREHENSIVE PLAN POLICIES

- Policy 12.3: The land development regulations developed to implement the Downtown Land Use shall provide for **compatibility** of adjacent land uses by establishing criteria to address **buffering and to control the height and intensity** of structures to mitigate the impacts of development on adjacent zoning districts, particularly single-family districts.
- Policy 12.4: Development and redevelopment shall be supported by **publicly accessible civic spaces, walkable and bikeable streets**, and served by varied forms of public and private transportation.
- Policy 12.5: Development shall provide for and accommodate various **alternative mobility and micro-mobility options**, consistent with policies of the Transportation Element, to achieve the safe interconnectivity of vehicular, pedestrian, and other non-motorized movement, and promote sustainability.
- Policy 12.6: The Town shall continue to pursue a proposed **train station** location immediately adjacent to the Downtown future land use area, in support of its redevelopment and mobility goals.

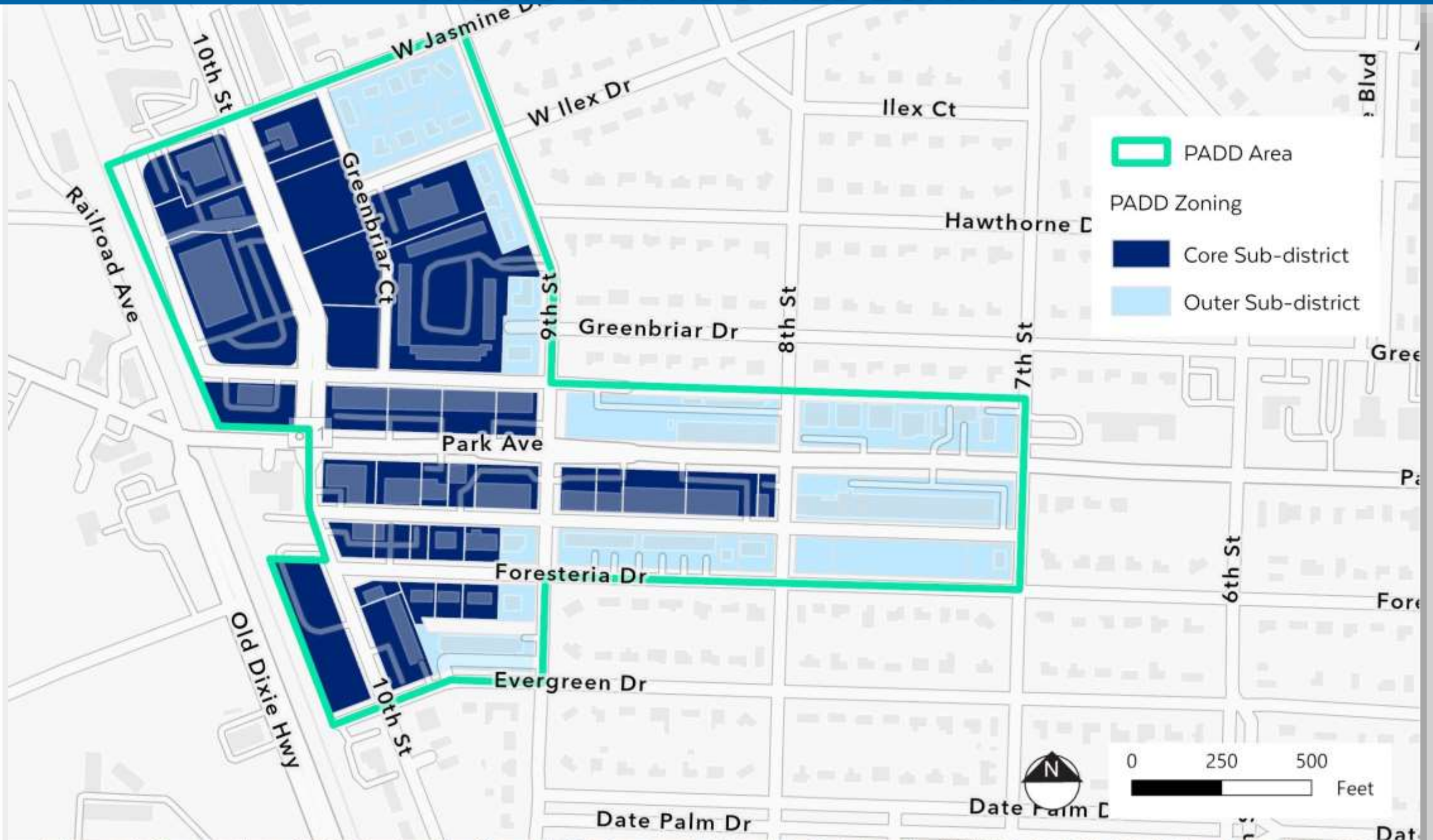
Previously Adopted Land Development Regulations

Sec. 78-70. Park Avenue Downtown District (PADD).

(a) *Purpose and intent.* It is the purpose and intent of the Park Avenue Downtown District to provide for the following:

- (1) Urban development which is reflective of early master plans for a small scale traditional downtown commercial area;
- (2) Buildings and structures that relate to the pedestrian environment at a human scale which, in conjunction with public investments, help to create a sense of place;
- (3) The reestablishment and redevelopment of an urban center offering a mixture of retail, personal service, commercial, office, and residential uses;
- (4) A pedestrian-oriented development pattern;
- (5) The concentration of a variety of uses, including live performance theaters, restaurants, brewpubs and breweries, offices, arts and crafts, and other retail uses to attract both residents and visitors to the Town's traditional downtown for specialty shopping and entertainment;
- (6) The prohibition of certain uses which do not support or enhance the specialty shopping, entertainment, arts district, or uses otherwise inconsistent with a pedestrian-oriented traditional downtown development pattern;

PREVIOUSLY ADOPTED ZONING



Previously Adopted Land Development Regulations

TABLE 78-70-2	Core Sub-District	Outer Sub-District
Building Height	2 stories minimum 12 stories (160 feet) + 20% building height* + 4 story parking structure*	4 stories (56 feet) maximum
Building Coverage	90% maximum	
Front Setback	15 feet (Maximum)	
Side Setback (Interior)	15 feet when adjacent to existing buildings	None, 15 feet when adjacent to single-family districts*
Side Street and Rear Setbacks	None	None, 15 feet when adjacent to single-family districts*
Parking Standards	Parking shall be located at the rear of the site	Parking shall be located at the rear of the site, except for townhouse driveways
Sidewalk Width (Minimum)	10 feet	
Density	Maximum density shall be 48 dwelling units per acre. Commission may approve excess of 48 units provided that average density across the PADD area does not exceed 48 du/acre.	

* Waiver required

Previously Adopted Land Development Regula



Off-street Parking Waiver

- Up to 10%

Building Height Waiver

- Up to 20%

Structured Parking Waiver

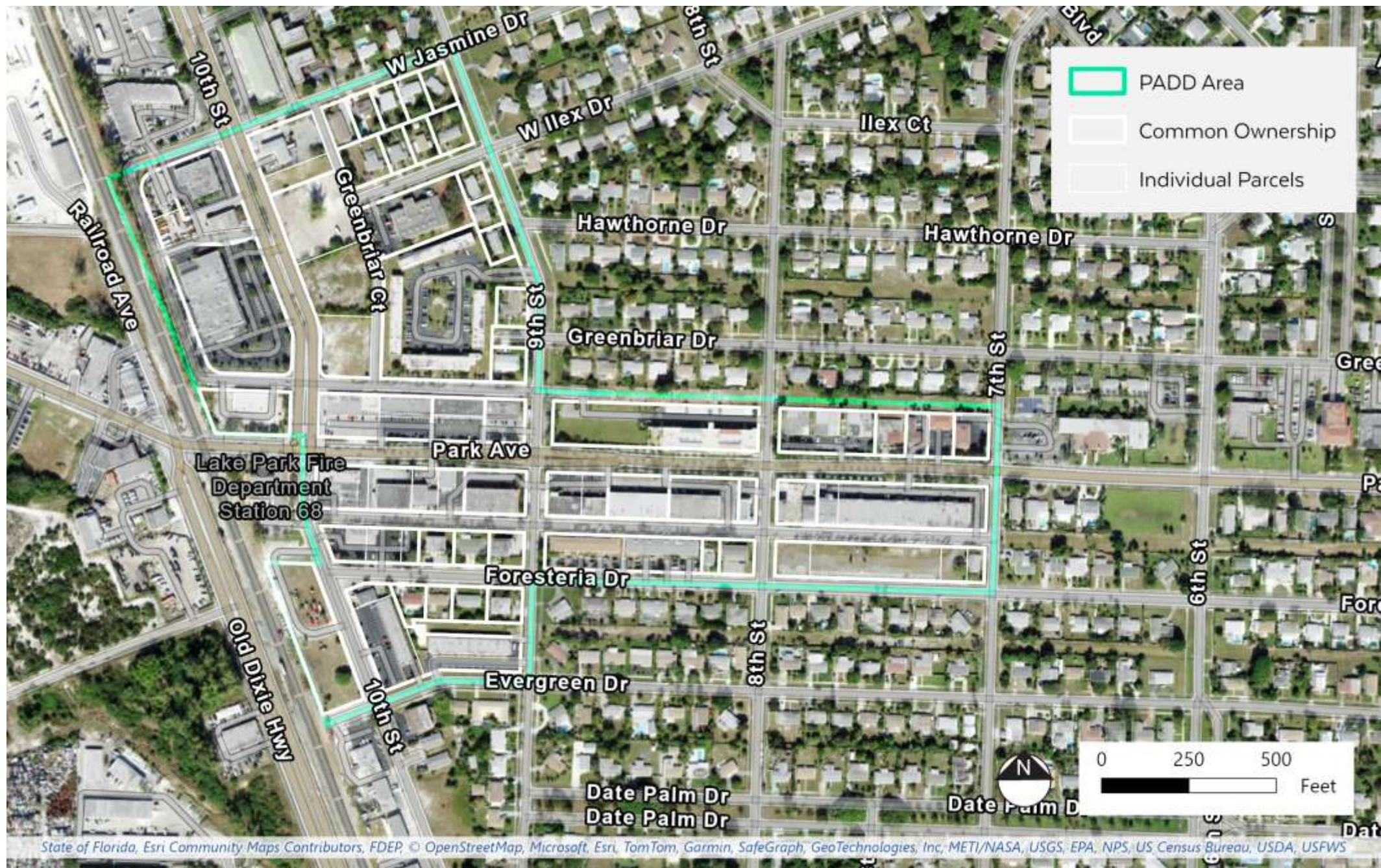
- 4 levels or 40 ft excluded from max height

Landscape Waiver

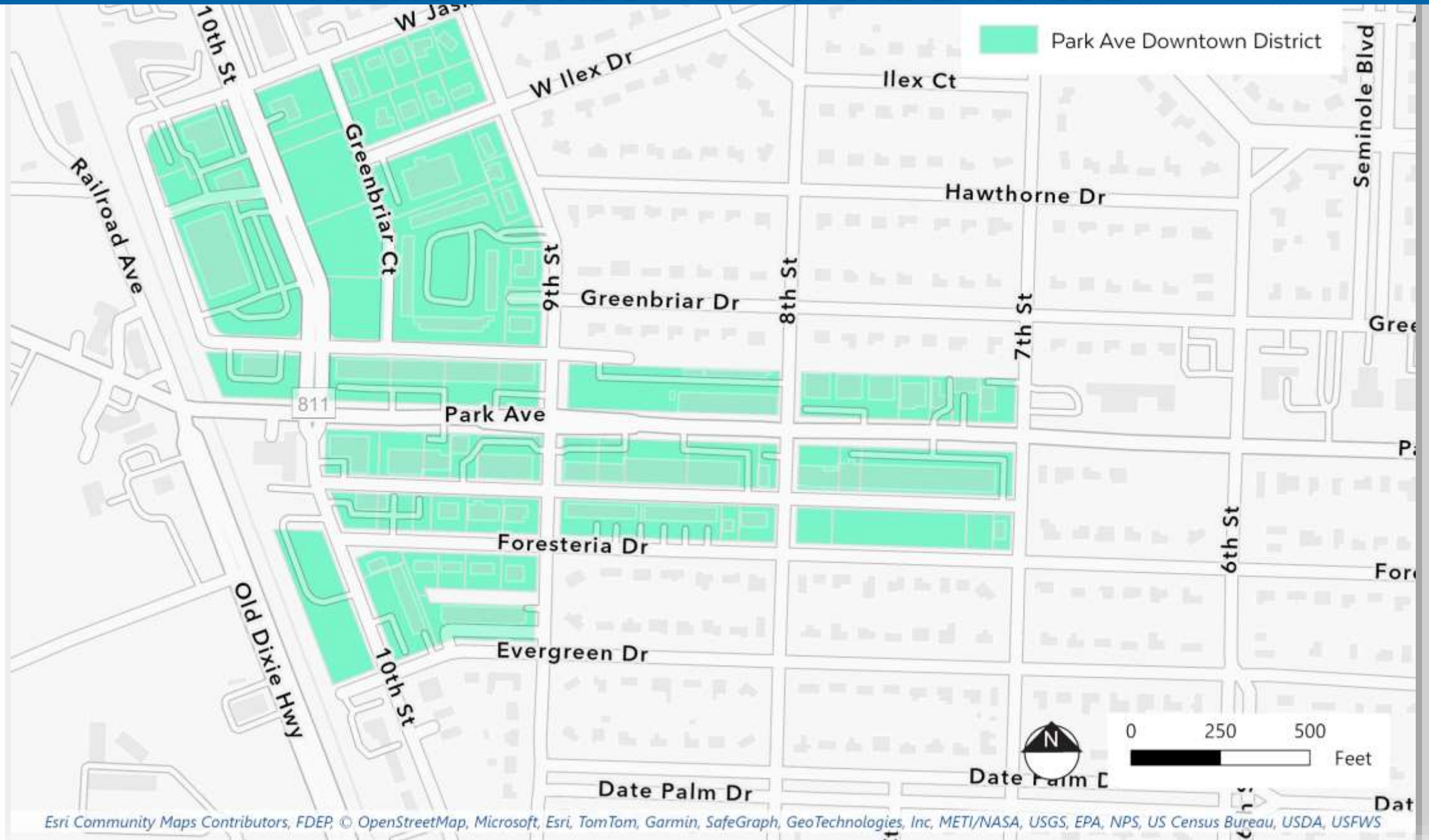
- Replacement of species, quality or height



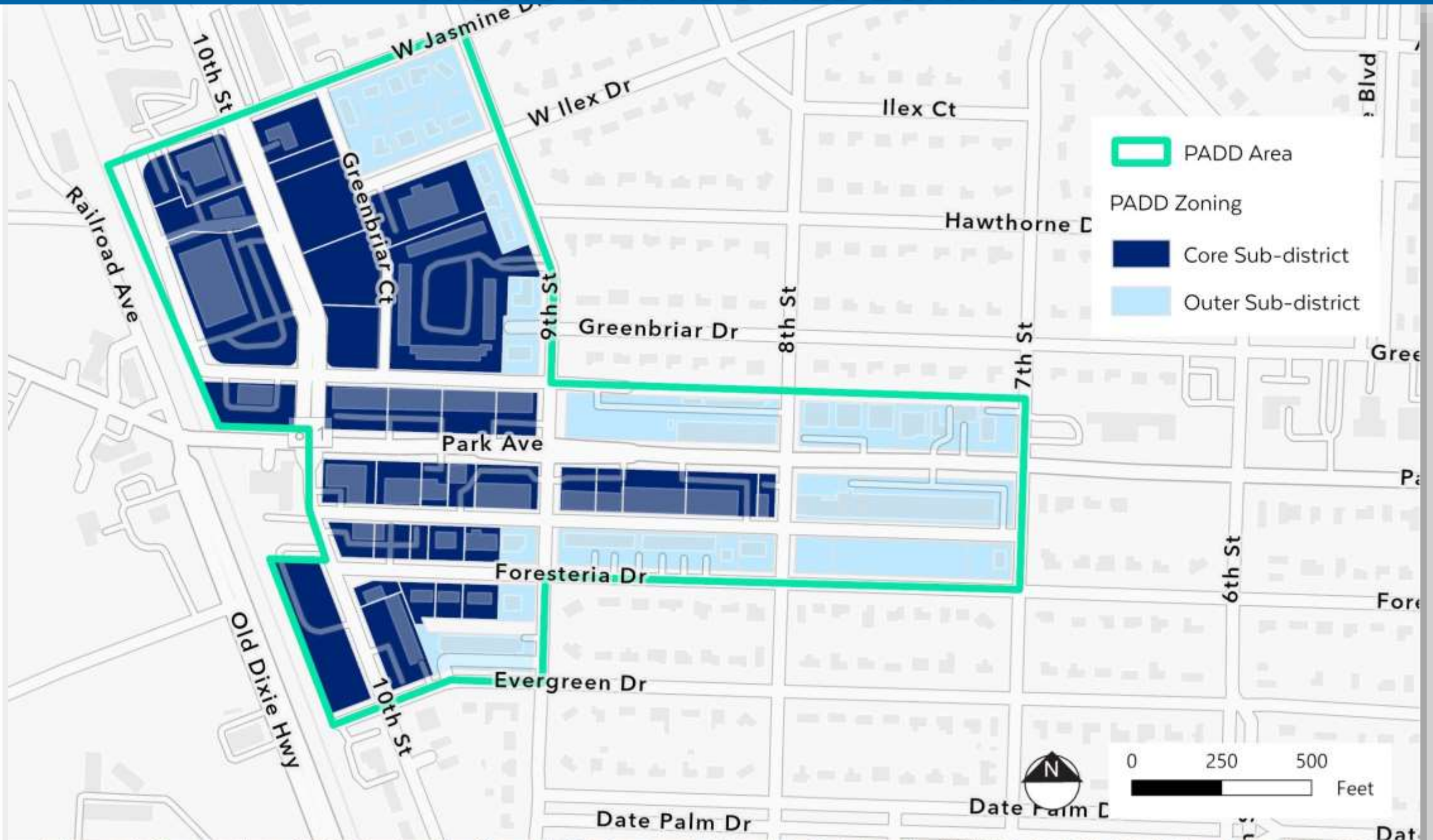
PARK AVENUE DOWNTOWN DISTRICT EXISTING CONDITIONS



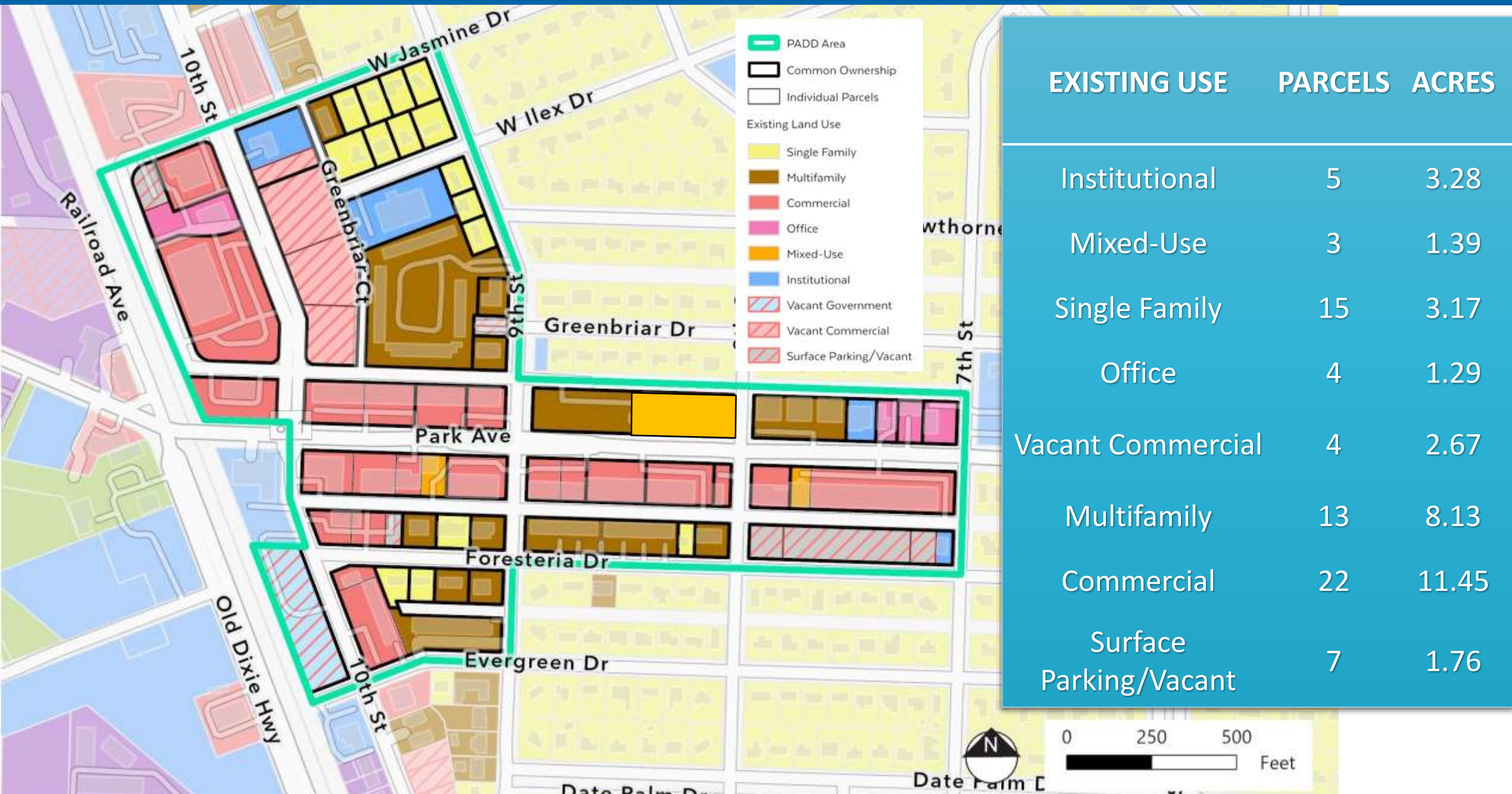
PREVIOUSLY ADOPTED FUTURE LAND USE



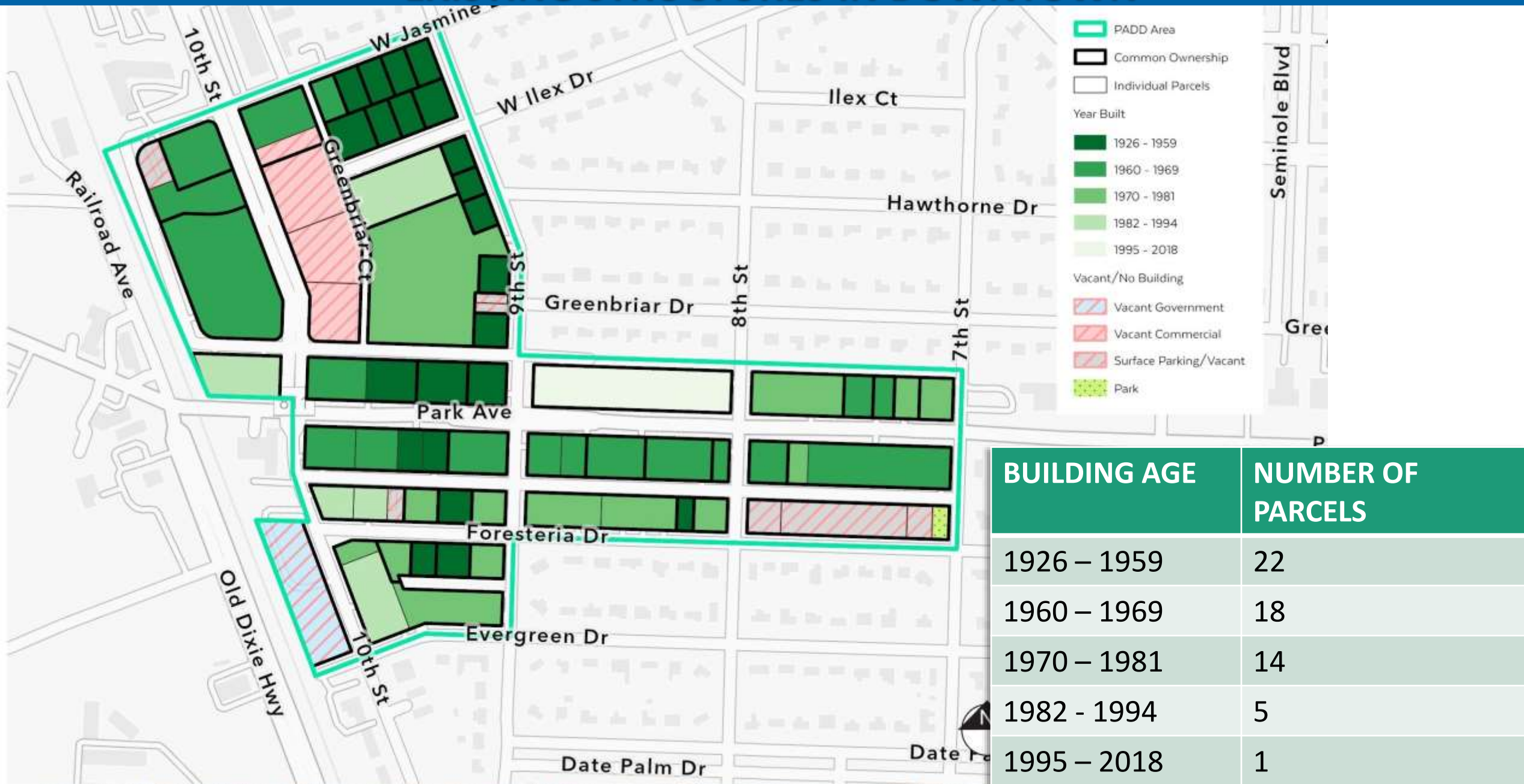
PREVIOUSLY ADOPTED ZONING



EXISTING USES IN DOWNTOWN



EXISTING STRUCTURES IN DOWNTOWN



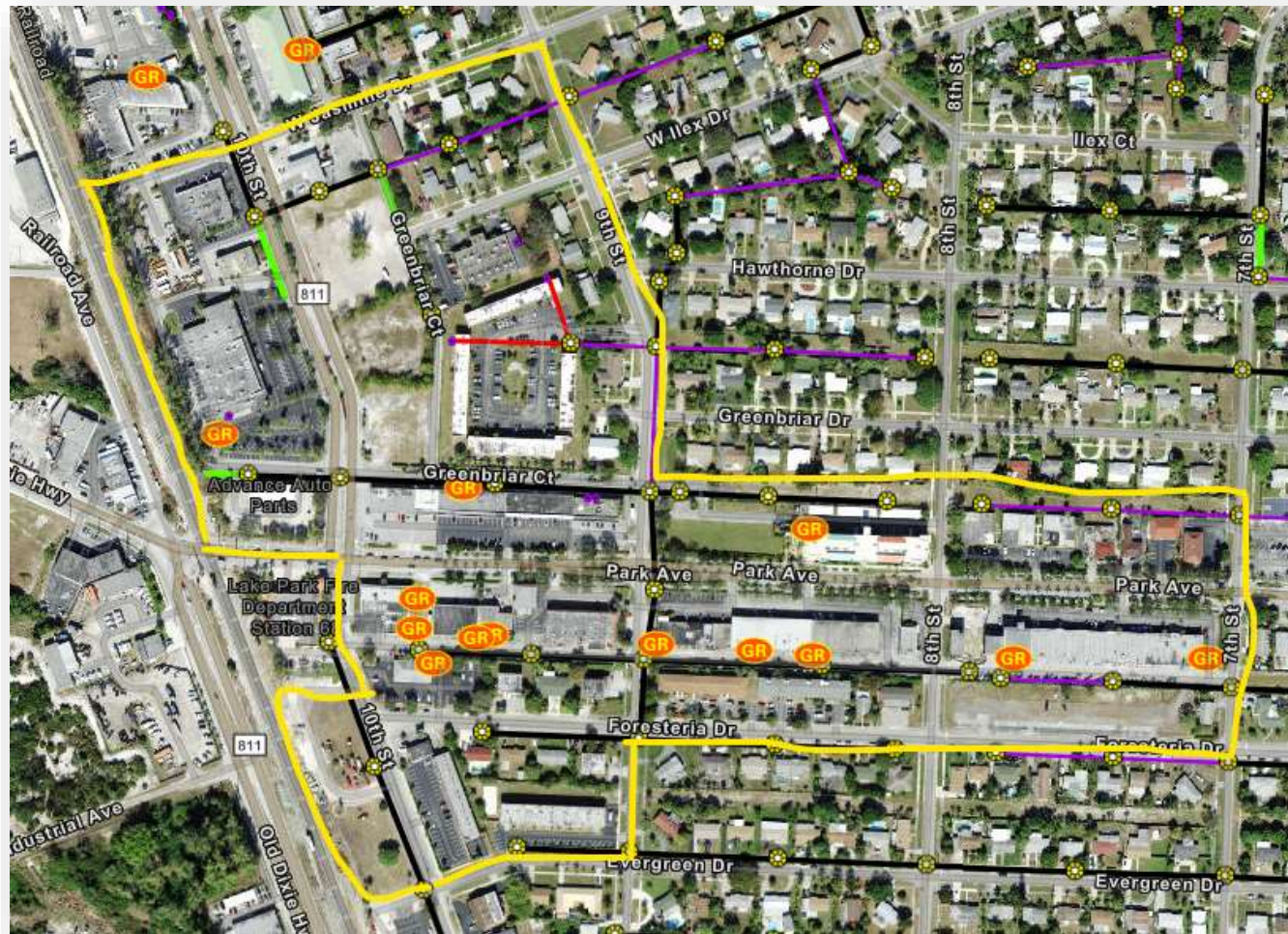
PARCEL SIZE AND OWNERSHIP IN DOWNTOWN





PARK AVENUE DOWNTOWN DISTRICT LEVEL OF SERVICE

EXISTING UTILITY INFRASTRUCTURE



Wastewater:

- 1,361 ERC's required for 1,590 units (full built out)
- 229 ERC's available in Downtown
- 1,132 ERC shortfall
- Infrastructure improvements required to support reasonable or full development potential.

Transportation Development Scenario



**Existing
Conditions**

**Full Buildout
Residential**

**Full Buildout
Non-Residential**

**Reasonable
Buildout
Non-Residential**

184,369 SF
(0.127 FAR)

1,590 units
(48 units/acre)

4.3 million SF
(3.0 FAR)

1.08 million SF
(0.75 FAR)

Level of service C in
the AM peak hour and
E in the PM peak hour
for Park Avenue.

Level of service C in
the AM peak hour and
E in the PM peak hour
for Park Avenue.

Level of service F in
the AM and PM peak
hours for Park Avenue.

Level of service E in
the AM and PM
peak hours for Park
Avenue.

Transportation Considerations



Distribution and
location of land
use

Alternative
modes of
transportation

Coordination
with PBC on site
specific solutions

Limiting
development



PARK AVENUE DOWNTOWN DISTRICT MARKET ASSESSMENT

MARKET ASSESSMENT



Type	Existing Demand	10-Year Demand – LOW	10-Year Demand - HIGH
Residential (units)	3,486	3,237	4,099
Retail (sq. ft.)	9,942	14,142	15,261
Office (sq. ft.)	23,520	24,649	24,950

- Residential demand forecasts indicate modest growth.
- Retail and office space demand is limited, with overall demand not expected to grow significantly over the next 20 years.
- Due to minimal population growth is projected for the PADD area over the next 5 years.
- **County growth will impact growth in the PADD more than estimates project.**



PARK AVENUE DOWNTOWN DISTRICT Strengths, Weaknesses, Opportunities, and Challenges

Weaknesses and Challenges



Existing Weaknesses:

- Conflicting policies and regulations
- Special exception uses
- Utility Infrastructure
- Age of existing structures
- High rental-to-ownership ratios
- Regional visibility
- Lack of activity

•Future Challenges:

- Application of density and intensity
 - Application of height waiver
 - Compatibility with surrounding uses
 - Traffic impacts at build out
 - Attracting mass transit operation
- Projected future demand
- Projected population growth

Strengths and Opportunities



Existing Strengths:

- Community character and history
 - Urban form and grid network
- Future land use and zoning in place
- Proximity to metro areas
 - Mix of housing
 - Comparably affordable

•Future Opportunities:

- Vacant and redevelopment parcels
- Common ownership of parcels
- Regional housing need
- Dedicated transit site
- Alternative public parking strategy

NEXT STEPS



Date	Task
April 26, 2025	Public Workshop
May 2025	Policy and text amendment recommendations
Summer 2025	<ul style="list-style-type: none">➤ Planning & Zoning Board Meeting➤ Town Commission Transmittal➤ Town Commission Adoption



THANK YOU

PLEASE PROVIDE ADDITIONAL WRITTEN FEEDBACK TO THE FOLLOWING CONTACTS

Ali Palmer – ali.palmer@kimley-horn.com

Ruben Cruz – ruben.cruz@kimley-horn.com

Please provide all written feedback by Monday, May 5, 2025, 5pm so that it can be considered in the preparation of the recommendations.



PARK AVENUE DOWNTOWN DISTRICT INTERACTIVE STATIONS

LAKE PARK // LAND USE AND HOUSING

What do you envision for the Park Avenue Downtown District?

Place a yellow dot on images that capture your vision for the PADD.

Place a blue dot on images that do not align with your vision for the PADD.



Please Note: Images are solely for illustrative purposes and to help collect input on visual preferences, all rights reserved to the respected copyright owners.

LAKE PARK // PUBLIC AND OPEN SPACES

What do you envision for the Park Avenue Downtown District?

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LAKE PARK // MOBILITY AND CONNECTIVITY

What do you envision for Park Avenue Downtown District?

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