



TOWN OF LAKE PARK
LOCAL PLANNING AGENCY
Meeting Date: August 8, 2022
Agenda Item # LPA-22-02

DESCRIPTION:

PUBLIC HEARING TO CONSIDER A PROPOSED ORDINANCE ADOPTING a TOWN INITIATED SMALL SCALE COMPREHENSIVE PLAN FUTURE LAND USE AMENDMENT, TO CHANGE THE FUTURE LAND USE FROM “PUBLIC BUILDINGS AND GROUNDS” TO “DOWNTOWN” FOR THE TOWN-OWNED 1.24 ACRE PARCEL THAT IS THE PROPOSED TRI-RAIL STATION LOCATION.

Background

On December 6, 2021 the Lake Park Local Planning Agency (LPA) approved an expansion of the Downtown Land Use area in the general Park Avenue area, which was subsequently approved by the Town Commission. At that time, the Town-owned parcel adjacent to the railroad tracks which is proposed for the future Tri-Rail station (“train station parcel”) was not included.

The Town Commission has requested that we now move forward with the land use and zoning changes, to allow for a potential public-private development which could be imminent.

Thus, the application before the LPA is to add the site to the Downtown Land Use. (The corresponding zoning change will follow next month.)

The 1.24 acre site has long been identified by the Town as a future Tri- Rail station. With the new emphasis on transit oriented development and new forms of mobility, the Town also desires the site to act as a transit hub connecting various types of transit from micro to bus. Mobility Plan.

The parcel location is shown on the map on the following page.

Map 1: Location Map

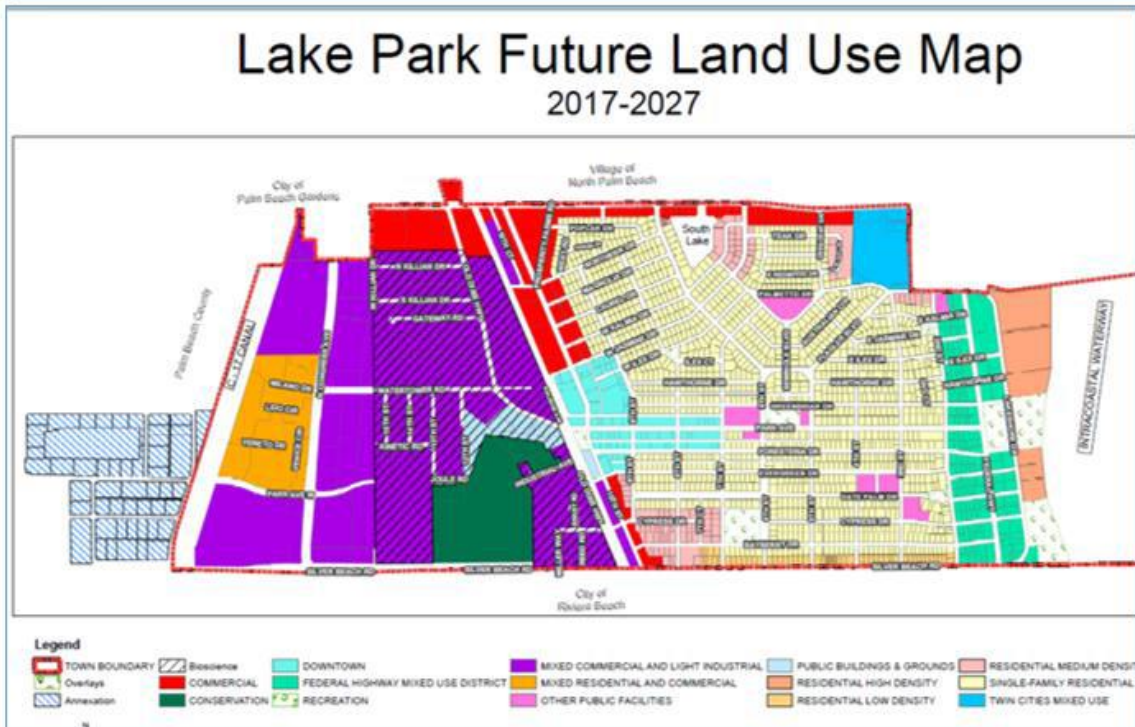


The timeline for Tri-Rail expanding north has not been established, nor any northern station locations officially approved by Tri-Rail. However the recent double-tracking by Brightline is a critical initial step. The next action that must occur is an agreement between Tri-Rail and the FEC for Tri-Rail's use of the tracks, and then selection of station locations. While the outcome is not anticipated in the immediate future, the Town desires to take a pro-active position and is interested in moving forward with construction of a station and thus place itself in a position to insure a station in Lake Park. Should it not become a tri-rail station, it could still serve as a transit hub for various forms of transit.

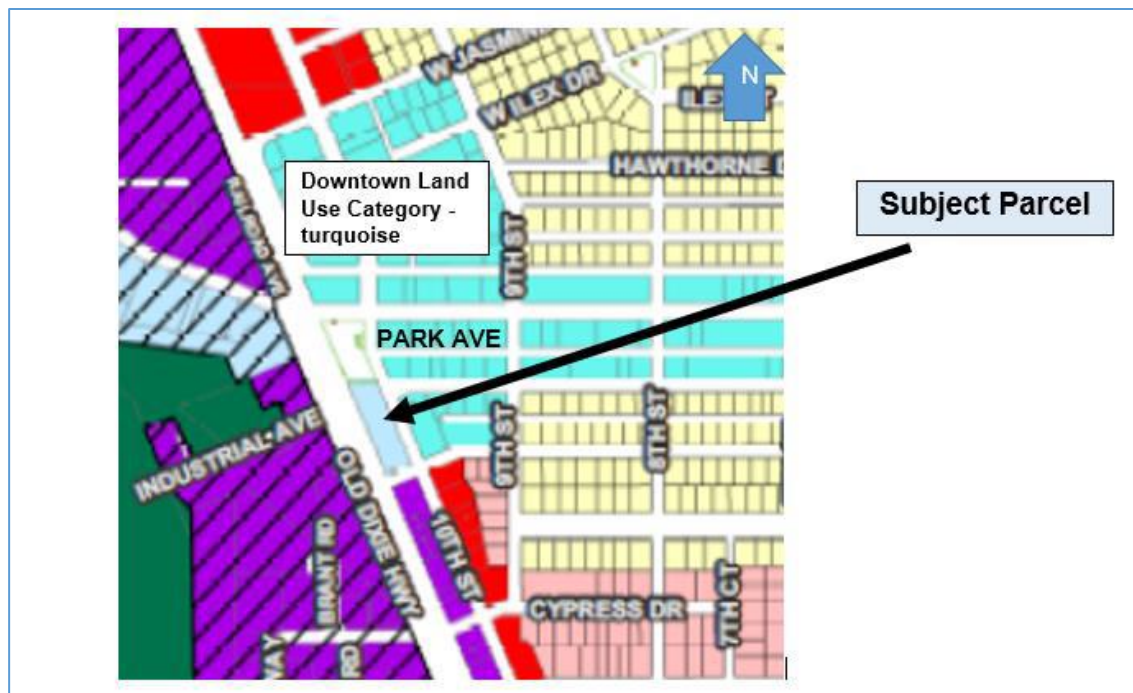
Analysis

The 1.24 acre parcel is proposed to be changed from its current land use designation of "public buildings and grounds" to "Downtown", which will enable the Town to pursue a public –private partnership for development of the station, and the possibility of incorporating residential units to incorporate a mixed use development adjacent to the station.

Map 2: Future Land Use Map



The map below shows the location of the subject parcel and its relationship to the area currently designated with the Downtown future land use category. The parcel would be an extension of the Future Downtown Land Use, which abuts the site, across 10th St. on the east.



For reference, the definitions of the two land use categories contained in section 3.43, “Future Land Use Classification System” of the Future Land Use Element are shown below:

Public Buildings and Grounds – Lands and structures that are owned, leased, or operated by a government entity such as libraries, police stations, fire stations, post offices, government administration buildings, and areas used for associated storage of vehicles and equipment, with a maximum F.A.R. of 3.0. Also, lands and structures owned or operated by a private entity and used for a public purpose such as a privately held by publicly regulated utility. Public schools are a permitted use within this land use designation”

Downtown – Mixed Use development with a maximum F.A.R. which shall not exceed 3.0 per gross acre, as calculated for the entire contiguous Downtown Land Use area. The maximum density shall not exceed an average of 48 dwelling units per gross acre, as calculated for the entire contiguous Downtown Land Use area.

Horizontal mixed use may be developed and bonus units may be granted in excess of 48 units on one site, so long as the average density for the entire contiguous Downtown Land Use area does not exceed 4 units per acre.

As the definitions indicate, the current Future Land Use designation of Downtown does not allow for residential uses, which are a vital component of most mixed-use projects. Additionally the FAR is limited to 3. Thus the change would create opportunities for a variety of future options

Consistency with the Comprehensive Plan

The proposed land use change is consistent with and furthers the following objectives and policies of the Comprehensive Plan:

Future Land Use Element

Objective 5:

As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments and neighboring jurisdictions.

Policy 5.3:

The Town shall foster the redevelopment of key corridors and target areas. Compact mixed-use development, defined as a mixture of at least two different land uses in a design-unified, vertically and or horizontally integrated, pedestrian-friendly environment, should be the preferred form of development and redevelopment

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 12.6

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.

Transportation Improvement Element

NOTE: Portions of text underlined below reflect the proposed Comprehensive Plan amendments which were the first item on the LPA agenda this evening.

Objective 9: The Town shall encourage private and public micro transit and transit systems to provide mobility options to residents, businesses, and visitors. ~~adequate public transportation systems.~~

Policy 9.3:

The Town shall evaluate opportunities to partner with private mobility entities for the provision of individual micro transit systems and shared mobility services to enhance multimodal access and mobility and to provide first and last miles connectivity to transit systems.

Policy 9.5:

The Town shall actively pursue a train station adjacent to downtown for future passenger rail service.

Capital Improvement Element

Policy 1.10:

The Town shall adopt a mobility plan that identifies multimodal capital improvements over the next 10 to 25 years. These improvements will be prioritized by the Town Commission for funding as part of the annual Capital Improvements Program. The Town shall periodically evaluate the mobility plan and update the plan at least once every five years.

Level of Service

Policy 3.1 of the Future Land Use Element requires that “The development of residential, commercial and mixed commercial/industrial lands shall be timed and staged in conjunction with provisions of supporting community facilities, such as streets, utilities, police and fire protection service, emergency medical service, and public schools.”

With the land use change, required levels of service are anticipated to continue to be met. Additionally all development projects are reviewed to insure levels of service are maintained, or required improvements are made to insure the levels remain.

Consistency with Community Redevelopment Agency (CRA) Plan

The proposed land use change is consistent with and furthers the CRA Plan.

The Plan specifically lists the location as a “potential redevelopment catalyst project “.

“6.A - Railsite Site - T0D/ P3 / Mixed-Use Development

The preferred redevelopment program for this site includes a transit station (future train stop), parking, pocket park, /plaza, ground floor commercial, and multi-family units.....

Pursue redevelopment of the property by leveraging the Town ownership with private investment.”

CONCLUSION TO THE ANALYSIS OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS

- The proposed Future Land Use Map amendment is consistent with the goals, objectives, and policies of the Town of Lake Park Comprehensive Plan.
- The Map amendment is consistent with the goals and strategies of the CRA Plan.
- The proposed amendment is necessary to reflect changing conditions and trends which encourage mixed use.
- The proposed map amendment is compatible with the surrounding properties and land use patterns

LEGAL NOTICE AND ADOPTION PROCESS

Florida Statutes section 163.3187 provides for a shortened, simplified adoption process for parcels of land under 50 acres. The process does not require transmittal to the state for review, merely transmittal after the Town adopts the land use change. The amendment is not required to be submitted to the IPARC interlocal review process.

The first Public Hearing before the Commission is scheduled for September 7.

Notice is required to the affected property owner, which is the Town.

STAFF RECOMMENDATION

Staff recommends approval of the proposed small scale Comprehensive Plan Future Land Use change for the 1.24 Town-owned acre parcel from Public Buildings and Grounds to Downtown.

ORDINANCE NO. - 22

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, ADOPTING A SMALL SCALE PLAN AMENDMENT TO THE COMPREHENSIVE PLAN AND AMENDING THE FUTURE LAND USE MAP TO CHANGE THE FUTURE LAND USE CLASSIFICATION OF 1.24 ACRES OF REAL PROPERTY FROM “PUBLIC BUILDINGS AND GROUNDS” AND ASSIGNING THE FUTURE LAND USE CLASSIFICATION OF “DOWNTOWN” TO THE REAL PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Lake Park, Florida (Town) has adopted a Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes, previously known as the “Local Government Comprehensive Planning and Land Development Regulation Act” and now known as the “Community Planning Act” (the Act); and

WHEREAS, §163.3187 *Fla. Stat.* provides for the adoption of small scale amendments to Comprehensive Plans; and

WHEREAS, the Town’s Planning and Zoning Board sitting as the Local Planning Agency (LPA) has conducted the public hearing required by §163.3174(4)(a), *Fla. Stat.*, and has recommended that the Commission amend the Town’s Comprehensive Plan as set forth herein; and

WHEREAS, pursuant to §§ 163.3187(2) and 163.3184(11), *Fla. Stat.*, the Commission has conducted a public hearing to consider the LPA’s recommendation regarding the proposed small scale amendment to change the future land use classification of 1.24 acres of real property from “Public Buildings and Grounds” to the future land use classification of “Downtown” as described in the Comprehensive Plan’s Future Land Use Element and

WHEREAS, the Commission has determined that the amendment to the future land use classification of the is in compliance with the Act; and consistent with adopted policies of the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA:

Section 1: The whereas clauses are hereby incorporated as the legislative findings of the Town Commission.

Section 2: The Future Land Use Element of the Town's Comprehensive Plan is hereby amended as follows:

3.4.4 Future Land Use Map- Change in Land Use

The future land use classification of the 1.24 acres of real property within the Town as shown on the map and legally described herein in Exhibit A, which is attached hereto and incorporated herein, the current future land use designation of which is "Public Buildings and Grounds," is changed to "Downtown" on the Future Land Use Map.

Section 3. Effective Date. The amendments to the Comprehensive Plan contained within this Ordinance shall become effective in accordance with the provisions of § 163.3187(5)(c), Fla. Stat.

Exhibit A

Legal Description:

All of Block 46a (Less northerly 284.80 Ft), Plat of Kelsey City in Plat Book 8, Pages 15 To 18, 23, 27 & 34 To 37 inclusive.

Location Map

