



Minutes
Town of Lake Park, Florida
Regular Commission Meeting
Wednesday, May 18, 2022 6:30 P.M.
Town Hall Commission Chamber,
535 Park Avenue, Lake Park, Florida 33403

The Town Commission met for the purpose of a Regular Commission Meeting on Wednesday, May 18, 2022 at 6:35 p.m. Present were Mayor Michael O’Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners John Linden, Roger Michaud, and Mary Beth Taylor, Town Manager John D’Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

Town Clerk Mendez performed the roll call and Attorney Kersti Myles, Senator Powell Representative led the pledge of allegiance.

SPECIAL PRESENTATION/REPORT:

The Commission reordered the agenda to accommodate Senator Powell.

1a. Proclamation Proclaiming May 2022 as Mental Health Awareness and Trauma Informed Care Month in Palm Beach County, Florida.

Ms. Marsha Bahia from the Palm Beach County Sheriff’s Office accepted the proclamation on behalf of the Diversity and Inclusion Council. She encouraged everyone to wear green on May 19, 2022, in support of Mental Health Awareness and Trauma Informed Care Month. She thanked the Commission for their continued support.

Motion: Commissioner Michaud moved to move item 13 “Feasibility Study Update on the Proposed 10th Street Oval-a-bout Traffic Safety Improvement (the Project) and Resolution 32-05-22 Supporting the Project’s” Preliminary Conceptual Design and its Transmittal to Palm Beach County” to Special Presentation/Report; Commissioner Linden seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Linden	X		
Commissioner Michaud	X		
Commissioner Taylor	X		
Vice-Mayor Glas-Castro	X		
Mayor O’Rourke	X		

Motion passed 5-0.

2. Presentation by Engenuity of the Old Dixie Septic to Sewer Conceptual Report.

Vice-President of Engenuity Group Ms. Lisa Tropepe presented to the Commission (see Exhibit “A”). The Commission thanked Ms. Tropepe for the presentation. They asked

several clarifying questions. The Commission expressed approval of the low impact cost associated with the project for property owners.

1. Legislative Updated Presented by Senator Bobby Powell.

Senator Powell and State Representative Jervonte Edmonds presented to the Commission (see Exhibit “B”). The Commission thanked the Senator and Representative for their presentation.

13. Feasibility Study Update on the proposed 10th Street Oval-a-bout Traffic Safety Improvement (the Project) and Resolution 32-05-22 Supporting the Project’s Preliminary Conceptual Design and its Transmittal to Palm Beach County.

Ms. Tropepe presented the item (see Exhibit “C”). The Commission asked clarifying questions. Public Works Director Travieso explained that the Commission would be provided regular updates for the duration of the project.

Motion: Commissioner Michaud moved to approve Resolution 32-05-22; Vice-Mayor Glas-Castro seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Linden	X		
Commissioner Michaud	X		
Commissioner Taylor	X		
Vice-Mayor Glas-Castro	X		
Mayor O’Rourke	X		

Motion passed 5-0.

PUBLIC COMMENTS:

None

CONSENT AGENDA

3. May 4, 2022 Regular Commission Meeting Minutes.

4. May 1, 2021 Through April 30, 2022 – Annual Progress Report on Implementation and Credited Plan 2022 – Flood Plain Management.

5. Resolution 29-05-22 Authorizing the Mayor to Execute an Agreement with CrowderGulf Joint Venture, Inc. (Contractor), for the Provision of Hurricane/ Disaster Debris Removal, Reduction and Disposal Services per the Solid Waste Authority of Palm Beach County (SWA)/Contractor Agreement Number 22-201B (Cooperative Purchase).

6. Resolution 30-05-22 Authorizing the Mayor to Execute an Agreement with Phillips and Jordan, Inc. (Contractor), for the Provision of Hurricane/ Disaster Debris Removal, Reduction and Disposal Services per the Solid Waste Authority of Palm Beach County (SWA)/Contractor Agreement Number 22-201C

(Cooperative Purchase).

7. Resolution 31-05-22 Authorizing the Mayor to Execute an Agreement with Thompson Consulting Services, LLC (Contractor), for the Provision of Hurricane/ Disaster Debris Removal, Reduction and Disposal Services per the Solid Waste Authority of Palm Beach County (SWA)/Contractor Agreement Number 22-202 (Cooperative Purchase).

8. Request to Authorize the Town Manager to Encumber and Disburse ARPA Funds for Goods and Services Associated with Audiovisual Equipment Upgrades and Interior Finishes Update of the Lake Park Town Hall Commission Chambers.

9. This agenda item was moved to Special Presentation/Report as item 1a.

Motion: Commissioner Michaud moved to approve the consent agenda; Commissioner Linden seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Linden	X		
Commissioner Michaud	X		
Commissioner Taylor	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

PUBLIC HEARING – ORDINANCE ON FIRST HEARING:

10. Ordinance 03-2022 Rezoning Seven Parcels From Commercial-4 to Campus Light Industrial and Commercial-1.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING SEVEN PARCELS AS SHOWN IN FIGURE 1 AND IDENTIFYING THE SPECIFIC PARCELS BY THEIR PARCEL CONTROL NUMBERS AS LISTED IN EXHIBIT "A" FROM COMMERCIAL-4 (C-4) TO CAMPUS LIGHT INDUSTRIAL AND COMMERCIAL-1 (CLIC-1); PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE REZONING TO CLIC-1; AND PROVIDING FOR AN EFFECTIVE DATE.

A Representative of Schmidt Nichols presented to the Commission (see Exhibit "D").

Motion: Commissioner Linden moved to approve Ordinance 03-2022 on first reading; Commissioner Taylor seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Linden	X		
Commissioner Michaud	X		

Commissioner Taylor	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

Attorney Baird read the Ordinance by title only.

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

11. Ordinance 02-2022 Additional Homestead Exemption Ordinance for Eligible Homeowners over the Age of 65 in Which Annual Income Does Not Exceed.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING A HOMESTEAD EXEMPTION IN ACCORDANCE WITH SECTION 196.075 FLORIDA STATUTES TO BE INCLUDED IN THE TAX BILLS FOR THE OWNERS OF RESIDENTIAL PROPERTIES IN THE TOWN WHO ARE PERSONS 65 YEARS AND OLDER PROVIDED THE OWNERS ANNUAL INCOME DOES NOT EXCEED THE MAXIMUM INCOME ESTABLISHED IN THE LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion: Commissioner Taylor moved to approve Ordinance 02-2022 on second reading; Commissioner Linden seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Linden	X		
Commissioner Michaud	X		
Commissioner Taylor	X		
Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

Attorney Baird read the Ordinance by title only.

12. JETSETV F.C. 2022 Summer Soccer Camp Requests.

Town Manager D'Agostino explained the item. Special Events Director Riunite Franks answered clarifying questions of the Commission.

Motion: Commissioner Linden moved to approve JETSETV F.C. 2022 Summer Soccer Camp requests; Commissioner Taylor seconded the motion.

Vote on Motion:

Commission Member	Aye	Nay	Other
Commissioner Linden	X		
Commissioner Michaud	X		
Commissioner Taylor	X		

Vice-Mayor Glas-Castro	X		
Mayor O'Rourke	X		

Motion passed 5-0.

14. Update on the Proposed Monument Sign for the Lake Park Town Hall (the Project) and Selection of Conceptual Design Option by the Town Commission.

Town Manager D'Agostino, Public Works Director Roberto Travieso presented to the Commission and Grant Writer/Chief Public Information Officer Merrell Angstreich presented the item and providing clarifying information about the item.

The Commission asked clarifying questions of staff. The Commission came to consensus on design A-2.

15. Review of the Town Manager's Annual Performance Evaluation for the Period of May 1, 2020 to May 1, 2022.

Vice-Mayor Glas-Castro discussed her evaluation of the Town Manager. Commissioner Linden expressed his concerns. Commissioner Michaud discussed his evaluation of the Town Manager. Mayor O'Rourke discussed his evaluation of the Town Manager.

Town Manager D'Agostino read from a prepared statement.

16. Continued Discussion on the Goals for the Town Manager During the Next Evaluation Period May 1, 2022 through May 1, 2023.

Town Manager D'Agostino expressed the process for the upcoming evaluation period. The Commission expressed their expectation during the next evaluation period.

PUBLIC COMMENTS:

Iris Sullivan, Flagler Blvd expressed concern with residents raising turtles in the pond in the Publix plaza.

James Sullivan, Flagler Blvd expressed concerns with traffic at 10th Street and Park Avenue.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird discussed the TMA Systems agreement to the best of his understanding. He explained the options presented by TMA Systems to get out of the contract. The item would be placed on the June 1st Regular Commission Meeting agenda for further discussion.

Town Manager D'Agostino reminded the Commission of the Parks Master Plan Community Meeting on Saturday, May 21, 2022 at 9:00 A.M. in the Commissioner Chamber. See Exhibit "E". He asked the Commission if they wanted to readdress the noise Ordinance. The Commission did not want to readdress the noise Ordinance. The budget calendar was distributed to the Commission.

Commissioner Linden announced that he attended the Lake Park Library Book Giveaway. He announced that he attended both Haitian Flag Day Celebrations.

Commissioner Michaud announced that he attended the Haitian Flag Day Celebration on Saturday, May 14, 2022. He announced that he also attended the Lake Park Library Book Giveaway. He recognized Judith Thomas, Town Resident and Judith Cooper, Library Director, for their efforts.

Commissioner Taylor had no comments.

Vice-Mayor Glas-Castro announced the May 19, 2022 Nautilus 220 Ground Breaking Ceremony and the May 25, 2022 Palm Beach County League of Cities Installation Luncheon.

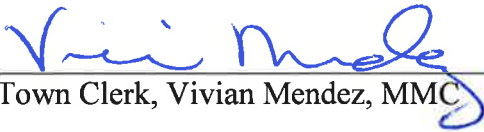
Mayor O'Rourke announced the May 30, 2022 Memorial Day Celebration at Kelsey Park.

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Commissioner Michaud and seconded by Vice-Mayor Glas-Castro, and by unanimous vote, the meeting adjourned at 10:34 p.m.



Mayor Michael O'Rourke



Town Clerk, Vivian Mendez, MMC



Approved on this 1st of June, 2022



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 05/18/2022

Cards must be submitted before the item is discussed!!
***Three (3) minute limitation on all comments

Name: IRIS SULLIVAN
Address: 348 FLAGLER BLVD

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):
TURTLES IN CONTAINMENT PONDS IN LAKE PARK

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

①



TOWN OF LAKE PARK
PUBLIC COMMENT CARD

MEETING DATE: 05/18/2022

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: JAMES SULLIVAN
Address: 348 FLAGLER BLVD

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):
PROBLEMS AT INTERSECTION OF
10TH AVE AND PARK AVE

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

2

Exhibit "A"

Town of Lake Park

May 2022

OLD DIXIE SEPTIC TO SEWER CONCEPTUAL REPORT

PRESENTED BY:



ENGENUITY GROUP INC

1280 N Congress Ave, Suite 101

West Palm Beach, FL 33409

T: 561-655-1151

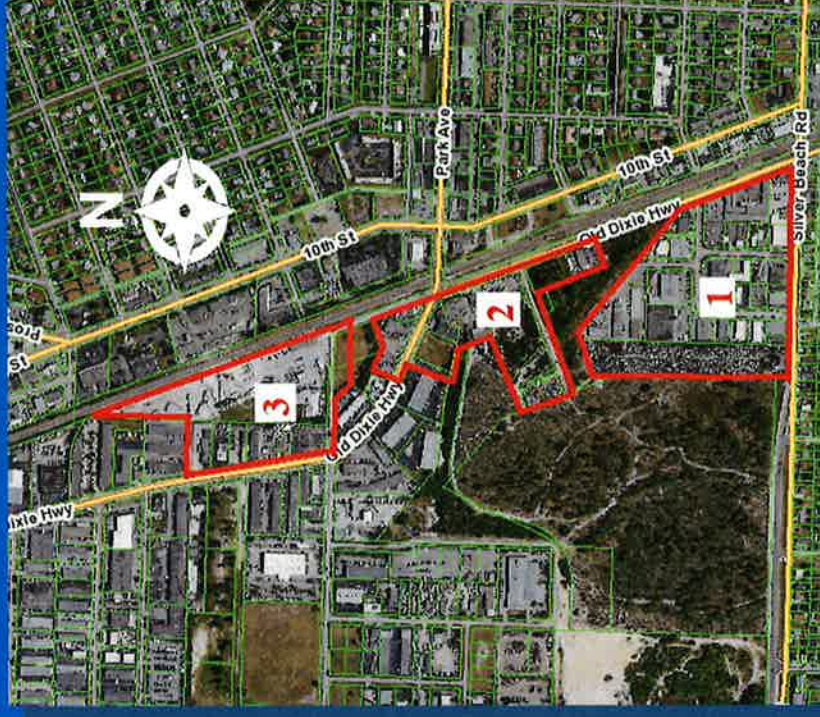


Job#: 18187.27

THE 3 SECTIONS

- Section 1 - South-Section – Tri City Industrial Park
29 Properties
- Section 2 – Mid-Section – Lake Park Public Works
6 Properties
- Section 3 – North-Section
7 Properties

Total of 42 Properties

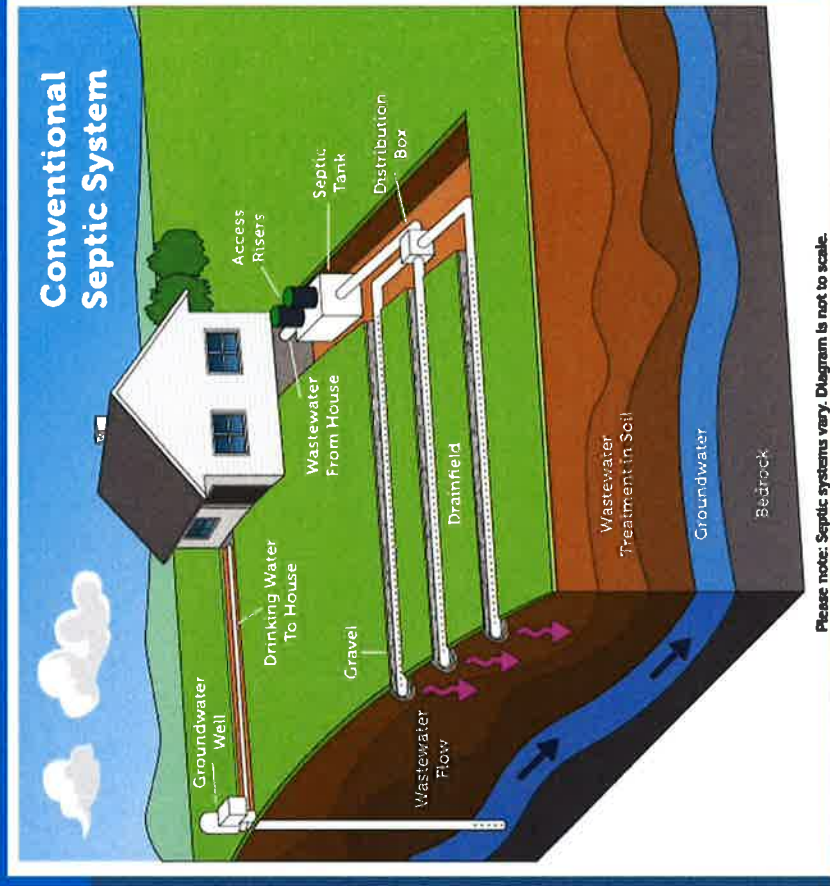


CURRENT SITUATION

- All 42 properties are on septic-type systems
- Groundwater contamination concerns ongoing
- State regulations are discussed annually regarding the adverse environmental impact of these systems
- Palm Beach County Health Department continues to tighten their regulations
- Re-development could be a potential problem
- Property values may remain stagnant

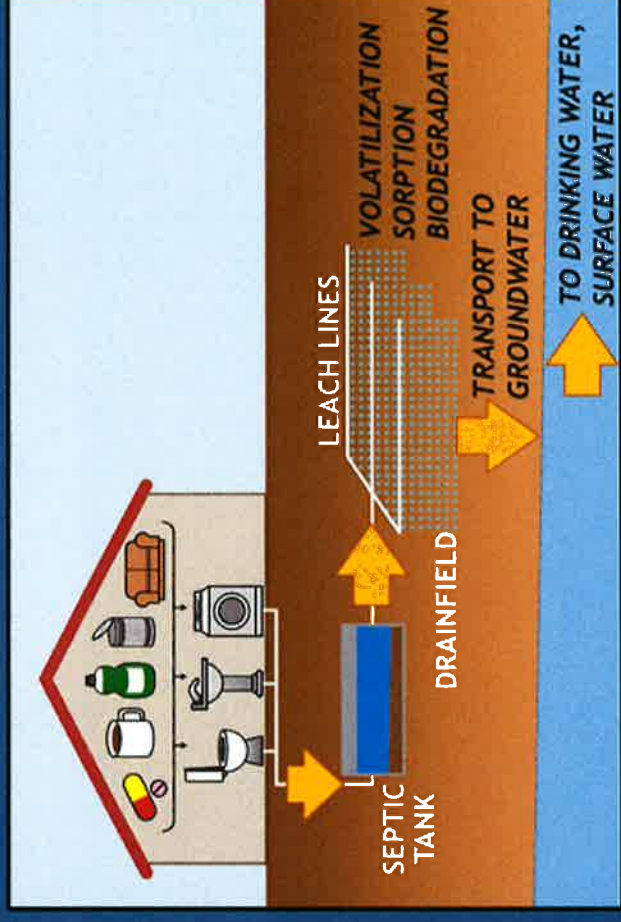
CURRENT WASTEWATER SYSTEM

- THE SEPTIC TANK PROCESS:
 - An underground chamber holds wastewater from a building or home
 - The waste settles and is broken down by naturally occurring enzymes and bacteria
 - The treated wastewater is then drained through underground drainage pipes on the property



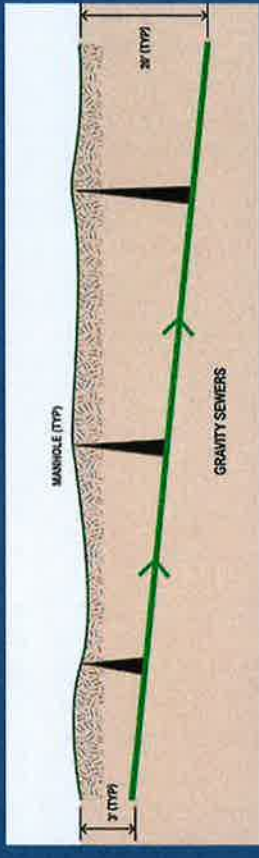
CURRENT SEPTIC TANK CONCERNS

- Concern over effectiveness of the septic tanks for larger-scale industrial use
- Concern over hazardous waste discharge which cannot be treated by septic tanks



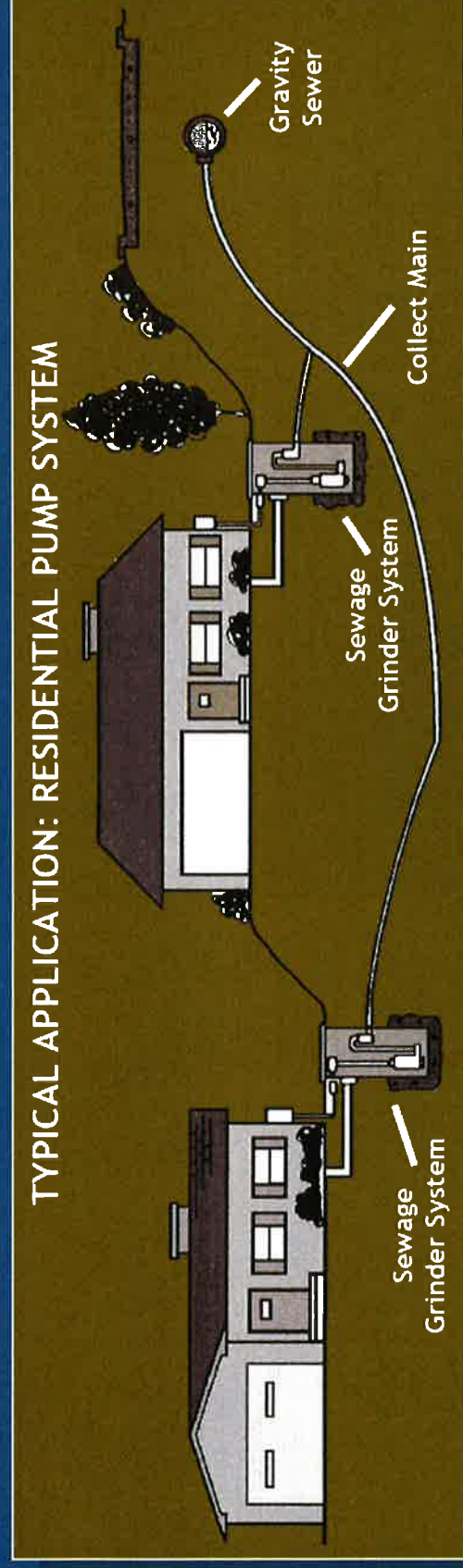
TWO REPLACEMENT ALTERNATIVES

- The low pressure system in which every property will have one
- The gravity/low pressure combination system where the South-Section (1) will have a gravity sewer, and the rest will have the low pressure



LOW PRESSURE

- The low pressure sewer system:
- Uses a small pump station located at each property to move wastewater from the building to the regional wastewater treatment facility



GRAVITY SEWER

- The gravity sewer system:
 - Use pipe that are constructed by gravity (called laterals) from a building to a main gravity system.
 - All of the wastewater will travel to a lift station, where it pumps the wastewater to another pump station or a treatment plant.



COST SUMMARY: LOW PRESSURE



Septic to Sewer Feasibility Report

April 2022
Project No. 18187.27

Summary of Estimated Costs - Low Pressure System

Proposed Alternatives	Conceptual Capital Construction Cost	Operation and Maintenance Estimated Annual Costs ¹	Annual Construction Cost - Amortized over 20 years at 4% interest rate	Total annual cost (Maintenance and amortized construction cost)	Average annual cost per property ²
Proposed SUA, Public System	-\$1.04 million	Paid by SUA.	\$75.6k	\$75.6k	\$1,800
Proposed Onsite Private System (All 42 properties)	-\$3.80 million	-\$190k (property owner)	\$276k	\$466k	\$11,090
Total	-\$4.84 million	-\$190k (property owner)	\$352k	\$542k	\$12,890

¹ Cost does not include Seacoast Utilities fees for reservation and administration charges.

² Cost includes the following assumptions: SUA sewer base fee of \$30 per month per property as well as usage fee of \$0.79/1000 gallons, \$1,000 per year per property for lift station maintenance, electricity costs, and 3% of construction cost for ongoing annual renewal and replacement costs.

³ This cost is the total cost divided evenly over the 42 properties analyzed in this report, and is an average. This is an estimate of the annual total costs during a 20-year loan payback period. The actual cost to each property will vary per the enclosed detailed cost breakdowns – see Appendix J.

Systems Summary

COST SUMMARY: GRAVITY/LOW PRESSURE



Septic to Sewer Feasibility Report

February 2022
Project No. 18187.27

Summary of Estimated Costs - Gravity / Low Pressure Combination System

Proposed Alternatives	Conceptual Capital Construction Cost	Operation and Maintenance Estimated Annual Costs	Annual Construction Cost Amortized over 20 years at 4% interest rate	Total annual cost (1. maintenance and amortized construction cost)	Average annual cost per Property ²
Proposed SUA Public System	~\$3.14 million	Paid by SUA	\$217k	\$217k	\$5,160
Proposed Onsite Private System (All 42 properties)	~\$1.60 million	~\$60k (property owner)	\$116k	\$176k	\$4,190
Total	~\$4.74 million	~\$60k (property owner)	\$333k	\$393k	\$9,350

¹ Cost does not include seacoast utilities fees for reservation and administration charges.

² Cost includes the following assumptions: SUA sewer base fee of \$30 per month per property as well as usage fee of \$0.19/1000 gallons, 2% of construction cost for ongoing annual renewal and replacement costs.

³ This cost is the total cost divided evenly over the 42 properties analyzed in this report, and is an average. This is an estimate of the annual total costs during a 20 year loan payback period. The actual cost to each property will vary per the enclosed detailed cost breakdowns – see Appendix K

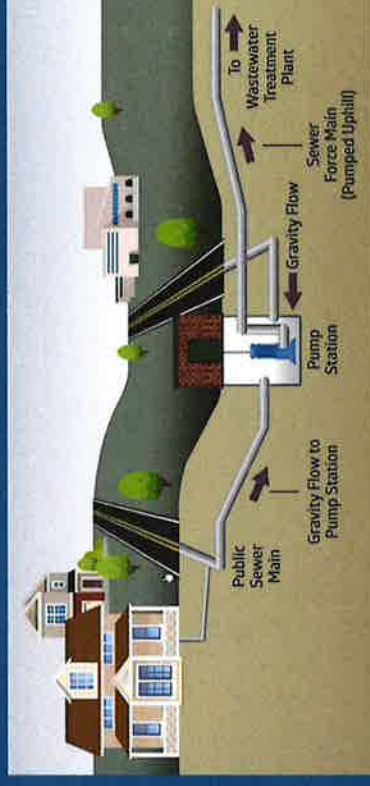
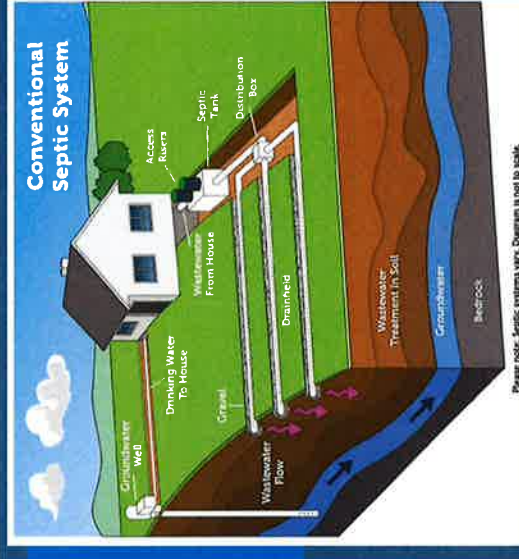
HOW WILL IT BE PAID?

- Several Options
- For public utilities: State/Local taxes or public grants/loans (ARPA Project)
- For private parcels: direct billing or local taxes
- Potential bond referendum from Palm Beach County (\$30 million)



SUMMARY/RECOMMENDATION

- Both the gravity and low pressure systems have their advantages and limitations.
- The gravity/low pressure combination system is the recommended option due to lowest construction and maintenance costs.



NEXT STEPS

- Engage a financial management consulting firm to discuss funding options for both private and public properties
- Continue to coordinate with Seacoast Utilities to monitor any utility changes, cost changes, design needs
- Meet with the stakeholders this summer to discuss the project and seek public input
- Decide on the ultimate alternative in order to prepare a construction set of plans and an opinion of cost
- Have a funding plan in place to ultimately bid out the project for construction

THANK YOU



561.655.1151 | 1280 N Congress Ave, #101, West Palm Beach, FL 33409

Exhibit "B"



Senator
Bobby Powell, Jr.



Representative
Jervonte Edmonds



2022 Legislative Update

The Florida Legislature

FLORIDA HOUSE OF REPRESENTATIVES

- 120 REPRESENTATIVES
- 42 DEMOCRATS
- 77 REPUBLICANS
- 1 VACANT SEAT - DISTRICT 50
- 7 BILL SLOTS



FLORIDA SENATE

- 40 SENATORS
- 16 DEMOCRATS
- 24 REPUBLICANS
- UNLIMITED BILL SLOTS





Senator Powell's

Committee Assignments

- Appropriations
- Rules
- Criminal Justice
- Health Policy
- Joint Committee on Public Counsel Oversight, Alternating Chair

Representative Edmonds

- Representative Edmonds was sworn in March 2022.
- He is the founder and CEO of Suits for Seniors, Inc. A nonprofit organization focused on youth mentorship.



Senator Powell's Bills Introduced

- SB 226 Care for Retired Police Dogs
- SB 414 Family Caregiver Certified Nursing Assistant Program
- SB 1502 Estates and Trusts
- SB 1510 Mental Health of Minors
- SB 470 Revising Penalties for Nonviolent Offenses
- SB 1498 Direct File of an Information
- SB 1760 Duties of the Inspector General of The Department of Corrections





DISTRICT 88 + 30

APPROPRIATIONS

- \$700,000 – Lake Park Lake Shore Drive Drainage Improvements
- \$10,000,000 – Cox Science Center and Aquarium
- \$47,400 – Palm Beach County Oral History Project
- \$25,000,000 – Palm Beach State College Dental and Medical Services Technology Building
- \$5,000,000 – Palm Beach Atlantic University Business School Building
- \$750,000 – Florida Atlantic University Max Planck Florida Scientific Fellows Program
- \$1,500,000 – Mangonia Park Septic to Sewer Conversion
- \$500,000 – Mobile Command Center
- \$875,000 – Palm Beach Historic North Fire Station Renovation
- ...and MUCH more!

**APPROPRIATIONS FOR
PALM BEACH COUNTY = \$47,717,400**

Major Session Issues

- Budget - \$112.1 Billion dollars in Federal and state funds
- Health Care:
 - HB5/SB 146 Fetal and Infant Mortality Reduction - 15 week abortion ban
- Election Integrity:
 - SB 524 Election Administration
- Redistricting:
 - CS/SJR 100 - State Maps - Approved
 - CS/SB 102 - Congressional Maps - Vetoed
 - Special Session C
 - SB 2C signed into law 4/22/22 - Litigation pending



Major Session Issues

- Education:
 - HB 1557/SB 1834 Parental Rights in Education or "Don't Say Gay" Bill
 - HB7/SB 148 Individual Freedoms or "WOKE Act"
 - HB 1467/SB 1300 K-12 Education "Book Ban Bill"
 - HB 865/SB 758 Education - Charter School Review Commission Bill
 - HB 45/
 - HB/SB 514 Substitution of Work Experience for Postsecondary Educational Requirements
 - HB/SB 722 Education for Student Inmates
 - HB/SB 1054 Financial Literacy Instruction in Public Schools
- HB 7071 – Tax Package
 - Provides for the reduction of total fuel taxes by 25.3¢ per gallon from October 1st-31st
- Tax Holidays:
 - Back to School Holiday 7/25-8/7
 - Disaster Preparedness Holiday 5/28th-6/10th
 - Energy Star Appliances 9/1-2/28
 - Freedom Week Holiday 7/1-7/7
 - Tools Used by Skilled Trade Workers 9/3-9/9
 - Diaper Holiday 7/1/22-6/30/23
 - Baby and Toddler Clothing 7/1/22-6/30/23
 - Children's Books Holiday 5/14-8/14
 - Impact Resistant Windows and Doors Holiday 7/1/22-6/30/24



Special Session D

May 23rd - 27th

Topics will include legislation related to:

- Property insurance
- Reinsurance
- Changes to the Florida Building Code to improve the affordability of property insurance,
- The Office of Insurance Regulation
- Civil remedies and appropriations related to property insurance



Team Edmonds



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Tallahassee, FL 32399
Ph: (850) 717-5088

District Office:

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Team Powell



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Kersti Myles, Esq.

Myles.Kersti@flsenate.gov



Michelle DeMarco (Tallahassee)
Demarco.Michelle@flsenate.gov



Email: Powell.Bobby.Web@flsenate.gov

Questions or Comments?



Thank You!

Exhibit "C"

Town of Lake Park

May 2022

10TH STREET OVAL-A-BOUT

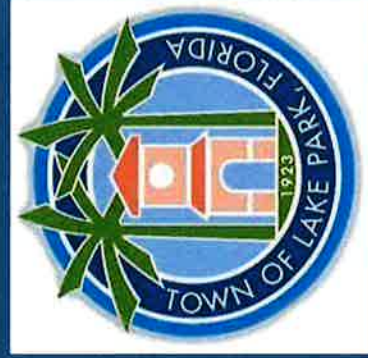
PRESENTED BY:

ENGENUITY GROUP INC

1280 N Congress Ave, Suite 101

West Palm Beach, FL 33409

T: 561-655-1151



Job#: 18187.46

CURRENT ROAD

• **INTERSECTION DETAILS:** There are currently three roadways intersecting at this location:

1. 10th Street
2. Northern Drive
3. Prosperity Farm



TRAFFIC CONCERNS

- Concern over the flow of traffic
- During the day traffic starts to slow down due to heavy congestion
- Recent traffic accidents have been a problem. Temporary traffic calming experiments have been ongoing.



Google Maps 2022 Typical Traffic

Fast Slow

SOLUTION

- The use of the round-a-bout to promote a continuous flow of traffic
- Doesn't require to stop but only to yield
- Studies shows round-a-bouts can reduce collisions and typically have 90% less fatalities than traffic signals.



ENGINEERING PLAN

• DESIGN OF THE OVAL-A-BOUT DETAILS:

- Increase landscape area for beautification or other design features
- Increase pervious area for drainage improvements.



VEHICLE SIMULATION

- Simulations were performed with firetrucks and tractor trailer trucks to ensure accessibility is maintained.



FIRETRUCK SIMULATION PLAN



SEMI-TRUCK SIMULATION PLAN

OPTIONAL DESIGN FEATURES



EXHIBIT 12 -Town of Lake Park—Roundabout Concepts—



Native and drought resistant landscape



OPTIONAL DESIGN FEATURES



O'Rourke
ENGINEERING & PLANNING

Town of Lake Park—Roundabout Concepts—*fountain style*



Small scale water features



2011 Lake Park



and large scale fountains



OPTIONAL DESIGN FEATURES



Town of Lake Park—Roundabout Concepts—Public Art



Modern art.....cultural themes..... structural sculptures.....and monuments



Exhibit "D"

Dalfen Industrial Watertower Road

Town of Lake Park
Town Commission Meeting

May 18, 2022



SCHMIDT
NICHOLS
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING



PRESENTATION OUTLINE

2

PROPOSED PROJECT: Dalfen Industrial Watertower Road

Dalfen
I N D U S T R I A L

 **SCHMIDT
NICHOLS**
LANDSCAPE ARCHITECTURE
AND URBAN PLANNING

Kimley»Horn
Expect More. Experience Better.

RLC
Architects

CONTENT

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Rezoning	7
Renderings	10
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Location Map



Lake Park Future Land Use Map

2017-2027

SITE
(Commercial &
Light Industrial
w/ Bioscience
Overlay)



- Legend**
- Bioscience
 - TWIN CITIES MIXED USE DISTRICT
 - COMMERCIAL
 - CONSERVATION
 - FEDERAL HIGHWAY MIXED USE DISTRICT
 - COMMERCIAL AND LIGHT INDUSTRIAL
 - MIXED RESIDENTIAL AND COMMERCIAL
 - OTHER PUBLIC FACILITIES
 - PUBLIC BUILDINGS & GROUNDS
 - RECREATION OVERLAY
 - SINGLE-FAMILY RESIDENTIAL
 - RESIDENTIAL LOW DENSITY
 - RESIDENTIAL MEDIUM DENSITY
 - RESIDENTIAL HIGH DENSITY
 - DOWNTOWN
 - TOWN BOUNDARY
 - Annexation

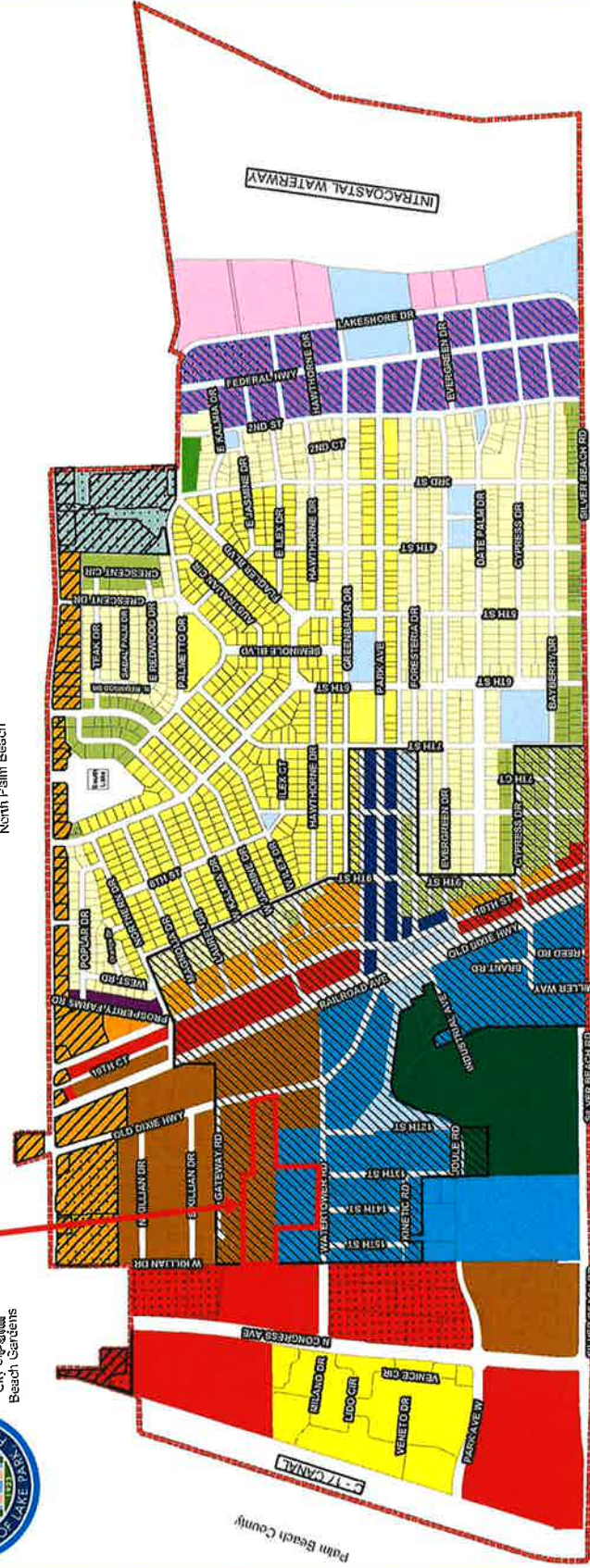


SITE
(C-4 & CLIC-1)

City of Palm Beach
Beach Gardens

Village of
North Palm Beach

Lake Park Zoning Map








- Legend**
- NBOZ Overlay
 - TOWN BOUNDARY
 - Planned Unit Development Overlay
 - CRA Overlay
 - FHMUDO Federal Highway Mixed Use District Overlay
- Zoning**
- C1 BUSINESS DISTRICT
 - C1B NEIGHBORHOOD COMMERCIAL DISTRICT
 - C2 BUSINESS DISTRICT
 - C3 BUSINESS DISTRICT
 - C4 BUSINESS DISTRICT
 - CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL CONSERVATION
 - MU MIXED USE
 - P PUBLIC DISTRICT
- City of Riviera Beach**
- PADD PARK AVENUE DOWNTOWN DISTRICT
 - R1 SINGLE FAMILY RESIDENCE DISTRICT
 - R1A SINGLE FAMILY RESIDENCE DISTRICT
 - R1AA RESIDENCE DISTRICT
 - R1B TWO FAMILY RESIDENCE DISTRICT
 - R2 MULTIPLE FAMILY RESIDENCE DISTRICT
 - R2A MULTIPLE FAMILY RESIDENCE DISTRICT
 - TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT

N





Request 1: Rezoning 10.58 ac. portion of the 16.8 ac total site from C-4 to CLIC-1.

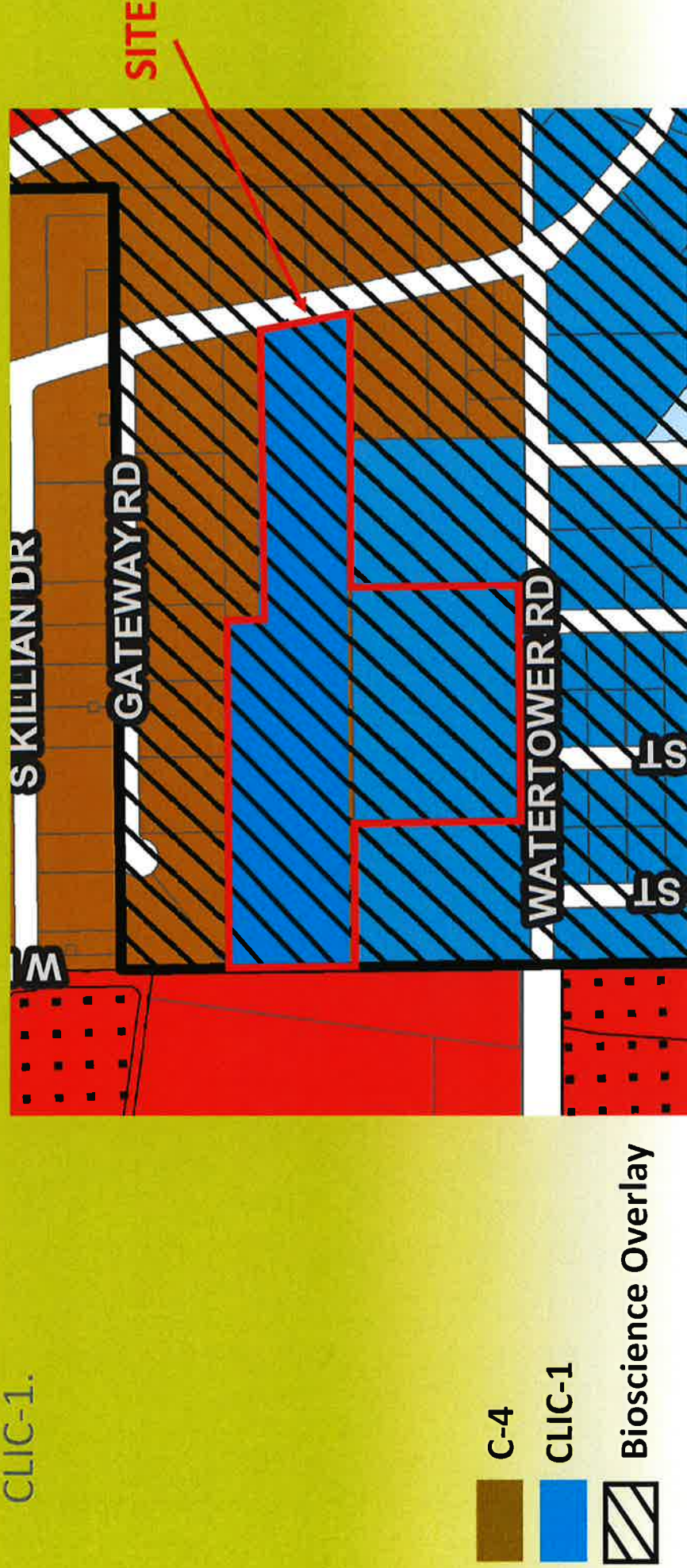
Rezoning Standards:

-  a. That the requested change would be consistent with the land use plan and would not have an adverse effect on the comprehensive plan.
-  b. That the requested change is consistent with the existing land use pattern.
-  c. That the requested change will not result in increase or overtaxing of public facilities (schools, streets, utilities, etc.)
-  d. That the requested change will not adversely impact public safety.
-  e. That the requested change will not adversely impact living conditions in the neighborhood or other surrounding areas.

Rezoning Standards:

-  f. That there are substantial reasons why the property cannot be used in accord with existing zoning.
-  g. Whether or not the requested change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

Request 1: Rezoning 10.58 ac. portion of the 16.8 ac total site from C-4 to CLIC-1.

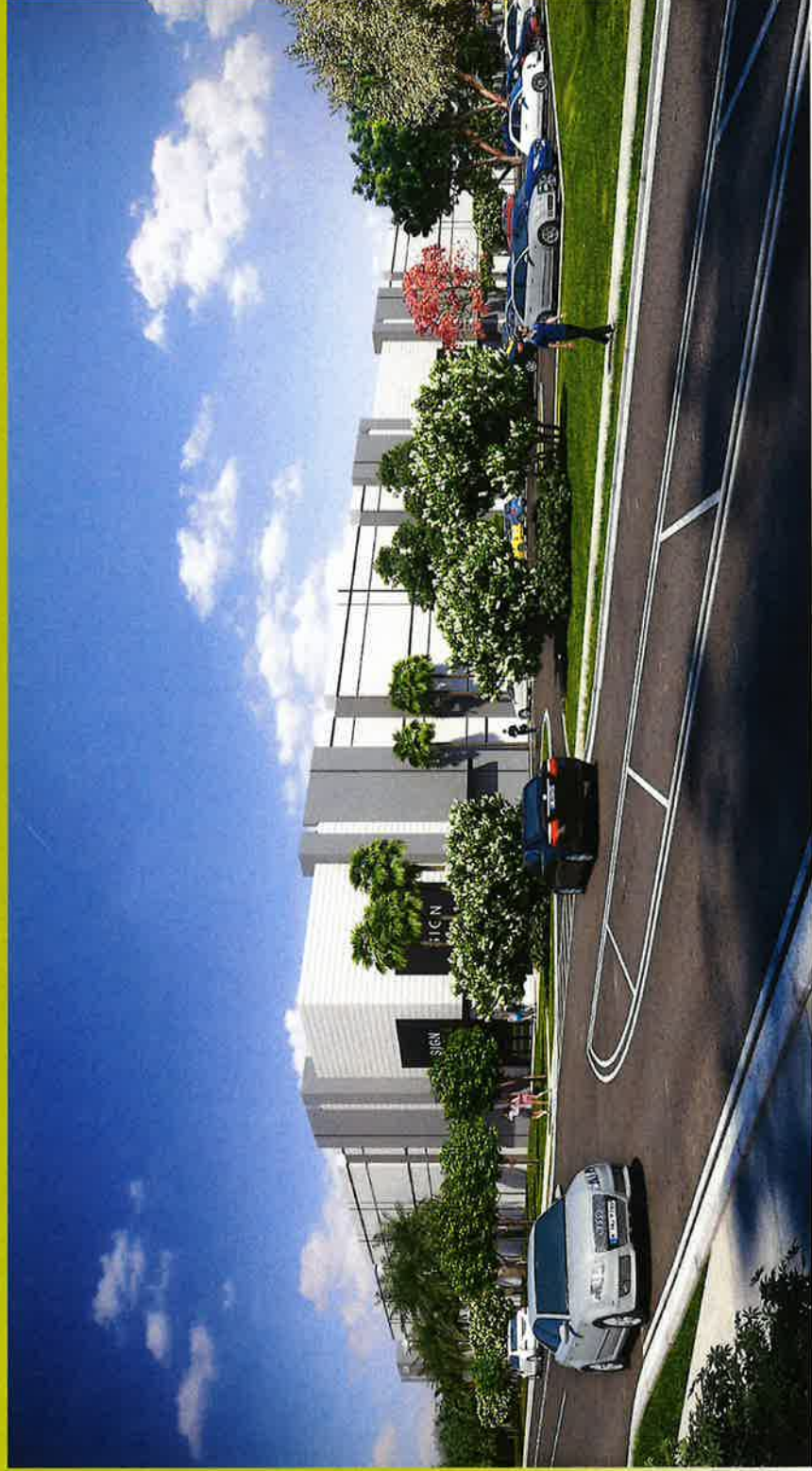


C-4

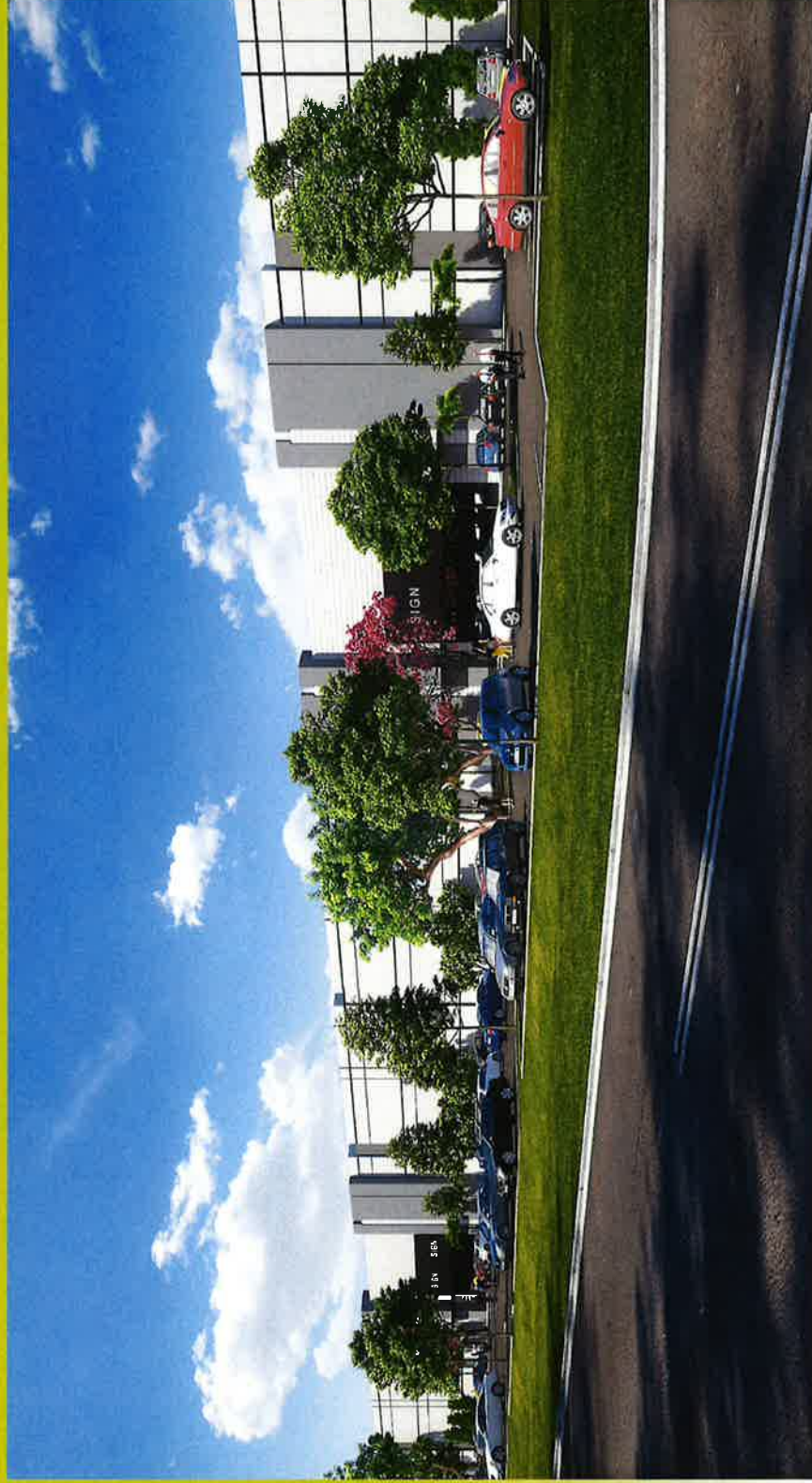
CLIC-1

Bioscience Overlay

Looking west on Watertower Rd.



Looking west from interior of site.



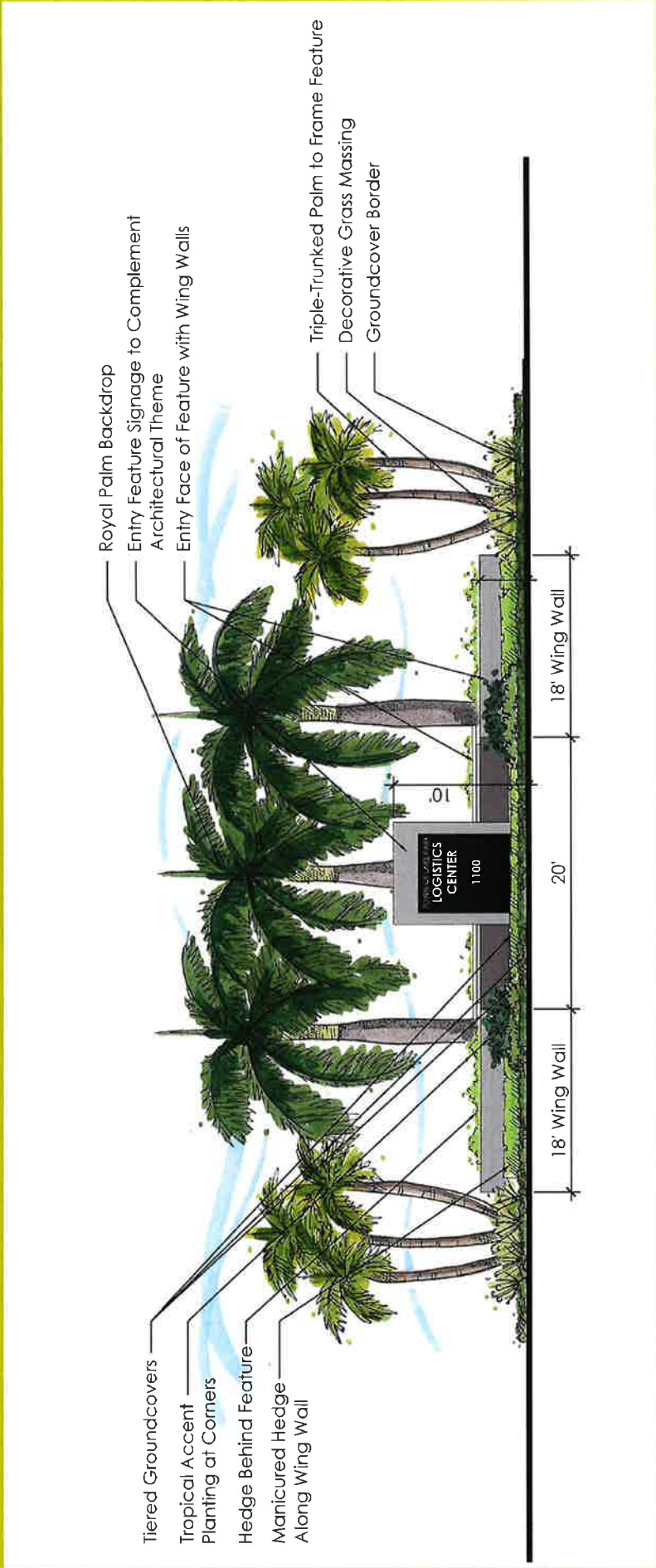


CONCLUSION

Thank you for your consideration of approval for this Rezoning and Site Plan Review!

Our team is here to answer any questions you may have.







Companion Request: Site Plan Review for 184,880 s.f. Warehouse facility.

1. Nature of the request:

Response: Applicant requests site plan approval for 184,880 s.f. warehouse facility.

2. Impacts to the surrounding area?

Response: Minimal impacts to the surrounding area. Proposed use is similar to other uses in the general vicinity. Plan has received PBC TPS approval, Seacoast Utility approval, and approval by the Town's engineer. Applicant proposing left turn lane on Watertower Rd. in accordance with traffic requirements.

3. Comply with development regulations?

Response: Complies with setbacks, lot coverage, parking, and landscaping.

Benefits:

- Strong market for high volume warehouse – high demand in northern Palm Beach County
- Jobs:
 - 225 Construction - 250 Permanent
- Tax Base:
 - From Vacant to income producing
 - \$35,000,000 estimated value
 - \$187,000 estimated yearly property tax revenue for Lake Park

LOCATION MAP

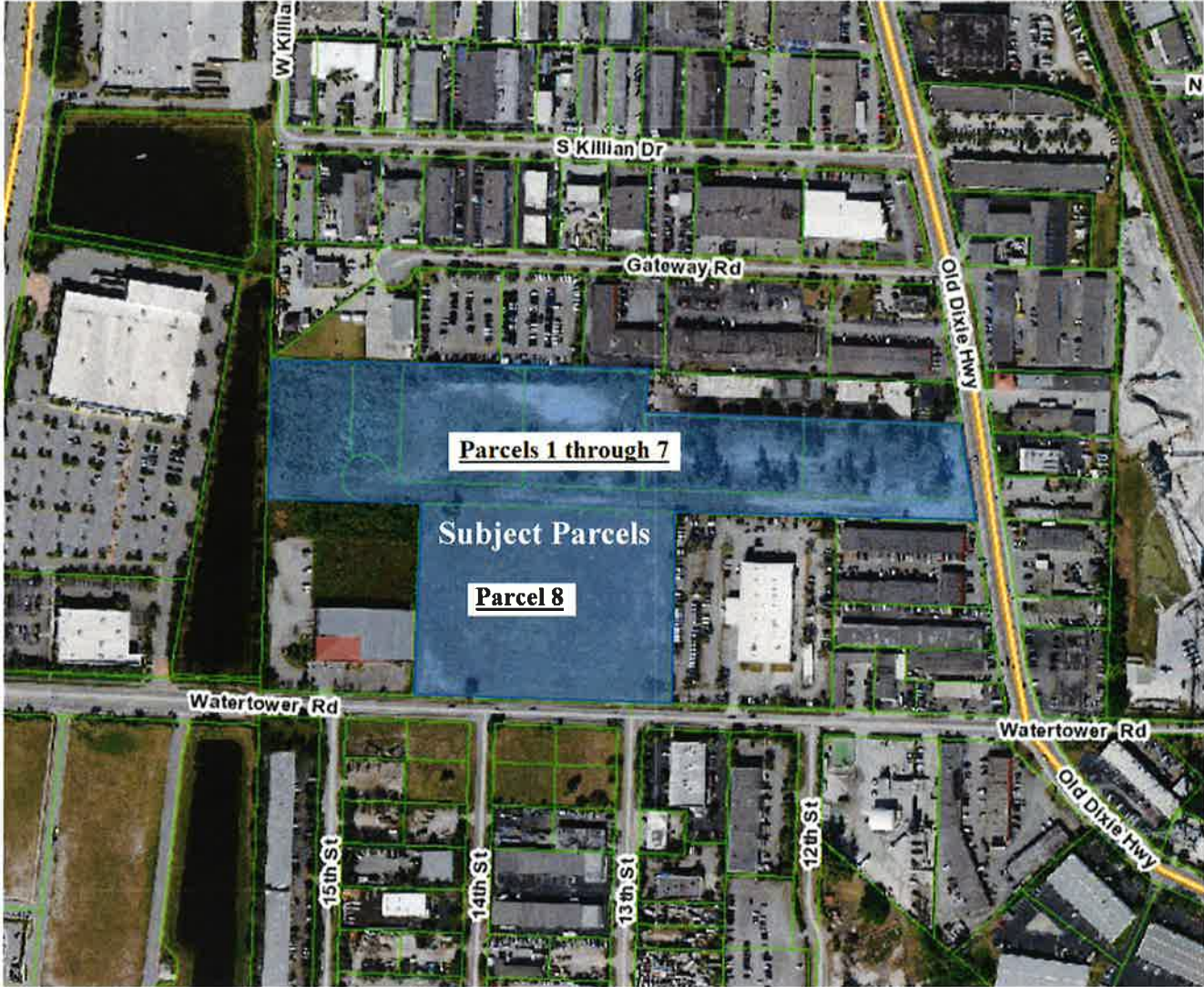


Exhibit "E"

ADDITIONAL TOWN MANAGER COMMENTS – MAY 18, 2022

COMMUNITY DEVELOPMENT

NOISE ORDINANCE: A few months ago, one resident of 301 Lake Shore Drive approached the Commission and staff regarding the Town's noise Ordinance and the need to revert back to a decibel methodology for measuring noise and to provide further restrictions in the Town Code as it relates to the use of certain equipment, such as jackhammers, during construction. Since 2015, the Town's noise ordinance has been regulated by noise disturbance complaints, not decibels, and is subject to a fine fee structure. For construction that is authorized through a valid permit, the Town's noise ordinance does not restrict the use of any type of equipment or tools as long as construction is conducted within the permissible hours of Monday through Saturday, 7am-7pm (after-hour construction work or work on Sunday is prohibited unless approved on a special circumstance basis). The one resident is concerned by construction noise emanating from neighboring residential units, even if the work is permitted and conducted during permitted hours and would like the Town to consider (1) reverting back to decibel method for measuring noise, and (2) to establish a maximum decibel calculation for certain types of construction noises, such as the noise produced by a jackhammer (when, for example flooring is being demolished in a condo building). In researching 10 neighboring municipal codes, namely, North Palm Beach, Palm Beach Gardens, Palm Beach Shores, Boca Raton, Hypoluxo, Jupiter, Riviera Beach, South Palm Beach, Mangonia Park and West Palm Beach, 8 regulate by decibels and 2 by noise disturbance. Of these 10, 6 exempt construction noise and 4 set maximum decibels for construction noise with a range of 55 decibels to 90 decibels. Given the range in the research and the fact that more than half exempt construction noise, while it may be possible to explore the noise ordinance at some point in the future, it does not appear our code is out of line with some (not all) codes as it relates to construction noise and that this matter does not need to be urgently addressed. However, if the Commission desires Staff to consider changing the Noise Ordinance to either revert back to a decibel level of measurement or further restrict construction-related noise, this direction is needed and Staff will certainly pursue the Ordinance change.

Development/Redevelopment Updates will be provided at the next meeting. For any specific updates, Community Development Director Nadia Di Tommaso can always be contacted directly at (561)881-3319.

NUE Urban Concepts confirmed the date for the Mobility public outreach meeting and they are proposing Saturday, June 25 from 10am-1pm here at Town Hall. The P&Z Board and Town Commission are invited therefore, Staff wants to make sure the Commission is available. While they are moving forward with their scope of work, they encountered a need to modify their timeline to best accommodate the various tasks. Details in this regard are forthcoming at a future meeting.

C-3 Land Development Regulations/Timeline: As the Town Commission may recall, the C-3 land development regulations were under contract with a consultant quite some time ago. That contract did not carry forward due to some concerns in that the Code that was being created would not benefit the Town. Staff decided to take on this initiative instead and started working with North Palm Beach in late 2021, early 2021. In March 2021, the Town Commission decided to move forward with a Market Analysis and Financial Feasibility Study. This essentially put a stop to the ability for the land development regulations to move forward towards adoption. Instead, since Staff recognized this was a priority, Staff moved forward and adopted the Comprehensive Plan Amendments associated with the C-3 area instead so as complete this first step. During this time as well, the Town Commission approved a waiver to the Zoning In Progress for the C-3, providing a site plan applicant the ability to move forward with submitting their site plan application for review while the regulations were being created. Staff also worked on reviewing this application and issued several rounds of review comments to the Applicant, comments that have just recently been satisfied by the applicant. In December 2021, the Treasure Coast Regional Planning Council presented their conclusions of the Market Analysis for the C-3 area to the Town Commission. In January 2022, discussions regarding the C-3 re-initiated with Lake Park Staff and North Palm Beach and several internal rounds of review were conducted, culminating in the land development regulations now being ready for presentation to the Board and Commission in June and July, respectively. Staff has been moving forward diligently on this initiative and while certain delays were out of Staff's control, every effort was made to move this forward as quickly as possible. In essence, by approving a waiver for a site plan application, Staff will actually be presenting the site plan application for one of the last remaining vacant parcels in the Lake Park C-3 area to the Commission soon as well.

The Town of Lake Park will host its monthly Sunset Celebration on Friday, May 27 from 6:00 p.m. – 9:00 p.m. at the Lake Park Harbor Marina. This month's event will feature live entertainment from Memory Lane providing true renditions of some of your favorite Motown and old school R&B hits! There will be a full cash bar, happy hour prices, and a variety of food and arts & crafts vendors. For more information please contact the Special Events Department at 561-840-0160.

Memorial Day Ceremony

The Town will host its annual Memorial Day Ceremony in Kelsey Park on Monday, May 30 at 11:00 a.m. The event is sponsored by the VFW Post 9610 and the Women's Auxiliary. For more information please contact the Special Events Department at 561-840-0160.

Summer Camp

The Town has partnered with the Village of North Palm Beach to offer residents the opportunity to participate in the Village's Summer Camp Program. Youth ages 8-14 can attend the 8-week summer camp for \$125.00 per week. Camp begins June 6 at the North Palm Beach Community Center located on Prosperity Farms Road. For more information please contact the Special Events Department at 561-840-0160.

City of Riviera Beach Juneteenth Parade

The Town has been invited to participate in the City of Riviera Beach's Juneteenth Parade on Saturday, June 18. The parade is part of the City's Centennial Celebration and will end at the Marina Event Center. If the Town Commission would like to participate the Special Events Department will make the necessary arrangements.

P3 Marina Development Update in Private Session:

Don Delaney, the Town's P3 consultant has requested an update on the negotiation process for the expansion of the Marina. The June 1, 2022 meeting includes a CRA meeting a Regular Commission Meeting and now the Private Session with Town Commission members. There may be a possibility of moving the CRA meeting to a later date such as the June 15, 2022 regular Commission meeting schedule.

C-3 Land Development Regulations/Timeline:

As the Town Commission may recall, the C-3 land development regulations were under contract with a consultant quite some time ago. That contract did not carry forward due to some concerns in that the Code that was being created would not benefit the Town. Staff decided to take on this initiative instead and started working with North Palm Beach in late 2021, early 2021. In March 2021, the Town Commission decided to move forward with a Market Analysis and Financial Feasibility Study. This essentially put a stop to the

The Public Works Department is seeking a qualified individual with a valid Florida Class B Commercial Driver's License to work as a Stormwater Technician II. Must have high school diploma or equivalent supplemented by a minimum of three (3) years of related experience, including a minimum of two (2) years verifiable heavy equipment or vacuum truck operating experience. The deadline by which to apply is 5:00 p.m. on May 23, 2022. Those interested in applying may contact the Town's Human Resources Department at 561-881-3300 Option 8, or visit the Town's official website at www.lakeparkflorida.gov for additional information and to download an employment application.

The Public Works Department is also seeking a qualified individual with a valid Florida Class B Commercial Driver's License to work as a Maintenance Worker. The deadline by which to apply is 5:00 p.m. on June 6, 2022. Those interested in applying may contact the Town's Human Resources Department at 561-881-3300 Option 8, or may visit the Town's official website at www.lakeparkflorida.gov for additional information and to download an employment application.

The Lake Park Harbor Marina is seeking qualified individuals with a valid Florida driver's license and the ability to swim to work as Dock Attendants. Two positions are being advertised. The deadline by which to apply is 5:00 p.m. on June 6, 2022. Those interested in applying may contact the Town's Human Resources Department at 561-881-3300 Option 8, or may visit the Town's official website at www.lakeparkflorida.gov for additional information and to download an employment application.

JOHN D'AGOSTINO: ACCOMPLISHMENTS AS LAKE PARK TOWN MANAGER

John D'Agostino became the Town Manager of the Town of Lake Park in 2015. In 2021 his contract was extended for an additional five years based on his extraordinary achievements in the Town throughout his tenure. These accomplishments range from utilizing a system to digitizing Town documents to literally and figuratively changing the face of the Town through the development of Nautilus 220, which will permanently enhance both the Town's finances and its skyline.

It is important to note that these external developments have taken place while simultaneously fostering internal growth. As Town Manager, John D'Agostino has created an environment in which staff works together cohesively inter-departmentally, and not just intra-departmentally. This results in greater efficiency and higher productivity levels. Further, he ensures employees feel recognized and valued through the provision of holiday gatherings, personalized letters on National Employee Appreciation Day, Publix gift cards at Thanksgiving and more.

While there have been numerous achievements during his six-year tenure, many particularly noteworthy developments have happened in recent years:

TOWN

- Nautilus 220: The largest project to ever come to Lake Park, this 330+-unit luxury high-rise is in the permitting phase and will soon break ground. It will change the face of Lake Park visually, and will provide nearly \$2 million to the Town's annual tax base. In addition, residents of Nautilus will patronize local businesses, thereby supporting the Town in myriad ways. This project started with the Town Manager's support to fund the US-1 land development regulations initiative, which has proven to be successful, as well as his continued flexibility to accommodate market and construction conditions.
- Safety and security: license plate readers, surveillance cameras and ShotSpotters were installed in strategic locations throughout the Town. This forward-thinking endeavor has led to a significant drop in crime in the Town and enhanced the ability of PBSO to solve the crimes that are committed. *a 54% Reduction in Crime of 63%*
- Lake Shore Drive Drainage Initiative: this major project, which utilized green infrastructure to eliminate flooding along Lake Shore Drive and improve the quality of the water that drains into the Lake Worth Lagoon (which is a protected water body), was completed thanks to funding from a \$3.5 million grant from FEMA and \$2 million in one-cent sales tax revenue. There was no financial assessment to residents necessary. This is the first of several major drainage programs that will utilize green infrastructure to improve drainage Town-wide, all at no cost to residents or local businesses.
 - The completion of the Lake Shore Drive project was celebrated with a ribbon cutting ceremony that was attended by dozens of local residents, as well as the media, in addition to Town Commission members and staff.

- The Town was the first municipality in Palm Beach County to complete a Vulnerability Assessment Report. This project was funded through a \$75,000 grant from the Department of Environmental Protection. The Vulnerability Assessment will serve as a key element in future grant funding requests, positioning the Town ahead of other municipalities that lack this vital information.
- The Town will soon commence construction on the Lake Shore Park playground. This vast project will be funded through two years of CDBG grants, a donation from the developer of Nautilus 220, and funds from a one-time fee totaling 1% of the construction costs of Nautilus 220 (the Town's Public Improvement Fund).
- During the height of the COVID-19 pandemic, the Town's Special Events department refocused its activities in order to continue to serve the community while protecting everyone's health and safety. In order to accomplish this, the Town instituted drive-through events for Back-To-School and Halloween, raffles for Valentine's Day and Mother's Day, and home decorating contests for various holidays.

Lake Park Public Library

- The Lake Park Public Library received a grant of nearly \$70,000 for the acquisition of laptops that allow library patrons to work privately and independently (or in a group, if they choose) anywhere in the library that is comfortable for them. This program puts important technology in the hands of low-income individuals who otherwise would be at an educational and occupational disadvantage when compared with their peers.
- While the laptops cannot leave the facility, the library also received a grant to provide hot spot technology for patrons who do not have Wi-Fi at home. This is all part of the Town's desire to equip its residents with the technology and services they need, but may not be able to afford.
- The Lake Park Public Library won the Literacy Coalition of Palm Beach County's Read for the Record Award in the Small Municipality category in 2021.

CRA

- Funded and oversaw the creation of the CRA parking lot on the 700 block of Foresteria Drive; ensured security cameras were installed for the safety of the individuals using the parking lot and their vehicles.
 - This parking lot was on the CRA plan for more than a decade and was completed without a special assessment for businesses in the CRA.
- Joshua Deli, operated by The Lord's Place, opened on Park Avenue. The eatery serves an array of sandwiches and salads for lunch Monday through Friday and caters events of all sizes throughout the county, all while providing instruction in the culinary arts to formerly homeless individuals in order to help them develop marketable employment skills.

- We will soon upgrade the sound and video system in the Commission Chamber, which will provide for improved audio and video during meetings, enhanced recording, and the ability to successfully conduct hybrid meetings.
- The P3 (public-private partnership) for the Marina and ILA (interlocal agreement) with Palm Beach County are an ongoing major initiative that will enable us to reinvent the Lake Park Harbor Marina and allow for additional uses, amenities and services that will benefit not just the community, but the entire region, and serve as an added economic engine.
- Land development regulations for the C-3 area are in process and have already attracted developer attention even though they are not yet finalized.
- The Park Avenue Downtown District (PADD) Town comprehensive plan amendments have been finalized and the land development regulations are underway. Developer interest continues to exist, and these new regulations will provide more value to the downtown and surrounding areas.
- Dedicated IT/NOBO, located at 754 Park Avenue, has encountered several issues, and the Town Manager has made himself available throughout the process in order to assist.
- Oceana Coffee will soon be in the permitting phase, bringing the Town a coffee roaster/coffee shop that already has a following.
- Brooklyn Cupcakes is in the process of opening its first location outside of New York. This business also has a significant nationwide following through its partnership with Goldbelly.
- Clean Sweep, to be located at 810 Water Tower Road, is currently in permitting.
- Lake Park Innovation Center, to be located at 230 N. Congress Avenue, is currently in permitting.
- Silver Beach Industrial (371K+ square foot office/warehouse) between Silver Beach Road and the Park Avenue Extension road has commenced construction.
- DXD Capital (four stories, 99,990 square foot self-storage facility) on Water Tower Road between 13th and 14th Streets has completed site plan review and is moving forward to public hearings.
- A number of capital improvement projects throughout the Town are currently in various stages of planning and design. These include
 - Southern Outfall Priority Rehabilitation-Phase I: 65% Designed
 - Southern Outfall Priority Rehabilitation-Phase II (Bert Bostrom): Design in progress
 - Southern Outfall Priority Rehabilitation-Phase III (10th Street GI): Design in progress
 - 2nd Street Green Infrastructure: 65% Design
 - Park Avenue West Extension: Design engineering underway

- Coston Marine recently completed construction of its new facility located at 1400 Water Tower Road
- We have engaged the services of BusinessFlare in order to update the CRA Master Plan. This work, which is already in progress, will provide opportunities to improve redevelopment areas and work with property owners whose properties have remained dormant for significant periods of time.
- Two microbreweries – Kelsey City Brewery and Coastal Karma – opened their doors. These establishments serve local residents as well as individuals who travel to the Town for this purpose.

OTHER

- The Town implemented Laserfiche, a system by which files are scanned and stored electronically for easy retrieval. All of the Town's plans, blueprints and building information are housed on Laserfiche.

LOOKING AHEAD

- Under the direction of the Town Manager, the Town was recently awarded two significant grants for green infrastructure drainage projects that will begin this year:
 - A grant of \$553,758 through the Resilient Florida Program. The project funded through this grant entails the strategic placement of roadside bioswales along 2nd Street by Foresteria Drive and Evergreen Drive, where flooding has been documented. Through this project, bioswales will trap rainfall where it occurs, filter the runoff and reduce the runoff volume to the Lake Worth Lagoon using green infrastructure.
 - A grant of \$11,067,635 through the Florida Department of Economic Opportunity's Rebuild Florida Mitigation General Infrastructure Program. The grant will be used to retrofit the Town's aging drainage system using low-impact green infrastructure. Once completed, the project will immediately help to solve flooding issues and will ultimately result in long-term sustainability. The project will filter the water that is collected prior to discharging it to the Lake Worth Lagoon, thereby enhancing the water quality of the Lagoon. One primary manner of filtration to be used will be underground storage filtration chambers, making Lake Park the first community in South Florida to employ this cutting-edge technique. Thanks to the grant, this substantial undertaking will be accomplished without any financial impact to our residents, but will benefit them for many decades to come.
 - It should also be noted that prior to the notification of the \$11 million grant, the Town had also received notification of funding for the design phase (\$91,000) of a \$3.5 million grant through FEMA/HMGP; the construction funds were to be awarded after the completion of the design portion of the project, however the Town must now decline the grant as the same project was included as part of the Rebuild Florida application and the same project cannot be funded twice.

- **Park Avenue Road Diet Project: Proposal received**
- **Park Avenue/10th Street Streetscape Project: Proposal received**
- **Street Lighting Study: Underway**
- **Pavement Management System and Five-Year Plan Pavement Restoration Plan: Proposal received**