



**Town of Lake Park**  
**Comprehensive Plan Meeting**  
**Town Hall Commission Chambers**  
**535 Park Avenue, Florida 33403**  
**Wednesday, September 19, 2007 7:30 p.m.**

The Town Commission met for the purpose of a Comprehensive Plan Meeting on Wednesday, September 19, 2007 at 7:30 p.m., Present were Mayor Castro, Vice-Mayor Daly, Commissioners Balias, Carey, and Osterman, Town Attorney Thomas J. Baird, Town Manager Maria Davis, and Town Clerk Vivian Mendez.

Mayor Castro led the Pledge of Allegiance.  
Town Clerk Vivian Mendez performed the Roll Call.

**DISCUSSION**

**Comprehensive Plan**

Community Development Director Patrick Sullivan gave an update on the progress of the Comprehensive Plan and he introduced Jerry Bell of Corradino & Associates.

Jerry Bell with Corradino and Associates stated for the record that the Evaluation Appraisal Report was a periodic, state mandated update of the Comprehensive Plan and was required once every seven years. One of the main purposes of the EAR was to update the data analysis on which Comprehensive Plan was based. The other purpose of the EAR was to observe the major issues in the community and address those issues adequately. The EAR was adopted in May 2006 and there was an 18 month period to adopt any amendments to the Comprehensive Plan.

Mr. Bell gave a Power Point presentation on the Comprehensive Plan (see Exhibit "A") as follows:

Mr. Bell reviewed and explained the Comprehensive Plan Elements as follows:

- Future Land Use Element: This element specifies the land uses in the community for the planning period. All zoning requirements must be in compliance through the Future Land Use Element.
- Traffic Circulation Element: This element will be updated and renamed as Transportation Element in accordance with state requirements, and includes all transportation systems such as bicycle paths, pedestrian walkways, and a private and commercial public traffic transit.
- Housing Element: This element would include observing Workforce Housing and existing housing stock.
- Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Recharge Element: This element includes observing the Town's infrastructure and services.

- Coastal Management Element: As a coastal community the Town is required to have a Coastal Management Element which includes a hurricane preparedness and evacuation plan.
- Conservation Element
- Recreation and Open Space Element
- Intergovernmental Coordination Element: This element includes taking a look at how the Town is working with its neighbors and regulatory agencies to meet the needs of its residents.
- Capital Improvement Element: This element includes the implementation mechanism of the Town's goals, objectives, and policies in the Comprehensive Plan. It is a state requirement that the Comprehensive Plan contain a financially feasible five year schedule of capital improvements. Those capital improvements identified in the schedule and which the Town will be basing its level of service, need to have funding attached or projected. It also an opportunity to identify areas that may be unfunded.

Mr. Bell addressed and explained nine issues identified in the EAR (see Exhibit "A") and their proposed solutions.

Community Development Director Patrick Sullivan asked the Commission to keep in mind that the Comprehensive Plan is a plan for the future of the Town.

Mayor Castro thanked Mr. Bell for his presentation. He recommended focusing on commercial properties versus residential properties as it related to economic development and maximum densities. He recommended preserving small town character. He did not recommend a Historic Preservation Element. Instead he recommended goals, objectives, and policies in the Land Use Element that would incorporate elements that would preserve and enhance the historic resources of the Town. He recommended establishing goals, objectives, and policies for certain areas outside the Town's jurisdiction and developments in which there were multi-party agreements such as the Twin City Mall. There were agreements and mutual ordinances that require developments and redevelopment areas be reviewed by the Town. He recommended strengthening goals, objectives and policies in the Town's Future Land Use Element. He wanted to make sure that what gets developed was in keeping with what the Town originally intended. He stated that the Town had contributed more than their fair share of affordable housing in the Town.

Mayor Castro does not want to encourage many benches for a mass transit system. There have been problems with vagrants sleeping on benches in the past. He recommended a careful approach to the demand for benches for a mass transit system.

Commissioner Balius stated that the bus stop issue came before the Commission in the past and it was agreed that they did not want covered bus stops installed in the Town.

Commissioner Carey asked if the issues presented in the Comprehensive Plan were presented in

order of priority.

Mr. Bell stated that the issues were not presented in any particular order.

Commissioner Balius stated that gas tax was used to rebuild sidewalks in the Town. He stated that a five year plan was started for roadways and sidewalks.

Vice-Mayor Daly commented on the various issues presented in the Comprehensive Plan. He recommended more events and a greater utilization of the Marina. He did not want to see a mass transit system.

Mayor Castro stated that he did not want to see a Tri-Rail Station in Lake Park.

**The Commission came to consensus to omit a Tri-Rail Station from the Comprehensive Plan.**

Commissioner Osterman stated that she would like to see a dispatch system for Police and Fire Services in the Town. She recommended the implementation of marketing to showcase the wonderful aspects of the Town such as its historical appearance, close proximity to the ocean, and marina. She recommended that the focus of the Comprehensive Plan be on changing the image of the Town.

Discussion ensued between the Commissioners regarding changes to the Comprehensive Plan.

**Public Comment Open**

*None*

**Public Comment Closed.**

Community Development Director Patrick Sullivan stated that the present Comprehensive Plan addressed density. Even though there was no density in the Zoning Code, it was in the Comprehensive Plan.

Mayor Castro stated that the Town's Land Development Regulations should be modified to implement the densities in the Comprehensive Plan Future Land Use Element.

Community Development Director Patrick Sullivan stated there were no density specifications in the Zoning Regulations.

Mayor Castro stated that the code needed to be modified and the density specifications could be addressed when Mr. Sullivan came back with recommendations for Future Land Use Element. He directed Mr. Sullivan to provide the Commission with a handout that the defined building densities in the Town so that the Commission could make an informed decision.

Community Development Director Patrick Sullivan stated that the current Comprehensive Plan does not allow any commercial use in residential areas. He stated that it was an issue that needed to be addressed. He stated that there was an issue with businesses such as day care centers mixed into the residential areas.

Discussion ensued between the Commissioners regarding businesses in residential areas.

Community Development Director Patrick stated that the current Comprehensive Plan did not allow for any annexation actions.

Mayor Castro directed Mr. Sullivan to remove that portion in the new Comprehensive Plan.

**Public Comment Open.**

*Jeff Blakely, 105 Park Ave.* – asked if the Planning & Zoning Board would get a chance to review the proposed changes to the Comprehensive Plan.

Mayor Castro stated that the EAR based amendments would come before the Planning & Zoning Board for review and the Planning & Zoning Board could make their recommendations before any changes were made.

**Public Comment Closed.**

Attorney Thomas Baird stated that he received a phone call from Attorney Randy Aberns who was representing the Town in the “Women of Dignity” Lawsuit. Mr. Aberns requested direction regarding the litigation. He advised the Commission that such a meeting with Mr. Aberns was needed and under Florida Law a public notice was required. He recommended that the Town Manager’s office coordinate the meeting with the attorney and the Commission.

Mayor Castro recommended having the meeting at a Regular Commission Meeting.

**The Commission came to consensus to have the Executive Session for the “Women of Dignity” Lawsuit at the beginning of the next Commission Meeting of September 26, 2007.**

**ADJOURNMENT**

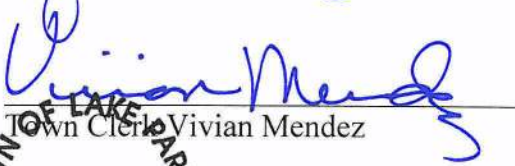
There being no further business to come before the Commission and after a motion to adjourn by Commissioner Balius and seconded by Commissioner Osterman, and by unanimous vote, the meeting adjourned at 8:17 p.m.



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Mayor Castro



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Deputy Clerk Jessica Shepherd



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Town Clerk Vivian Mendez

TOWN OF LAKE PARK  
SEAL  
(To Seal)

FLORIDA

Approved on this 17 day of October, 2007

**Town of Lake Park**  
2007 Comprehensive Plan  
Evaluation and Appraisal Report  
(EAR) – Based Amendments



September 19, 2007

The Corradino Group with Bell David Planning Group

**Issue 1 – Town Police and Fire Services**

- General consensus that there have been significant improvements since the EAR
- Five year contract with the County in place
- Amend Plan to reflect current status and call for continued progress in improving service levels while seeking opportunities for cost savings...

**Comprehensive Plan Elements**

- Future Land Use Element
- Traffic Circulation Element (to become Transportation Element)
- Housing Element
- Sanitary Sewer, Solid Waste, Drainage, Potable Water & Natural Groundwater Recharge Element
- Coastal Management Element
- Conservation Element
- Recreation & Open Space Element
- Intergovernmental Coordination Element
- Capital Improvement Element

**Issue 2 - Community Design and Architecture**

- Town has made progress in the development of design guidelines, color palettes and other areas
- Amend Plan to reflect these guidelines, include objectives and policies to continue to maintain and improve community character and aesthetics through cohesive and compatible design...

### Issue 3 - Roadways and Drainage

- Need for key improvements to the transportation and drainage systems
- Amend Plan to include the Five Year Capital Improvements Schedule, and objectives and policies addressing funding alternatives and needed improvements (i.e. Park Avenue, 10<sup>th</sup> Street, Silver Beach Road, US-1, City marina, traffic calming and signalization, South Lake dredging, Downtown, bike lanes and sidewalks)...

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### Issue 5 – Historic Preservation

- Remains a key opportunity and challenge for Lake Park, and should be a major focus of the Plan
- Amend Plan to: include a Historic Preservation Element (or additional objectives and policies in existing Elements); address the historic preservation ordinance (including needed changes); evaluate the establishment of historic districts or sub-districts; address the potential of preservation tools such as the purchase or transfer of development rights; mitigate burden on homeowners...

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### Issue 4 – Mass Transit

- Need for additional bus stops and shelters to serve residents – no need for internal circulator and there are pros and cons associated with a Tri-Rail stop
- Amend Plan to address coordination with Palm Tran to maintain and improve existing mass transit options (i.e. bus routes, bus stops) and Tri-Rail to evaluate the feasibility and pros and cons of locating a station within the Town...

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### Issue 6 –Parks and Recreation

- Need for improvements to the Town park system
- Amend Plan to: adopt a Level of Service Standard for parks; include park improvement projects in the Capital Improvements Schedule; address acquisition; address the potential for a community center/shelter; address expansion of the marina; encourage use of waterfront resources; seek grants for parks and recreational facilities...

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## Issue 7 – Economic Development

- *Remains a major issue and should be a key focus of Plan.*
- Amend Plan to: include a mixed-use designation that combines residential and non-residential components in a manner that maximizes economic benefits; provide appropriate densities and intensities to maximize economic development while protecting neighborhoods; address redevelopment needs; consider economic development zones to retain or attract businesses; call for market studies to attract businesses to downtown...

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## Issue 9 – Preservation of Small Town Character

- *Protecting and enhancing the Town's unique character should be a focus of the Plan.*
- Amend Plan to address beautification, a tree ordinance, a more pedestrian friendly environment, paving, street lighting and furniture, grants, corporate sponsorship of community events, connecting the waterfront to downtown, communications with residents...

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## Issue 8 – Residential Density

- *Maintaining and improving residential neighborhoods remains an issue that should be addressed in the Plan*
- Amend the Plan to include objectives and policies addressing the protection and maintenance of core residential areas, redevelopment, opportunities to increase homeownership, protection of the single-family housing stock, expansion of the multi-family housing stock, needed improvements to the housing stock...

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## Next Steps

- LPA review and transmittal of proposed amendments to review agencies (First reading of ordinance)
- Receive Objections, Recommendations, and Comments (ORC) Report within 60 days of transmittal
- LPA review and Commission adoption of EAR-Based Amendments within 120 days of receipt of ORC Report (Second reading of ordinance)
- Update Comprehensive Plan in accordance with the amendments

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