



Minutes
Town of Lake Park, Florida
Visioning Workshop
Wednesday, November 18, 2015, 8:25 PM
Town Commission Chamber, 535 Park Avenue

The Town Commission met for the purpose of a Visioning Workshop on Wednesday, November 18, 2015, at 8:25 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke and Kathleen Rapoza, Town Manager John O. D'Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

Town Clerk Mendez performed the roll call and Mayor DuBois led the pledge of allegiance during the Regular Commission meeting earlier in the evening.

OLD BUSINESS:

1. Visioning Statements

Town Manager D'Agostino explained the process that has been followed during the past three (3) Visioning Workshops. He stated that over the past few years the Commissioners comments regarding visioning were collected and a detailed description of everyone's statements were crafted and listed in the agenda request form (see Exhibit "A"). He explained that he and Vice-Mayor Glas-Castro met with Senator Jeff Clemens where they presented a list of visioning ideas and funding initiatives. He stated that a total of eight (8) visioning funding initiatives were developed from the list collected from the Commission.

1. Lake Shore Drive drainage. He explained that as the Town concludes its mixed-use corridor initiative the new Ordinance would encourage significant investments including housing and commercial development along US Highway 1. The right type of development along Lake Shore Drive was inevitable as building height requirements increase resulting in a larger footprint along US Highway 1. The Town estimates funding between \$4 - \$5 million.

2. Reclamation and resurfacing of 10th Street. He explained that funding was critical to the Town's plan to develop Class-A office space along both sides of 10th Street. He explained that the corridor stretches from Silver Beach Road to Northlake Blvd. He stated that in speaking with the Business Development Board (BDB) the area must develop class-a office space. This initiative requires incentives for developers to develop Class-A office space. Funding for reclamation and resurfacing would enable the Town to market the 10th Street corridor to developers and Class-A office space would result in good paying jobs in Lake Park.

3. Funding for industrial sewer initiative. There are sections of the Town's industrial and commercial land that are not sewer. Funding would permit the Town to move forward to furnish sewer to those properties that do not have sewer. This would permit for higher density development in the industrial section of Town. Commercial and

industrial areas east of Interstate 95 were in high demand. The Town could meet that demand, increase density development in the industrial area resulting in more jobs for local residents.

4. Fiber Optics in the industrial park. Funding for fiber optics throughout the industrial park would attract higher paying employee opportunities to residents within Palm Beach County. As part of the Town's need to upgrade infrastructure including sewer, roads, and sidewalks, a significant amount of public funding would be needed to prepare the industrial area for High-Tech, Bio-Tech, and research and development employment opportunities. Fiber optic connectivity for businesses in the industrial park would result in investment and reinvestment in development and redevelopment of existing properties.

Sub-category, funding for Wi-Fi. The Town was seeking funds to provide Wi-Fi capabilities throughout the entire Town. Residents and small "mom-and-pop" type businesses could have free access to Wi-Fi connectivity. Wi-Fi availability would encourage investment and reinvestment in Lake Park especially along the Park Avenue area of Town. The Town desires to market Park Avenue to millennials who desire connectivity for work and enjoyment. Creating an open-air environment with arts and entertainment along Park Avenue would be further enhanced with the availability of free Wi-Fi. There would also be another benefit, which would be to low and moderate income families, who currently do not have access to the internet. It would attract tremendous amounts of business opportunities, but more importantly would give information access to residents who need it the most. As we talk about ways to let residents know about Town government, one of the ways, traditionally done was through e-blast and announcements on the website all of which require Wi-Fi connectivity.

5. Infrastructure funds to create a Marina village. The Town was requesting infrastructure funds to create a Marina village along a portion of Lake Shore Drive. The village concept would enable vendors including food and trucks to provide merchandise to area residents and the boating community at the Marina. The village concept would require existing streets to be redesigned and parking on Town owned land may be required. Since land in the area was in short supply, a parking garage may be required as the Town attracts open-air markets, fresh vegetables, and entertainment and food vendors on weekends and major holidays. This was a concept to develop a Marina village.

6. Funding to develop linear park paths that connect existing open space parkland. Funding linear park paths that connect all of the neighborhood parks that would encourage use and reuse of existing parkland.

7. Funding to purchase commercial land to complete the Park Avenue Extension. The Town was requesting immanent domain funding for one commercial property required to construct and complete the Park Avenue extension projects. This project was critical to the Town's and Palm Beach County. The estimated funding amount was \$1.5 million for the acquisition of the existing property.

8. Funding for public space lighting in the Town's neighborhoods. The Town was requesting capital funding for lighting throughout the high crime neighborhood areas. Additional lighting would help the Palm Beach County Sheriff's Office (PBSO) with

burglaries of both vehicles and homes and other illicit drug sales, all of which occur under the protection of darkness under the Town.

He explained that the foundation list were suggested projects for the Commission to discuss. He explained that the foundation list was provided to Senator Jeff Clemens and the Senator asked that a presentation be prepared on the Lake Shore Drive drainage. He stated that the presentation would be presented to Senator Clemens committee.

Mayor DuBois explained that the Town's Lobbyist (Fausto Gomez) was able to get the project onto the Palm Beach County legislative agenda. He explained that the Town had support from both the House of Representatives and the Senate, but the Governor veto it. Town Manager D'Agostino explained that another potential funding initiative for Lake Shore Drive drainage was the issue of global warming and the water table. He stated that if the State does not start dealing with, design for, and remediate these types of flooding issues it would only get worse.

Vice-Mayor Glas-Castro explained that Senator Clemens said that water infrastructure projects are going to be very competitive, they are not going to be popular for funding, and the Town would need to do their part by going up to the State and attend the committee meetings and fight for funding. Town Manager D'Agostino stated that he would be attending the committee meetings. Vice-Mayor Glas-Castro explained that last week the Governor and Cabinet were meeting in Jupiter, which she attended the morning welcome session. She stated that she exchanged information with the Governor's aid at the session. Town Manager D'Agostino stated that Senator Clemens suggested breaking the project into phase funding instead of asking for the full amount. Mayor DuBois explained that the Town paid for engineering designs from Calvin Giordano & Associates (CGA) several years ago for the project. He suggested that the Town Manager review the plans. He recalled a lift station being proposed on the southeast corner of Lake Shore Drive. Town Manager D'Agostino stated that staff would get a rendering from CGA in preparation of the presentation before the committees. Mayor DuBois stated that he had pitched the idea to the committees for one or two years.

Town Manager D'Agostino asked if there was consensus with the initiatives presented. Commissioner Rapoza expressed concern with the elderly population on Lake Shore Drive and the safety concerns surrounding the drainage issues.

Mayor DuBois stated that the 10th Street reclamation and resurfacing projects could be connected into a transit hub because of the three (3) bus lines that operate on 10th Street and a fourth that operates on Silver Beach Road west of Congress Avenue. Town Manager D'Agostino stated that if the Class-A office space were built it would be easy access for people to take public transportation. This would cause greater foot traffic during the day on Park Avenue. Mayor DuBois stated that the CRA Master Plan identifies Park Avenue as the most important blocks for redevelopment. He explained that the City of Riviera Beach Council Dawn Pardo has begun a Linear Pathway Committee between the lagoon and the lake. Town Manger D'Agostino stated that he has spoken with Council Pardo regarding the project, but would need funding for the plans.

Commissioner O'Rourke asked if the topics being discussed this evening were going to be presented to the legislators. Town Manager D'Agostino explained that the Commission was being asked to come to consensus on the priorities or the visioning of the Town to go after the funding. The Commission came to consensus on the eight (8) items.

Mayor DuBois asked for a master plan of the industrial area and was not sure how it would fit into any legislative action. He listed several other road improvements that need funding, such as Old Dixie Highway, Silver Beach Road, Park Avenue extension, Congress Avenue and possible railroad station projects.

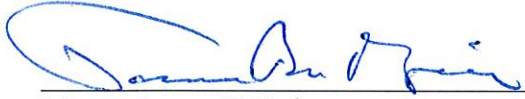
Commissioner O'Rourke expressed that Park Avenue was an important area of the future of the Town. He expressed an interest in expanding the CRA boundaries and getting the CRA booming again. He explained that he has had numerous conversations with the new owners of the 700 block of Park Avenue who have ideas on improving the area. Some of the suggested changes included using the porcelain kiln equipment that was purchased by the Town for the Art on Park Gallery, modifying the Community Garden to incorporate a sculpture garden and expanding the parking for the CRA area. He suggested having the new owner of the 700 block become a CRA Board member. Commissioner Rapoza suggested a Downtown Advisory Board be established to provide input to the CRA Board. Town Manager D'Agostino suggested several other board or committees that could be established that would advise the CRA Board. Mayor DuBois explained that many years ago the then sitting Mayor had a meeting with the business owners on Park Avenue and asked for their input and suggestions on improving the area. One of the concerns raised was that business owners did not feel safe at night in the area. Commissioner O'Rourke expressed an interest in expanding the CRA boundaries to include areas outside of Park Avenue. He explained that there was a shortage of artist loft housing that, if built in Town, could expand the Town's economy. Vice-Mayor Glas-Castro explained that what was needed was the flexible zoning so that artist could have a workspace as well as living space. Town Manager D'Agostino suggested that density flexibility be considered. He stated that the CRA area needs to be cleaned up so that it would attract restaurants and shops. Commissioner O'Rourke would speak with the new owners of the 700 block of Park Avenue to fill out a board membership application before the December 2, 2015 Commission meeting. Town Manager D'Agostino suggested that the CRA needs to figure out what it should look like, the type of density, and provide the right incentives to attract the right type of mix for the downtown area.

PUBLIC COMMENT:

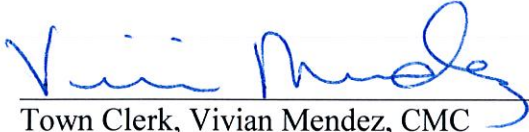
None

ADJOURNMENT

There being no further business to come before the Commission and after a motion to adjourn by Commissioner O'Rourke and seconded by Commissioner Flaherty, and by unanimous vote, the meeting adjourned at 9:30 p.m.



Mayor James DuBois



Town Clerk, Vivian Mendez, CMC



FLORIDA

Approved on this 2 of December, 2015



Town of Lake Park Town Commission

Agenda Request Form

EXHIBIT "A"

Meeting Date: November 18, 2015

Agenda Item No. Tab 1

Agenda Title: Visioning Statements

- SPECIAL PRESENTATION/REPORTS
 - BOARD APPOINTMENT
 - PUBLIC HEARING ORDINANCE ON _____ READING
 - NEW BUSINESS
 - OTHER: _____
- CONSENT AGENDA
 - OLD BUSINESS

Approved by Town Manager *[Signature]* Date: 11/6/15

John O. D'Agostino, Town Manager

Name/Title

Originating Department: Town Manager	Costs: \$ 0 Funding Source: Acct. # <input type="checkbox"/> Finance _____	Attachments: <ul style="list-style-type: none"> • E-mail correspondence from commission members on visioning statements. • ARF dated October 7, 2015. • Meeting minutes dated October 7, 2015.
Advertised: Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ or Not applicable in this case JOD Please initial one.

Summary Explanation/Background:

Visioning is a process that defines who we are and who we want to be. As we develop visioning ideas, we must keep these two statements in mind: Who we are and who we want to be. A successful visioning process requires EVERYONE to provide input and

generate ideas no matter how unrealistic, quirky, or pie-in-the-sky they appear to be. A good visioning process creates participation and buy-in, allowing everyone to see how their ideas fits with everyone else's ideas. An essential tool to create visioning is brainstorming sessions, creating sketches and renderings for the ideas generated. Once you have established your visioning statements, the town will need to develop a strategic plan to implement the visioning statements created through a public input process. Everyone's idea counts as stated earlier.

The commission over the years has brainstormed ideas. The information contain in this Agenda Request Form (ARF) is an attempt to compile those statements and ideas and place them in categories such as, Infrastructure, CRA, Park Enhancement and Community Based Initiatives. The objective tonight is to identify common themes and determine what you want to keep and what you may want to discard. Keep in mind the ideas generated tonight must lead us to address: Who we are and who we want to be.

Visioning Key Components:

- ✓ The vision is realistic enough so that people believe it is achievable, but idealistic enough so that it cannot be achieved without stretching.
- ✓ The vision must be consistent with the organization's values and culture and its place in its environment. The vision must be realistic.
- ✓ The vision sets standards of excellence and reflects high ideals.
- ✓ The vision clarifies purpose and direction.
- ✓ The vision sets standards of excellence and reflects high ideals.
- ✓ The vision is appropriate for the organization and for the times.
- ✓ The vision is well articulated and easily understood.
- ✓ The vision inspires enthusiasm and encourages commitment.
- ✓ The vision reflects the uniqueness of the organization, its distinctive competence, what it stands for, and what it is able to achieve.
- ✓ The vision must be ambitious.

Finally, the development of a strategic plan must include specific and measurable goals to implement the vision of the town. A comprehensive plan will recognize where the organization is today, and cover all the areas where action is needed to move toward that vision. Once the town establishes the vision statements and creates the vision necessary to move the town forward, the strategic plan becomes the how-to-steps for implement the vision. Real implementation of a vision is in the execution of the strategic plan throughout the entire organization. The town will have to continually monitor the progress toward the vision, and continually revise the strategic plan as changes in the organization or its environment necessitate such change. The bottom line is that visioning is not a discrete event, but an ongoing process.

Visioning Statements by Commission Members:

Infrastructure:

- ✓ Park Avenue Extension and the Development of Access to Scrub Area from Park Avenue Extension.
- ✓ Silver Beach Roadway Improvements East and West
- ✓ Walkable/Bikable Community (sidewalk improvements/extension to link up the entire Lake Park community.
- ✓ Roadway striping and improvements (resurfacing and roadway reclamation, include striping for bike lanes throughout the town).
- ✓ 10th Street resurfacing/reclamation.
- ✓ Old Dixie Hwy, roadway resurfacing.
- ✓ Transit Palm Tran Hub at 10th Street site, use of TOD funds
- ✓ Road rating criteria program
- ✓ Traffic Study for Development and Redevelopment Industrial/Commercial/Residential
- ✓ Sanitary sewer balance of industrial properties (including Old Dixie/Watertower Road areas etc.)
- ✓ Drainage improvements on Lakeshore Drive
- ✓ Develop Five Year Roadway, Sidewalk and Infrastructure Improvement Plan for Lake Park.
- ✓ Increased Residential Lighting.
- ✓ Curbing on all Residential Streets without curbs.
- ✓ Fiber-Optics from Railroad Tracks to our Industrial areas to promote technology based development.

CRA:

- ✓ Creation of a Stakeholder's Advisory Board to the CRA Board.
- ✓ Downtown Advisory Board. (recommended by staff)
- ✓ Outsource to third party for Administration of the CRA.
- ✓ Encourage and work with Mr. Spiegel to complete 801 Park Avenue project.
- ✓ Expand CRA District establish statement of need to incorporate housing on the south west side of Park Avenue from 6th street west.
- ✓ Identify Shovel Ready Projects such as DiVosta and work closely with BDB to market and develop the vacant parcels that are shovel ready projects.
- ✓ Establish Community Policing Initiatives within the CRA for businesses (TM suggestion as CRA funds can be used to hire community policing offers for downtown businesses).
- ✓ Create and or expand incentives to attract industry and business growth and development within the CRA boundaries.
- ✓ Business retention, attraction and incentive driven core industries are fundamental goals for tax base expansion, retention and stabilization.

Park Enhancement:

- ✓ Marina Village, create a village type attraction for the Marina including vendors (food and merchandise), by temporarily closing off street locations on weekends.

- ✓ Refurbishment or reuse of Bert Bostrom Park. One suggestion was to create a Community Center on part of the land and create open and active recreational space for the balance of land at Bert Bostrom Park. The park needs an infusion of capital to bring the park back.
- ✓ The Town needs to understand how the noise ordinance impacts events planned for our public parks.
- ✓ Park improvements and layouts for events impact sound levels for participants and residents living near the parks.
- ✓ Increase the use of our parks by creating an amphitheater at Lake Shore Park. Think about green markets and promote the park as a destination for festivals, performances and multi-uses by residents and visitors. Our Parks are underutilized presently. A plan to increase park usage is necessary including how to engage the population in the various sport disciplines i.e. Football, Basketball, Baseball and Soccer, Field Hockey, Lacrosse etc.
- ✓ Consensus building on current and future uses of Lake Shore Park, Kelsey Park and possibly the Marina.
- ✓ Use of CDBG Funds to replace benches and trash receptacles. Use CDBG funds to construct a restroom facility at Kelsey Park. Install better lighting around the tennis courts at Lake Shore Park.

Community Based Initiatives:

- ✓ Strengthen our educational system serving Lake Park Students. Understand how the Town can impact the quality of education because property values and attractiveness to the Town of Lake Park is impacted in a positive manner by having high performing local schools for our families and children to attend. How can the Town partner with local schools to increase performance and effectiveness?
- ✓ Improve the design, visibility, layout and lighting of Welcome to Lake Park signage. The town desires for residents and visitors to know they have arrived to the Jewel of the Palm Beaches (Lake Park).
- ✓ Cross Access Ordinance.
- ✓ Explore the feasibility of Annexation of property from the Fiscal Drive Bridge west to 95 and all properties inclusive of that location. Most of the properties are commercial and would expand our commercial property tax base. The Town would have to offer incentives for the properties in this area to want to join the Town of Lake Park. We should consider what those incentive might mean for businesses in that area as well as the costs to the Town. Such an analysis could determine the feasibility to proceed with annexation.
- ✓ *Initiative to Bring entire Community together*

The objective of our meeting on the 18th is to fine tune our vision statements. I may have left out some vision statements either due to error on my part or because the statements are stale or the initiative has been completed. I apologize in advance if vision statements are not listed that should be listed. We can use the meeting time to finalize those statements, combine them or eliminate statements listed above.

Recommended Motion: Motion to set the date and time for another visioning workshop date of _____. If no workshop date is set, then no further motion is necessary.



AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Visioning Workshop
Wednesday, November 18, 2015, 6:30 p.m.
Lake Park Town Hall
535 Park Avenue

James DuBois	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Erin T. Flaherty	—	Commissioner
Michael O'Rourke	—	Commissioner
Kathleen Rapoza	—	Commissioner
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John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, CMC	—	Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

A. **CALL TO ORDER/ROLL CALL**

B. **PLEDGE OF ALLEGIANCE**

C. **OLD BUSINESS:**

1. Visioning Statements

D. **PUBLIC COMMENT:**

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

E. **ADJOURNMENT:**

Next Scheduled Visioning Workshop will be held on