



Minutes
Town of Lake Park, Florida
Commission Visioning Workshop
Wednesday, June 15, 2016, 6:00 PM
Town Commission Chamber, 535 Park Avenue

The Town Commission met for the purpose of a Visioning Workshop on Wednesday, June 15, 2016 at 6:00 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Anne Lynch and Michael O'Rourke, Town Manager John O. D'Agostino, Attorney Thomas Baird, Administrative Assistant Shaquita Edwards, and Town Clerk Vivian Mendez.

Administrative Assistant Edwards performed the roll call and Mayor DuBois led the pledge of allegiance.

SPECIAL PRESENTATIONS/REPORTS

1. Recap of the Previous Visioning Process Meeting

Town Manager D'Agostino explained the item (see Exhibit "A"). What staff was hoping to achieve was guidance and direction in relationship to where we see this community in 10 to 20-years. He stated that when determining the vision for the Town, it should be achievable, realistic, easily understood, inspires enthusiasm, and encourage. He explained that we want a Marina village, a community center, park improvements where events could be held, and a green market. Mayor DuBois felt that the Town was already a Marina village and the Town should figure out a way to accommodate residents that have boats and trucks on their property.

Town Manager D'Agostino suggested developing a stakeholders committee to assist with the visioning process who would work with the Commission to establish the vision of the Town. Vice-Mayor Glas-Castro asked if the stakeholders group would meet and then make recommendations to the Commission on the vision of the Town or have workshop sessions with the Commission. Town Manager D'Agostino stated that they would work together with the Commission. Mayor DuBois stated that the Commission has been conducting visioning workshop sessions. Vice-Mayor Glas-Castro stated that the Commission needs community buy-in with stakeholders that agree with the priorities. Mayor DuBois stated that the Commission has tried to engage the community in the past and was not sure what it would take. The Mayor provided a list of priorities but nothing had been completed. He suggested that if the Commission wanted to move forward with the Marina village concept then the Town Codes would need to be reviewed to accommodate the concept. Commissioner Lynch shared an encounter she had with a family at the Lake Park Library and the family would be ideal residents to the Town.

Commissioner O'Rourke shared what he felt Lake Park was as a Town. He stated that Lake Park was a small diverse, walkable community. He stated that since the Town was small growth was inhibited. He explained that the only way for growth to occur was "smart growth" or in an upward direction. He shared that his vision of the Town was in three (3) separate areas. US 1 Corridor, which would include the Marina; downtown,

which would include up to Northlake and 10th Street; and the industrial park area, which would include rail connection. He explained that the Town parks are other strengths of the Town, which included Bert Bostrom Park. He addressed safety and security for the downtown areas with additional lighting and a parking plan. He addressed the US 1 corridor project, which included the drainage issue on Lake Shore Drive. He felt that the visioning workshops were nice, but a plan needed to be developed to implement the projects that have been placed on the list.

Commissioner Lynch asked what steps needed to be taken to implement a plan. Mayor DuBois stated that with the western expansion area a master plan would be created by hiring a consultant company to assist staff with the task. He suggested reaching out to large property owners and finding out what they needed to maximize buildings so they do not have vacancies on their properties. He explained that the way he envisioned working with the Town, the property owner and Palm Beach County was to rebuild the roads.

Vice-Mayor Glas-Castro explained that each project on the list has Commission support. She suggested conducting workshops with stakeholders to be sure; the Commission were listening to what the community needs. She stated that jumping from project to project without prioritizing was stretching staff too thin. Mayor DuBois stated that each manager has known the needs of the community and have chosen to work on different project. He understood why the US1 corridor project became a staff driven priority, but felt that it was to increase the tax base that cost a lot of money to run. He stated that the tax base that are purely commercial and do not cost as much are services, which was why he felt the western area of Town was the best place to start. Vice-Mayor Glas-Castro stated that US1 was a priority, but was not sure that it was the priority for the Town. She stated that by meeting with residents and businesses the statements could be prioritized, which would give the manager and staff direction to move forward. Mayor DuBois stated that the main priority that has not shown up on the list was the rezoning of US1. Commissioner O'Rourke stated that there was strong community support for that project. He stated that it would not be the Town that could make these projects move forward. The Town would need outside assistance.

Town Manager D'Agostino clarified that under the Visioning Workshop of October 14, 2015 item number 5 – Mixed Use Zoning was on the list. Mayor DuBois stated that by 2015 the US1 corridor project was underway.

Commissioner Lynch asked how many objectives could be handled that would lead to then setting priorities. She asked if that was what Commission O'Rourke meant. Commissioner O'Rourke explained that these projects have been discussed each year and nothing goes. He stated that if these were the Commission's priorities then the Commission should pick something and do it. Commissioner Lynch asked if that would be the way to get the project moving. Would a vote of the Commission be necessary. Vice-Mayor Glas-Castro felt that a public workshop with business owners and residents was necessary to see if they agree with what the Commission was discussing. Mayor DuBois suggested listing five (5) priorities for the public to discuss. Commissioner O'Rourke felt that as an elected official of the Town the process needs to take a leadership role and if the public does not want to participate in the process then it would be up to the Commission to set the priorities. He stated that the public has opportunities

to speak to the Commission at each meeting and via other means. Mayor DuBois expressed his frustration with projects that were requested from past administrators that had not been done.

Commissioner Flaherty suggested that the Commission pick a smaller project that could be accomplished with little resources rather than taking on another large project. Town Manager D'Agostino posed the question to the Commission "if we spend that money how does it get us further along in our vision for the community as a whole over the next 10-20-years".

Commissioner Lynch asked if projects could be sorted by topic so that all the projects that are associated with one another would be together. She suggested that workshops, such as the Mixed-Use Corridor include other information since many people turn out for those workshops. Mayor DuBois explained how the Commission could explain how certain projects could be done with their assistance, such as the addition on lighting on their street. Town Manager D'Agostino included that going to Florida Power and Light and requesting LED lighting would also improve the cost of the residents electric bills. He stated that block meetings would also be held in the future.

Vice-Mayor Glas-Castro shared her experience when working with the City of Palm Beach Gardens where they went out and invited people to be part of a committee that represented different neighborhoods, businesses districts, different advisory board members, etc. She stated that the committee she represented met for two (2)-years discussing different topics, which formulated a vision for the City, which was then brought to the Council. She stated that the vision was then adopted and it became the bases for justifying budget requests, etc. She gave some suggestions on how the process would be handled.

Commissioner O'Rourke expressed that he was willing to meet with stakeholders, but felt that nothing was being done. Vice-Mayor Glas-Castro explained that the list was too long and needed to be narrowed down. Mayor DuBois stated that the Vice-Mayor has proposed a good mode. Town Manager D'Agostino suggested that staff would review the list and all the re-occurring themes that have appears over the past two (2)-years would become a list of items around which a visioning session with stakeholders would then focus. He stated that they would work from what they had built.

The Commission discussed additional lighting in Town. Commissioner Lynch suggested combining projects such as the Police Athletic League (PAL), a community center, and programs for the ballpark.

Vice-Mayor Glas-Castro asked if the sewer assessment project was a priority. Mayor DuBois provided the history of the sewer assessment project with Seacoast Utility Authority. Town Manager D'Agostino stated that he would speak with Seacoast regarding the assessment project.

Mayor DuBois explained that there are several vacant properties in the Town that are not listed on the "shovel ready" map of the Business Development Board (BDB). Town

Manager D'Agostino stated that on the Town's website was a list of developable properties. He stated that only three (3) projects qualify as "shovel ready".

Vice-Mayor Glas-Castro stated that she did not want staff to get distracted from the efforts on US1, so it was not slowed down. Mayor DuBois stated that it was for this exact reason that he requested that an outside resource be brought in to assist staff with developing a five (5)-year road plan, railroad, and sewer plan in the industrial area. He suggested a mobility plan be created to support roads, a rail platform, and walkable streets.

Mayor DuBois asked how does staff get stakeholders together to accomplish a committee. Vice-Mayor Glas-Castro explained that in the City of Palm Beach Gardens they specially invited stakeholders representing the different segments of the population and business community they had a primary and a secondary representative attend the meetings.

Town Manager D'Agostino stated that a visioning stakeholders group would be established to work with the Commission in the development of the vision through workshops with buy-in from the committee. He would create a list of focal points that were discussed by the Commission. He stated that he would seek the Commission's input on who they would like to see as a cross-section of businesses, residential, and non-profit groups to attend the workshop.

2. Continuing the Visioning Process

3. Town Managers Report


PUBLIC COMMENT:

1. James Sullivan – asked the Commission to consider what would improve the finances for the Town. He stated that moving forward with the US1 corridor project and the western area of Town would allow the other projects in Town to be funded. He explained that it was important to make the Town green by planting trees and plants.

2. Robert Trepp – suggested that during events the Town have a tent manned by staff or the elected officials who would speak with the community members about issues.

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 7:37 p.m.



Mayor James DuBois



Town Clerk, Vivian Mendez, CMC



FLORIDA

Approved on this 6 of July, 2016



Exhibit "A"

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: June 15, 2016

Agenda Item No. Tab 1

Agenda Title: Visioning Workshop for the Future of the Town of Lake Park

- [X] SPECIAL PRESENTATION/REPORTS [] CONSENT AGENDA
[] BOARD APPOINTMENT [] OLD BUSINESS
[] PUBLIC HEARING ORDINANCE ON ___ READING
[] NEW BUSINESS
[] OTHER:

Approved by Town Manager

[Handwritten signature]

Date:

6-7-16

John O. D'Agostino, Town Manager

Name/Title

Table with 3 columns: Originating Department, Costs, Attachments. Includes fields for funding source, acct. #, and notification status.

Summary Explanation/Background: Over the course of the last year, the Town Commission and I have put forth several initiatives or projects that if completed would move the Town of Lake Park forward in a positive direction.

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. 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.

The following represent previous Statement by Commission Members of project specific initiatives:

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.

What do we hope to accomplish in this Visioning Session? We desire to paint a Vision of the Town over the next ten to twenty years in broad brush strokes of what we envision for the Town.

Do we see the Town of Lake Park as a Millennial Village that is walkable and bike-able with amenities for families including open space, restaurants, arts and entertainment? Do we see the Town of Lake Park as a unique place to live, work and recreate with a definable downtown that appeals to every unique quality residents enjoy? Is Lake Park a unique enough community to establish a Farm to Table initiative with restaurants, grocery stores and the Community Garden? Do we see Western Palm Beach County Farms playing a role in supplying fresh, high quality and healthy food items on restaurant menus in Lake Park? Do we see the redevelopment of our industrial land to include more than just warehouse and auto mechanic businesses? Do we see the ability to transform the Industrial Park into a diversified businesses mix including Class A Office Space, Bio-technology, Boat technology, and manufacturing industries? Do we see the multi-cultural and diverse aspects of the residents of Lake Park as an asset to build upon? How do we envision the community growing with Mixed Use Development that diversifies our value tax base? We must move away from the mentality that we cannot do things because of the lack of revenue and find ways to increase revenue options to the Town.

Recommended Motion: Schedule next Visioning Workshop and to establish a Visioning Group of Stakeholders to work with the Commission in the Development of a Vision for the Town of Lake Park.