



**Minutes
Town of Lake Park, Florida
General Public Kick-off Meeting
Redevelopment Management Associates
Mixed-Use Districts; US-1 Corridor
Wednesday, August 9, 2017, 6:00 PM
Town Commission Chamber, 535 Park Avenue**

The General Public met for the purpose of a presentation by Redevelopment Management Associates (RMA) regarding the land development regulations for the Federal Highway Mixed Use Districts on Wednesday, August 9, 2017 at 6:00 p.m. Present were Mayor Michael O'Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Anne Lynch, and Roger Michaud, Town Manager John O. D'Agostino, Community Development Director Nadia DiTommaso, and RMA.

Natasha Alfonso-Ahmed, Director of Urban Design and Planning, explained that RMA was a (re)development consultation firm. She explained that RMA offered comprehensive services under five specialized divisions: Economic Development, Urban Design & Planning, Business Attraction & Marketing, Real Estate, and Government Management & Administration.

Jean Dolan, and Kevin Crowder, Camilo Lopez, Representatives of RMA presented to members of the public (see Exhibit "A").

At approximately 6:15 P.M., Natasha Alfonso-Ahmed explained that RMA and audience members would engage in a tabletop exercise.

At approximately 8:00 p.m., one person from each table read the responses of the exercise (see Exhibit "B").

Natasha Alfonso-Ahmed explained the tentative project time-line; please see the last page of Exhibit "A".

Mayor O'Rourke thanked the members of the audience for their attendance.

The meeting ended at 8:30 p.m.

Mayor Michael O'Rourke

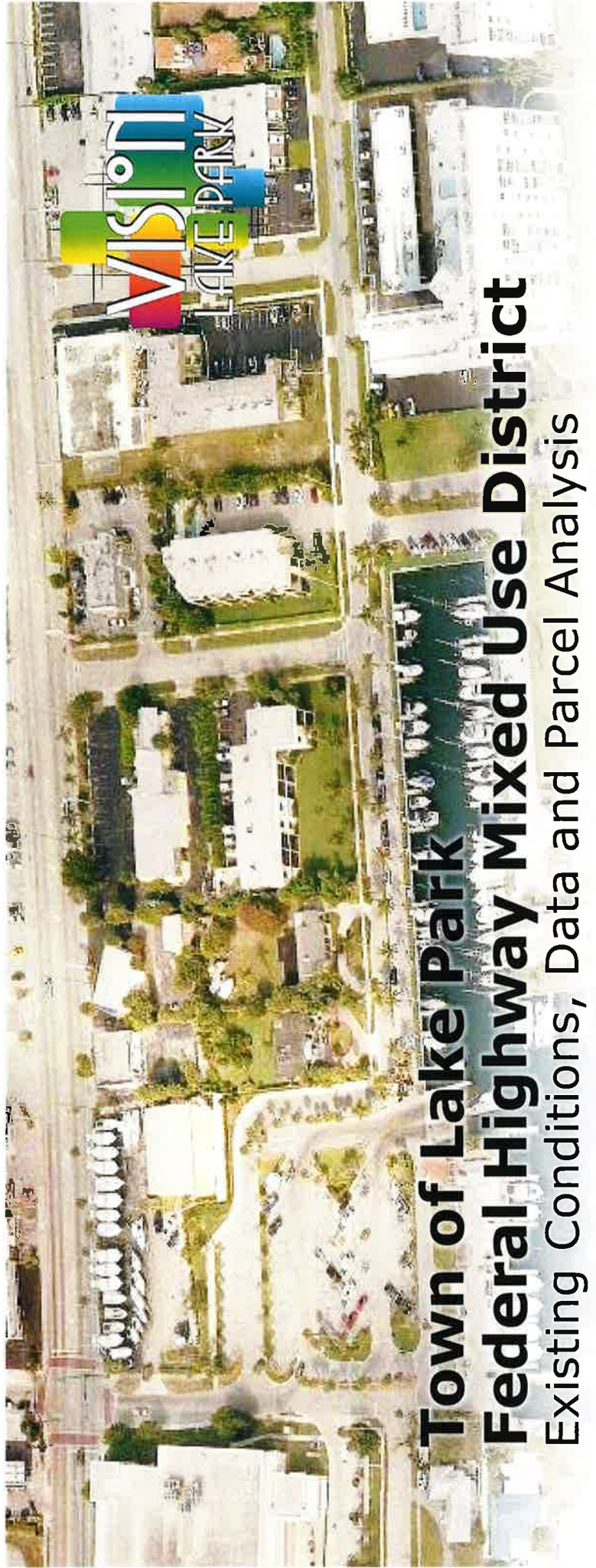
Town Clerk, Vivian Mendez, CMC

Deputy Town Clerk, Shaquita Edwards



Approved on this 21 of March, 2018

Exhibit "A"



Town of Lake Park Federal Highway Mixed Use District

Existing Conditions, Data and Parcel Analysis

General Public Kick-off Meeting
August 9, 2017



Introduction to Team

Urban Design & Planning:

- Natasha Alfonso-Ahmed: *Department/Project Director*
- Jean Dolan, AICP: *Senior Planner/Project Manager*
- Max Wemyss: *Junior Planner*
- Maria deleon-Fleites: *Senior Urban Designer*
- Camilo Lopez: *Junior Urban Designer*

Economic Development:

- Kevin S. Crowder, CeCd: *Department Director*
- Farrell Tiller: *Assistant*

Business Attraction & Marketing:

- Sharon McCormick: *Department Director*
- Sarah Blake: *Manager*



Purpose and Vision



To encourage infill, redevelopment, and streetscape improvements along the Federal Highway Corridor and to achieve the following:

- *Sense of place*
- *Physical and functional integration from west side of Federal Highway to Lakeshore Drive*
- *Enhanced pedestrian, bicycle and vehicular accessibility and connectivity (Complete Streets Vision and Design)*
- *Overall development pattern that is compatible with surrounding neighborhoods and enhances character of the community*
- *Preservation of potentially historic resources*
- *Enhanced existing public spaces, waterfront and marina*
- *Diversify the Town's tax base to better position the Town in the future, in its ability to provide services to its residents*

Study Area

Federal Highway MIXED-USE DISTRICTS Boundary:

East and west side of Federal Highway between Silver Beach Road (to the south), Palmetto Drive (to the north), 2nd Street (to the west) and Lake Shore Drive (to the east)



Project Scope and Steps

Comp Plan and LDR Amendments

- East side: Review adopted comprehensive plan amendment to determine any updates that may be needed for consistency with the proposed comprehensive plan amendment for the west including, but not limited to, the densities and intensities of the residential and commercial development; creation of Land Development Regulations.
- West side: Comp Plan Amendment and creation of Land Development Regulations

Task 1: Existing Conditions, Data and Parcel Analysis

Task 2: Public Involvement
(Stakeholder Interviews and Public Meetings)

Task 3: Comprehensive Plan Amendments

Task 4: Zoning Amendments

Task 5: Adoption Process
(Public Meeting and Hearings)

Task 6: Marketing Event

Presentation Overview

- Background Analysis
- Market Analysis
- Existing Entitlements
- The Vision
- Basket Of Rights
- Transfer of Development Rights Analysis
- Roundtable Discussions and Public Input
- Next Steps



Background Analysis

Background Analysis

- Adopted Land Uses Categories
- Intent of the Mixed Use Districts
- Approach for distributing developments entitlements
- Proposed US1 Corridor improvements in the Village of North Palm Beach

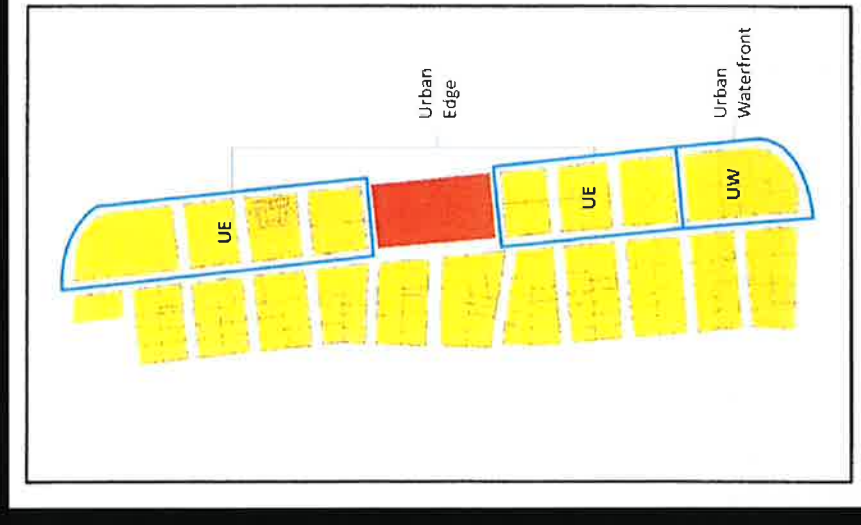
Background Analysis

Existing Land Use and Intent

- **2008 Comp Plan Amendment** adopted Mixed Use concept (as part of EAR based amendment) to establish the Commercial/Residential Land Use Category for both east and west

Intent: promote vertically and horizontally integrated mixed use development and redevelopment designed to be compatible with surrounding residential neighborhoods and commercial areas; create a pedestrian friendly environment; and facilitate both economic development and historic preservation.

- **2008 – 2011:** Height of Recession
- **No specific zoning regulations adopted:** required rezoning to PUD (4 to 5 story max)
- **2015:** New Planning Effort to evaluate existing structure of Mixed Use District and introduce more flexible zoning regulations
- **2017:** Federal Highway/Intracoastal Mixed Use District was adopted for East side and divided area into two sub-districts - Urban Edge and Urban Waterfront



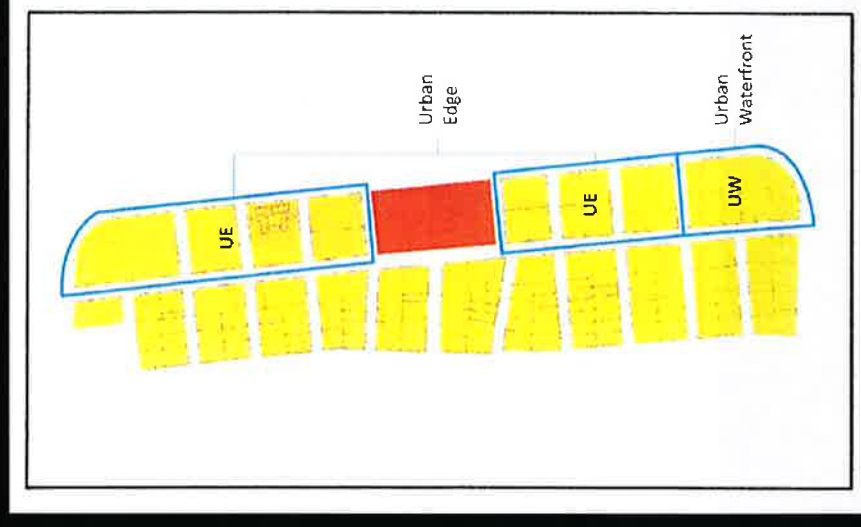
Background Analysis

Distribution of Entitlements

- **Federal Highway/Intracoastal Mixed Use District (East):**
 - Urban Edge: 60 u/acre and FAR 4.0
 - Urban Waterfront: 80 u/acre and FAR 6.0
- **Commercial/Residential (West):**
 - 20 u/acre and FAR 2.5

Distribution Methods:

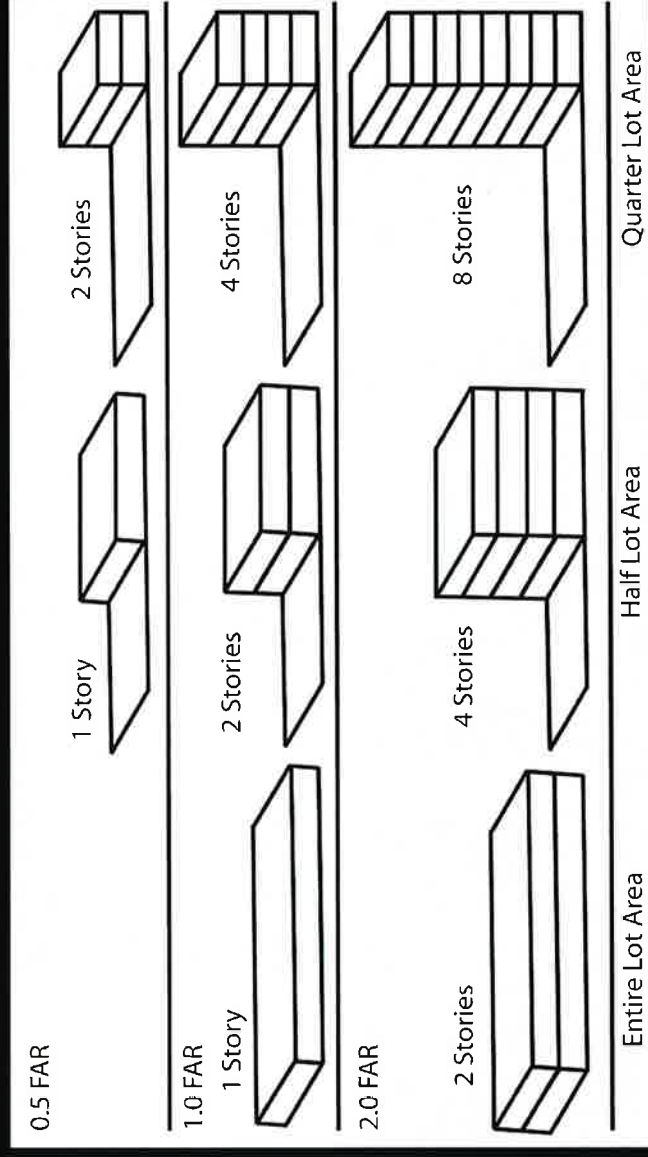
- **Traditional Land Use Approach:**
 - Applies same density and intensity to every parcel in a district regardless of whether it can or should accommodate that level of development
- **Basket of Rights Approach:**
 - All units and nonresidential entitlements previously created within Comprehensive Plan for the mixed use district are gathered into a basket and then distributed to each redevelopment project based on vision for the district and compatibility with development along its edges.



Background Analysis

Measuring Entitlements

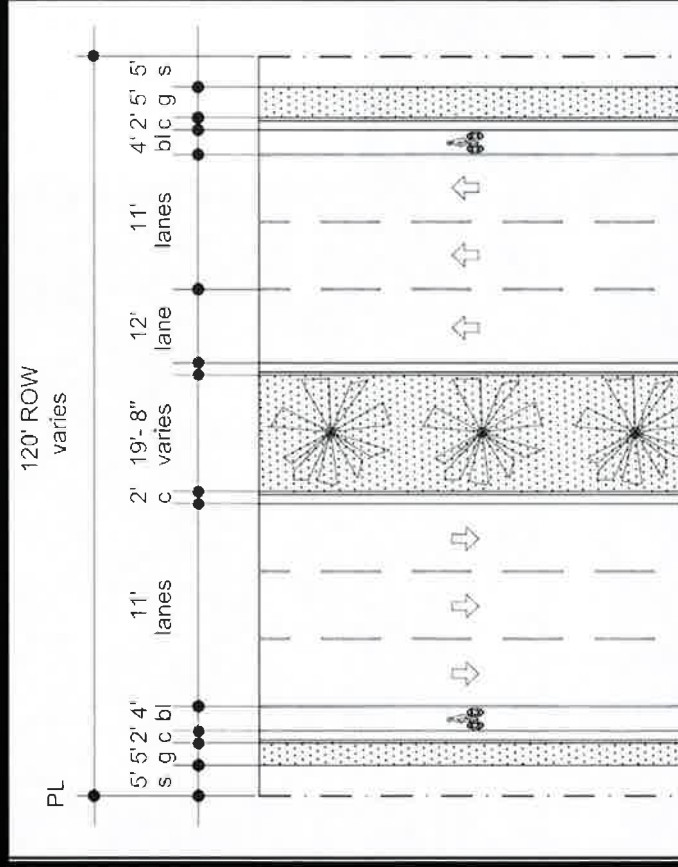
- **Density:**
 - How many residential units can be built per acre of land
- **Intensity:**
 - FAR (Floor Area Ratio): a ratio of the gross floor area of a building to its total land area (net); applies to commercial only



Background Analysis

FDOT US 1 Design Alternatives (Village of North Palm Beach)

Current Condition Plan



Current Condition Image

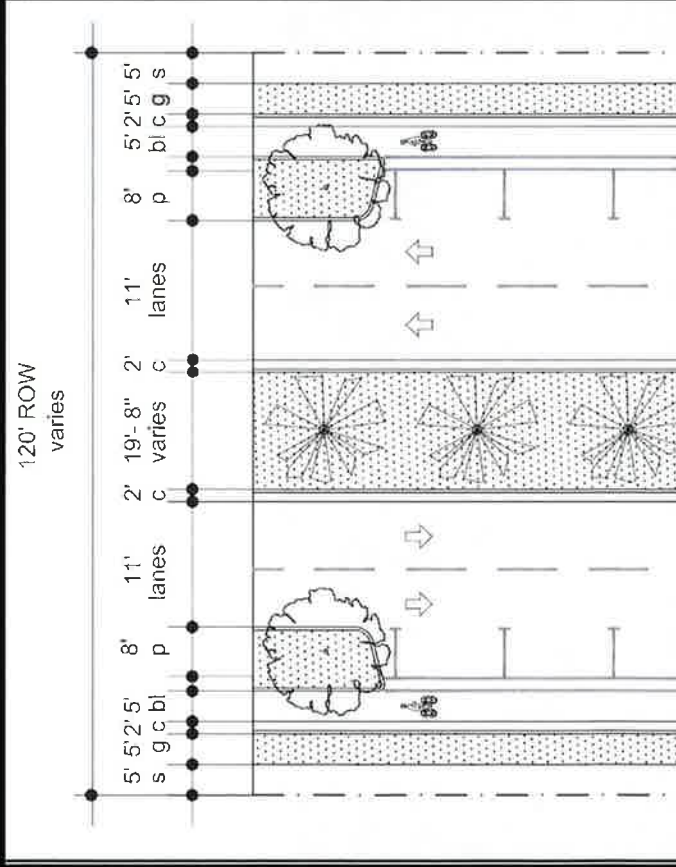


Background Analysis

FDOT US 1 Design Alternatives (Village of North Palm Beach)

Option 1:

On-Street Parking Plan



Option 1: On-Street Parking Image

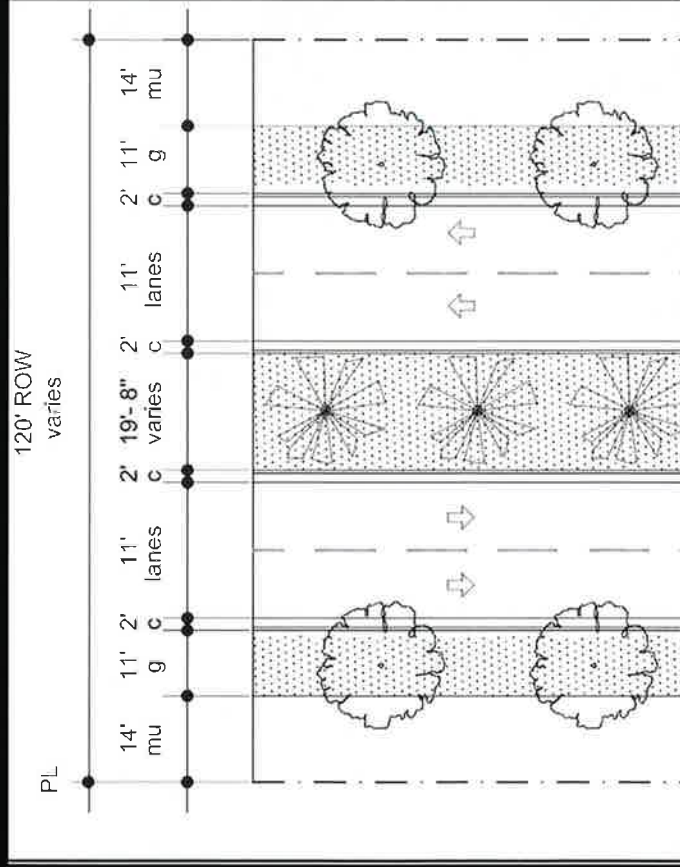


Background Analysis

FDOT US 1 Design Alternatives (Village of North Palm Beach)

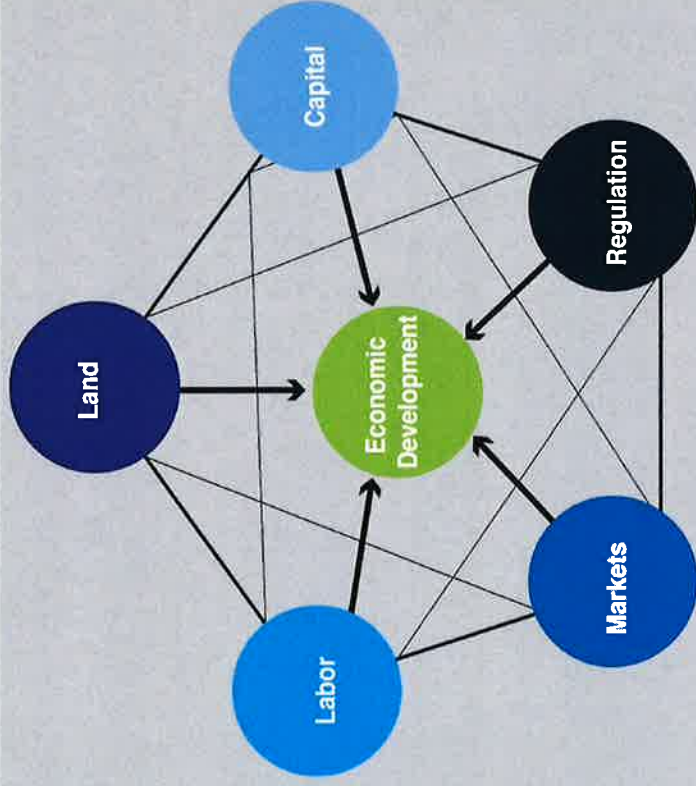
**Option 3:
Multi-Use Path Plan**

**Option 3:
Multi-Use Path Image**





Market Analysis



Market Analysis Approach

Economic Development Opportunities

- 1) Preserve
- 2) Enhance
- 3) Expose
- 4) Capitalize
- 5) Invest

Community Connections

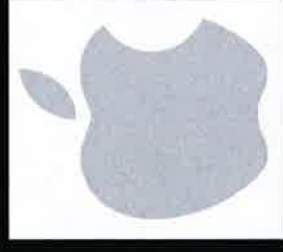
Current Investment Driver Conditions and Market Potential

Market Analysis

Branding & Marketing

How do you want visitors,
residents, businesses and
potential investors to...

THINK & FEEL about **YOU**



Market Analysis

S.W.O.T. Observations

Strength

- Town assets
- Notable eateries
- Federal Highway
- Art & Culture Scene

Weaknesses

- Low population and household income
- Identity issue
- Perception of crime
- Minimal revenue streams
- Limited Town resources
- Vacancy / Turnover
- Unattractive commercial strip centers
- Limited housing availability
- Market characteristics

S.W.O.T.

Opportunities

- Attraction of Millennials
- Ability to create a mixed use
- Anchored by a unique and historic downtown
- Greenspace

Threats

- Nearby competition
- Tax base erosion
- Some local resistance to change

Market Analysis

Market Demand vs. Market Potential

- Residential
- Retail and restaurant space
- Office



Existing Entitlements

Entitlement Analysis

- **East Side Existing Entitlements:**
 - Evaluated "Capacity Analysis" in Comp Plan Amendment Application
 - Entitlement Calculations based on net areas instead of gross
 - Currently more entitlements exist today than previously calculated
 - 2,102 Residential Units and 6,297,905 sf of commercial
- **West Side Existing Entitlements:**
 - 947 Residential Units and 5,158,593 sf of commercial
- **Total Existing Entitlements:**
 - 3,049 Residential Units (262 units built) and 11,456,498 sf of commercial

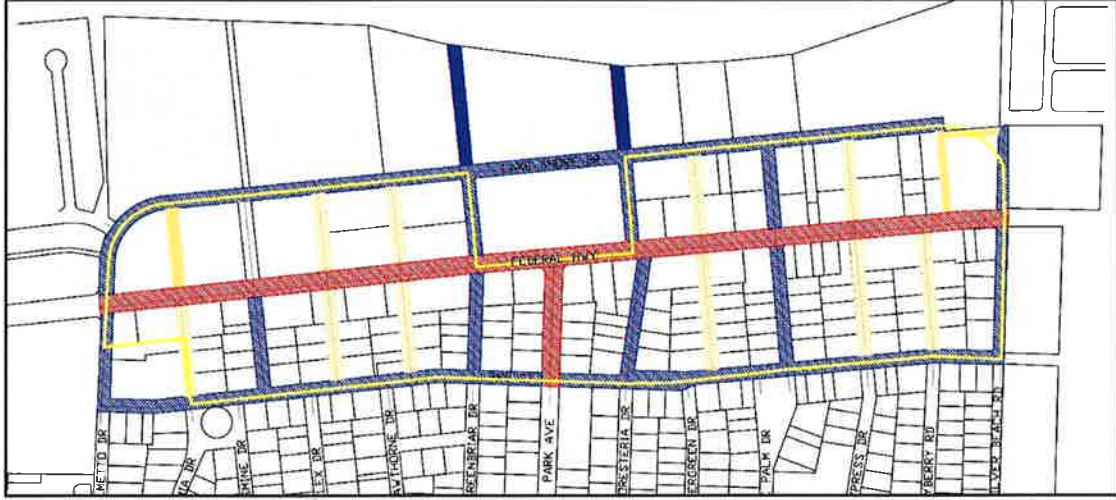
Note: currently sufficient entitlements to accommodate potential growth entire market area can support, (estimated 3,000 residential units, 132,000 sf of retail and restaurant, and 33,000 sf of office development) in next five years and well beyond that timeframe.

The Vision

Intent: to provide solutions and recommendations for implementing the Vision already established by the community

- The public realm
 - Streets Hierarchy
 - Greenways and Public Open Spaces
- Specific Streetscapes
 - Federal Hwy/ US 1 Corridor
 - Adopted Five Year Capital Improvements Schedule
 - Potential Sources of Grants
- Development Pattern
 - Height Transitions
- Master Plan
 - Kelsey Park Area
 - Park Avenue
 - Harbor Marina
 - 2nd Street

LEGEND	
STREET HIERARCHY PLAN	
	EXIST. PRIMARY STREET
	EXIST. SECONDARY STREET
	NEW SECONDARY STREET
	EXIST. TERTIARY STREET
	NEW TERTIARY STREET



The Vision

Public Realm: Streets





- Street Analysis
- Identified potential new streets
- Established hierarchy of streets (pedestrian, bicycle and vehicular connectivity):
 - Primary
 - Secondary
 - Tertiary

The Vision

Public Realm: Open Spaces and Greenways

- Enhanced landscaping and pedestrian amenities
- Bicycle facilities
- Network to connect existing parks, other points of interest and waterfront, visually and physically
- New parks/open spaces
- Additional public waterfront access



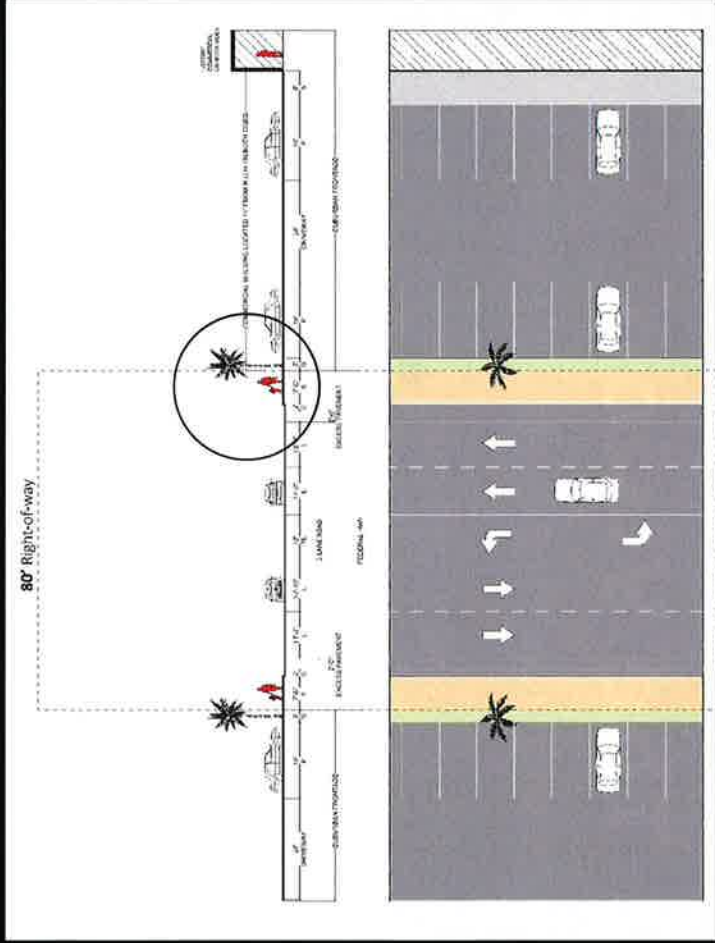
LEGEND	
GREENWAYS AND OPEN SPACE PLAN	
	PROPOSED GREENWAYS
	EXISTING OPEN SPACE
	PROPOSED PUBLIC OPEN SPACE
	PROPOSED WATERFRONT PROMENADE



The Vision

Federal Highway Proposed Streetscape Improvements

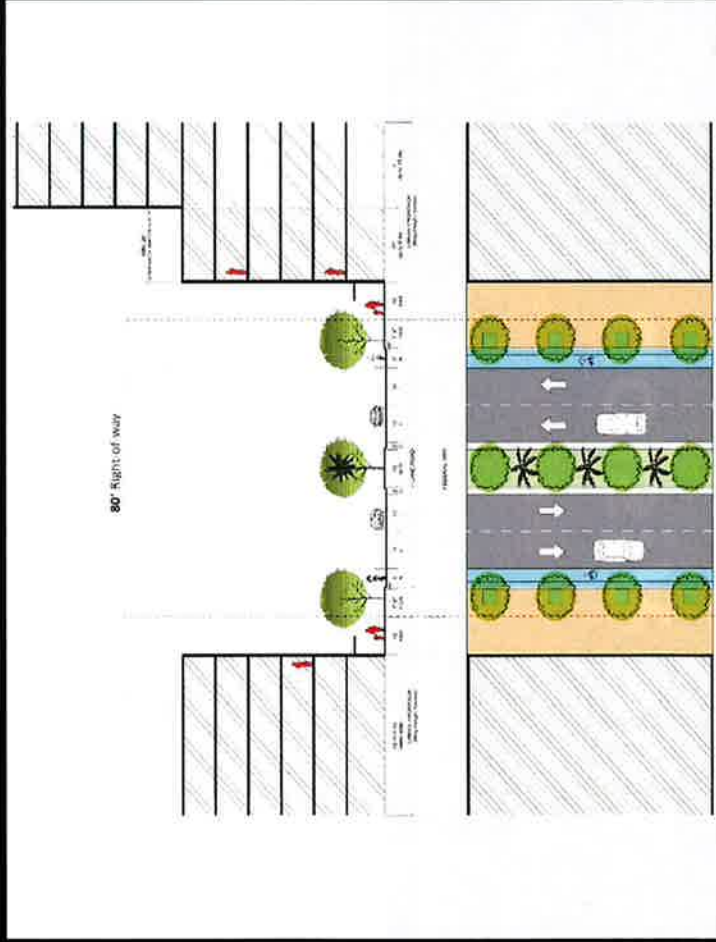
Existing Conditions



The Vision

Federal Highway Proposed Streetscape Improvements

Proposed Improvements



The Vision

Other Proposed Streetscape Improvements

- Lake Shore Drive
- Second Street
- Typical Proposed East-West Greenways
- Typical Proposed East-West Non-Greenways
- Park Avenue

The Vision

Adopted 5-Year Capital Improvements and Potential Grants

5-Year Capital Improvements Schedule

- Lake Shore Drive Drainage
- Lake Shore Drive Promenade
- New Marina Parking Lot
- Park Avenue from Federal Hwy to 7th Street (improved landscape, medians, striping, signalization, paving, and drainage, lighting, “Complete Street” approx. 3,900 linear feet
- Complete Streets Initiative/ Safe Streets Program (Federal Highway approximately 4,100 linear feet

Potential Sources of Grants (Categories)

- Community/Economic Development
- Recreation and Conservation
- Transportation

LEGEND	
BUILDING HEIGHTS REGULATING PLAN	
	MAX 3 STORIES
	MAX 6 STORIES
	MAX 8 STORIES
	MAX 10 STORIES
	MAX 15 STORIES
	HISTORICALLY DESIGNATED STRUCTURES

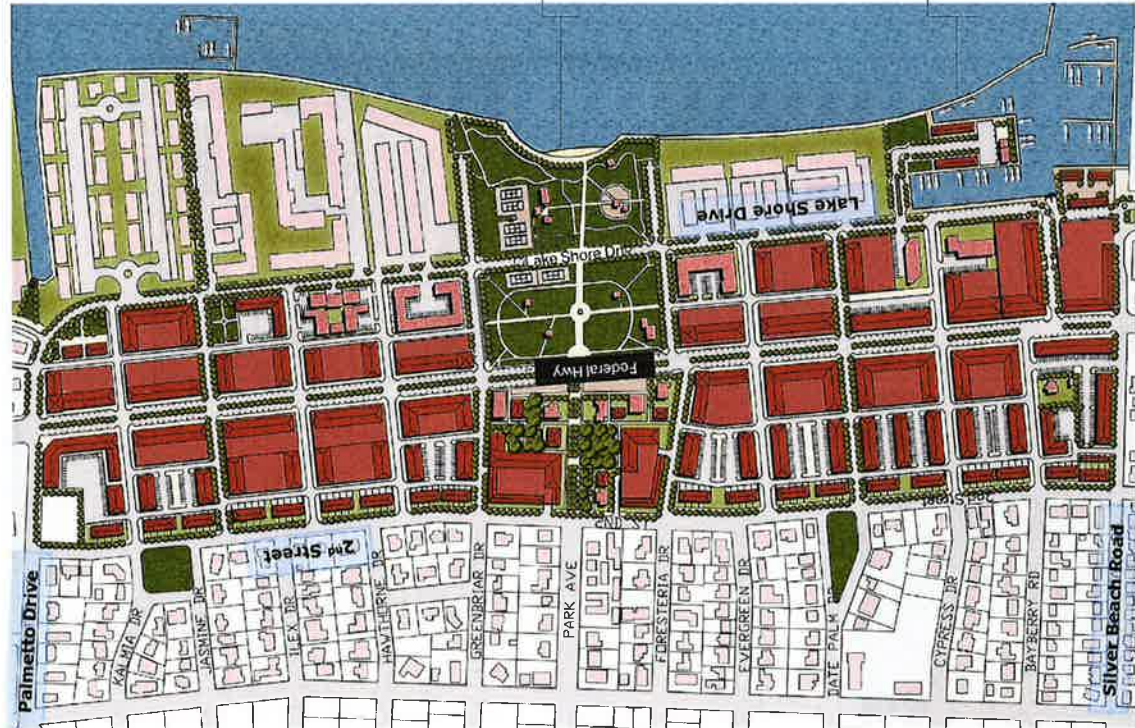


The Vision

Development Pattern

- Mixed Use area (vertical and horizontal integration of residential and commercial)
- Retail/commercial along Federal Hwy. and Park Ave.
- Low-medium density residential along 2nd Street (townhouses)
- Medium to high density residential along Lake Shore Drive
- Transition of Heights

Key:
 Exist. Bldg
 New Bldg



The Vision

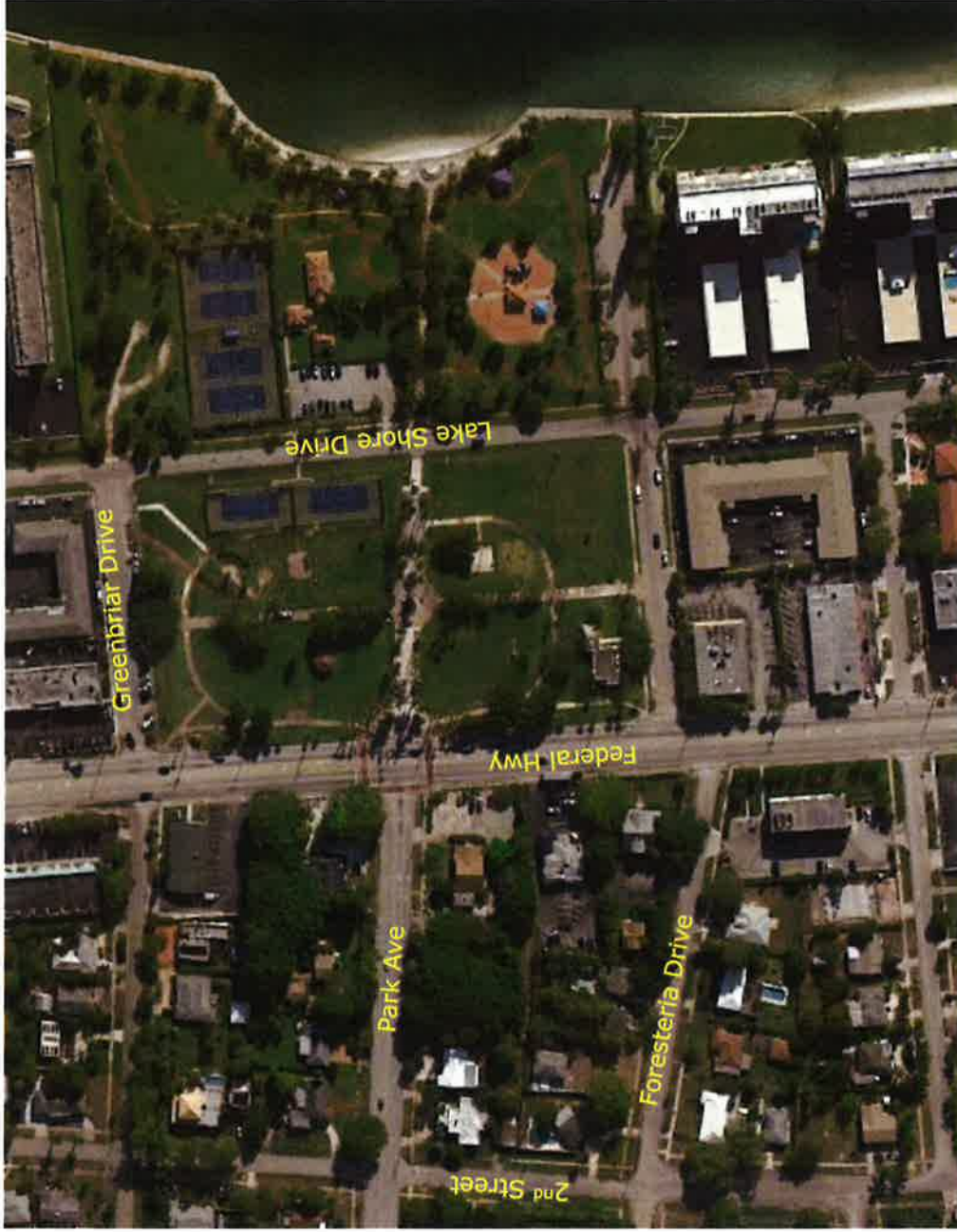
Master Plan

- Illustrates development scenarios
- Provides recommendations for implementing the established Vision
- Focuses on improvements to:
 - Kelsey Park Area
 - Park Ave
 - Lake Park Harbor Marina
 - Second Street

Kelsey Park

Existing Conditions:

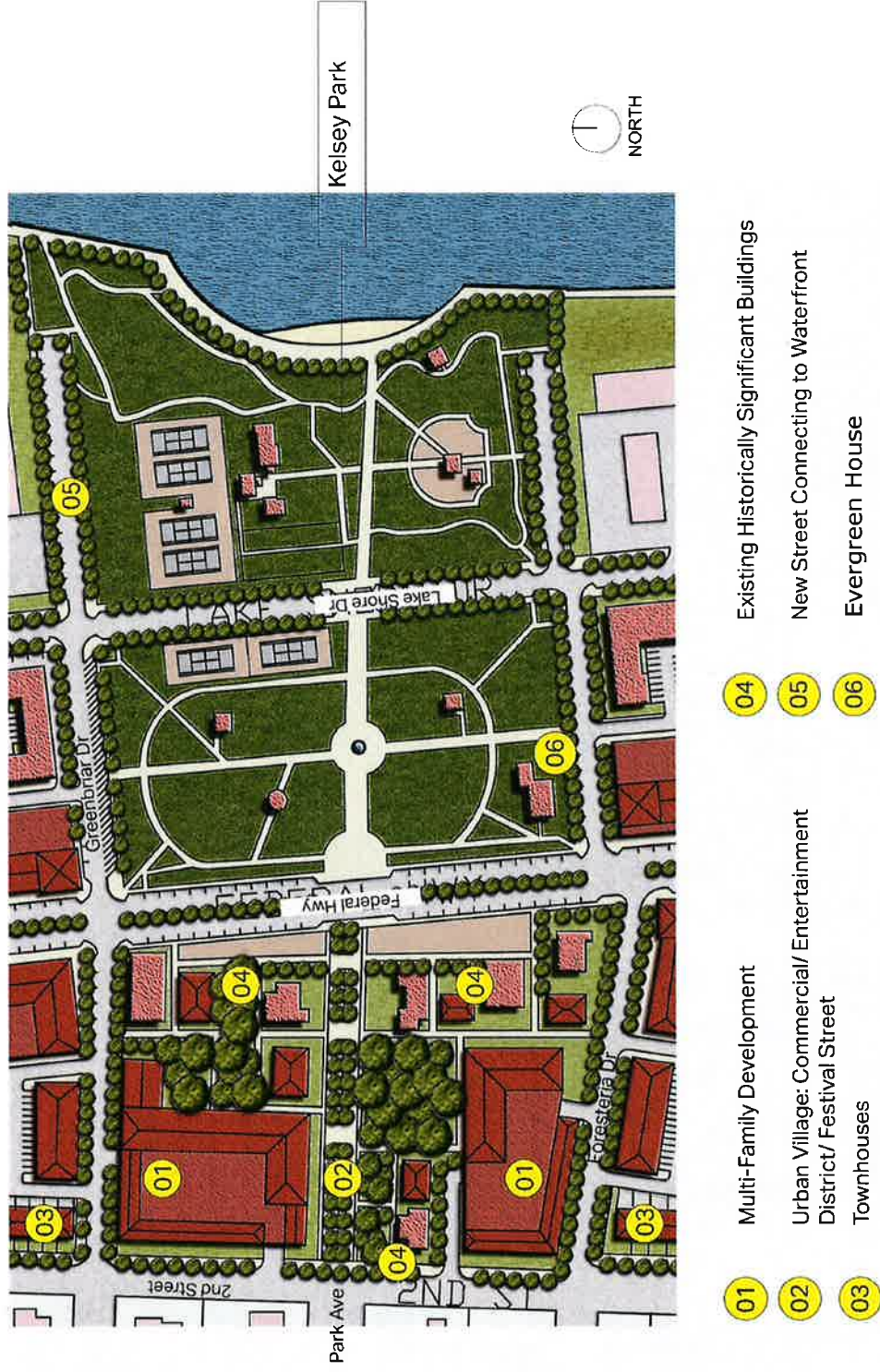
- Single Family along 2nd Street
- Multi-family along Lake Shore Drive
- Commercial along Federal hwy.
- Waterfront public open space
- Hidden jewel (historically significant buildings)



Kelsey Park

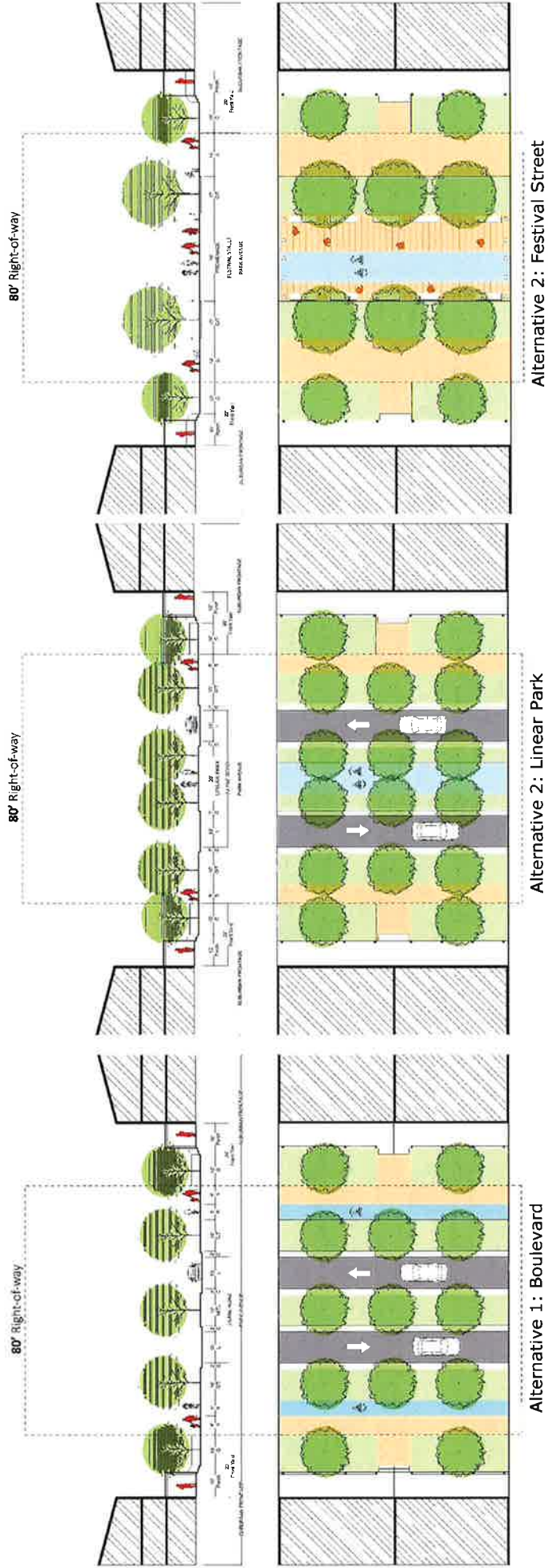
Proposed Redevelopment:

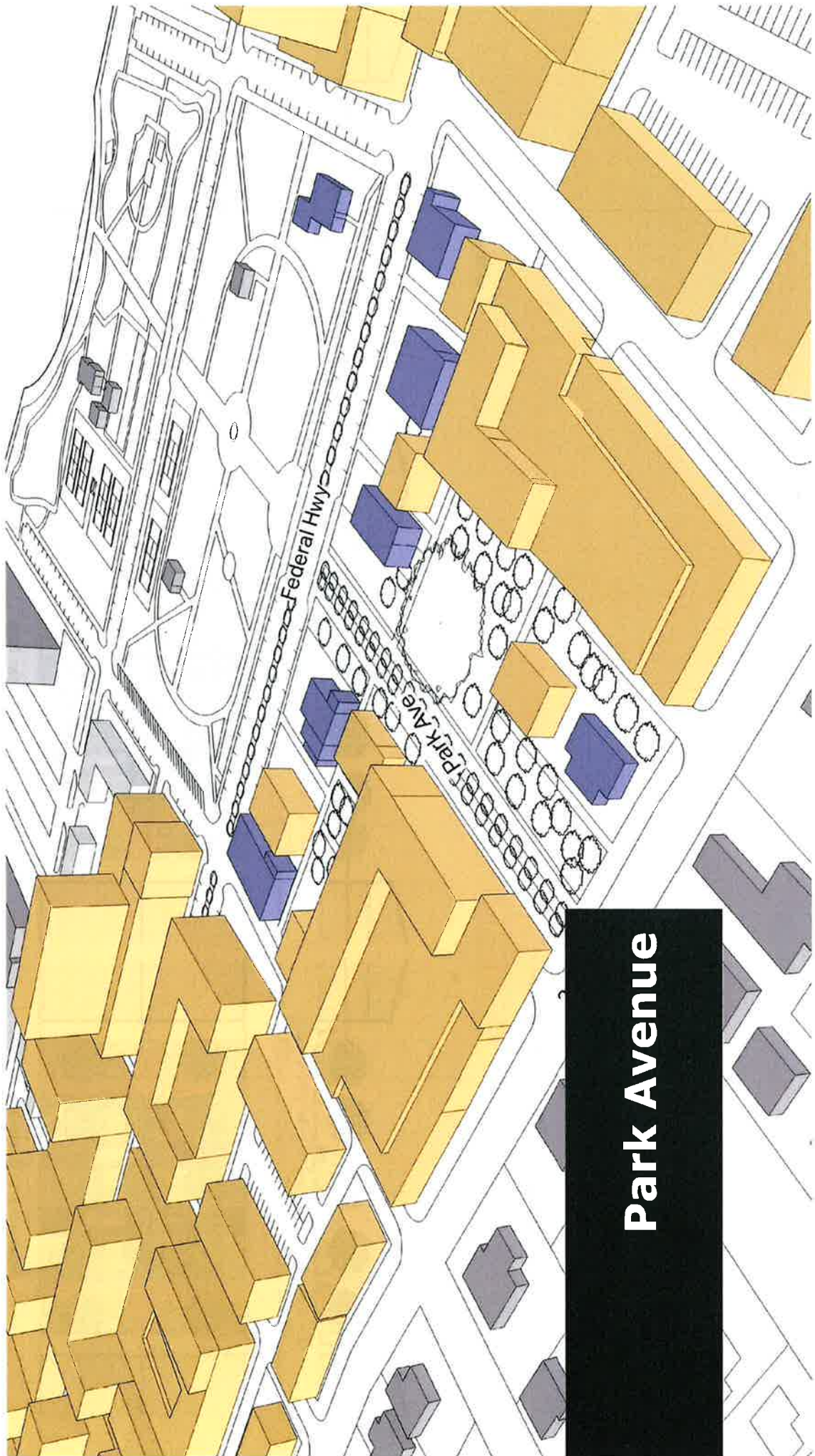
- Enhanced park
 - Expanded on-street parking
 - New street connection to water on north
- Commercial/Entertainment District
- Plaza along Federal Hwy.
- Multi Family development
- Enhanced Park Avenue Streetscape



Park Avenue

Proposed Streetscape Improvements





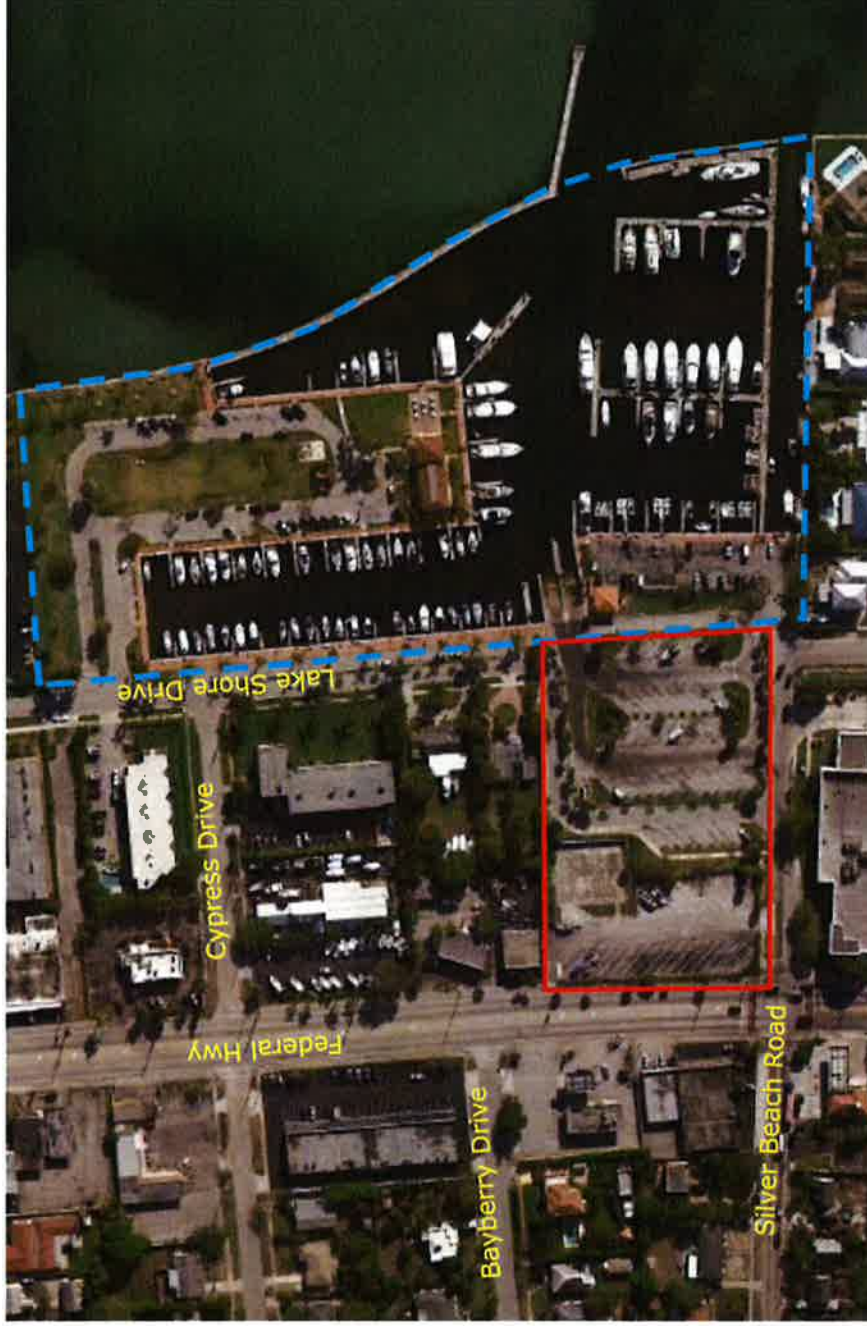
Park Avenue



Lake Park Harbor Marina

Existing Conditions:

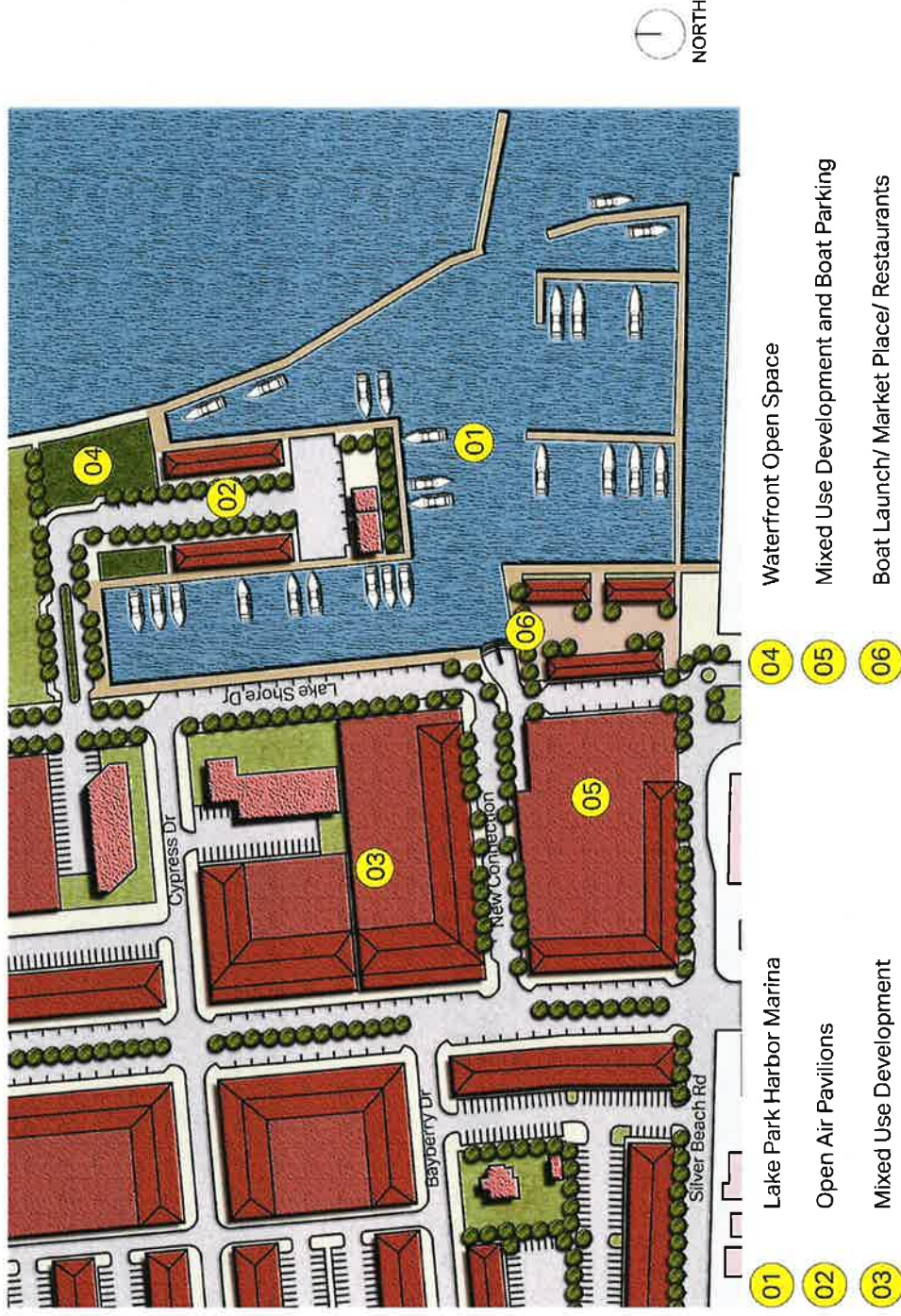
- Limited waterfront amenities
- Excessive pavement (boat parking)
- Underutilized waterfront sites
- Very little active use along waterfront
- Use Restrictions in place (Marina)
- Inter-local agreement (Marina Parking Lot)



Lake Park Harbor Marina

Proposed Redevelopment:

- Enhanced waterfront amenities:
 - Open space/Plazas
 - Outdoor dining and entertainment along Lake Shore Dr
- Structured public parking (boat trailer and vehicular)
- Redeveloped waterfront sites (mixed use)
- Continuous active use and pedestrian promenade along waterfront



- 01 Lake Park Harbor Marina
- 02 Open Air Pavilions
- 03 Mixed Use Development
- 04 Waterfront Open Space
- 05 Mixed Use Development and Boat Parking
- 06 Boat Launch/ Market Place/ Restaurants



Lake Park Harbor Marina





2nd Street

Existing Conditions:

- Strip commercial along Federal Hwy.
- Single family residential west of commercial
- Deep lots along Federal Hwy.
- Suburban development pattern: parking in front of buildings along Federal Hwy.
- Poor street frontage along Federal Hwy.



2nd Street

Proposed Redevelopment:

- Scenario 1:
 - Low intensity multi-family residential along 2nd Street (Townhouses)
 - Medium intensity multi-family residential behind townhouses (Garden Style Apartments)
 - Mixed use along Federal Hwy.
- Scenario 2:
 - Low intensity multi-family residential along 2nd Street (Townhouses)
 - Mixed Use (Low-rise) behind townhouses
 - Mixed Use (Mid-rise) along Federal Hwy.
- Urban development pattern: parking in rear of lot or in parking structures
- Continuous street frontage along Federal Hwy.

- 01 Townhouses
- 02 Garden Style Apartments
- 03 Mixed Use Development
- 04 Mid-Rise Development





2nd Street

Low intensity Multi-family Residential

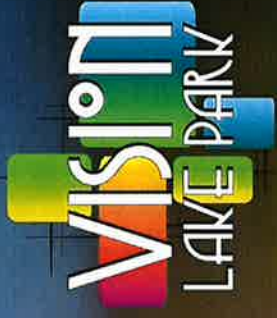
2nd Street

Context Sensitive Redevelopment Approach



Medium intensity Multi-family Residential



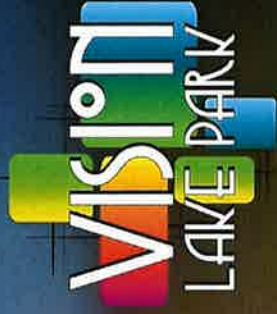


Basket of Rights

Basket of Rights

Recommended changes to Densities and Intensities

- Build-out analysis (maximum capacity based on proposed building heights, desired development pattern and realistic assemblages of parcels)
- Potential build out for entire district:
 - 3,829 units
 - 454,136 sq ft of commercial (assuming ground floor commercial along Federal Highway and Park Ave only)
- Sufficient entitlements to accommodate potential growth entire market area can support in the next 15 years
- Recommend establishing a basket of Rights to allow for market flexibility

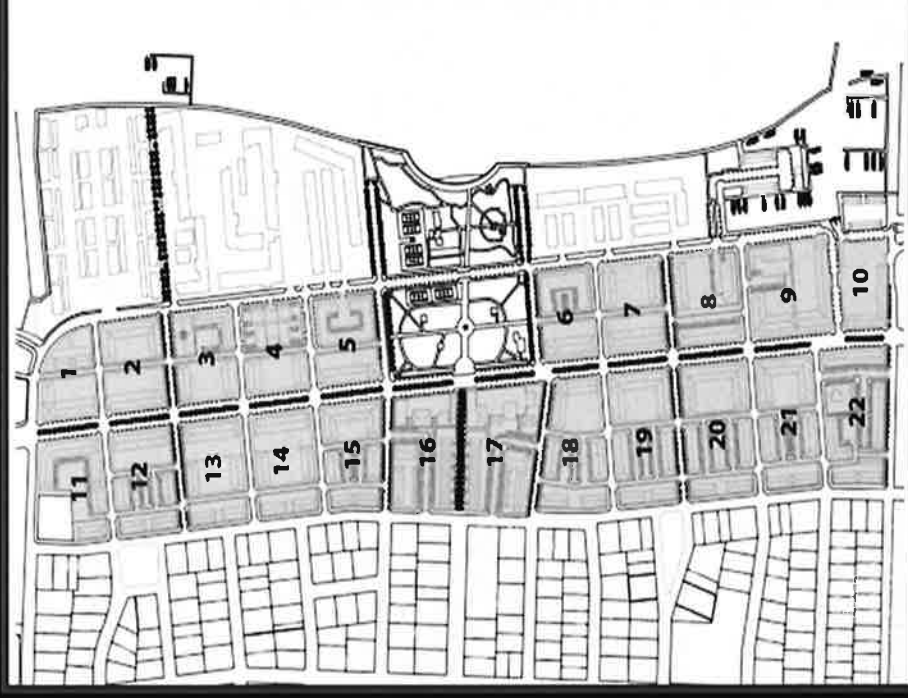


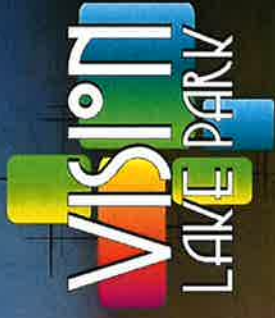
Transfer of Development Rights Analysis

ESSEX COUNTY, MASSACHUSETTS

TDR Analysis

- What is a TDR program?
- What makes a TDR program successful?
- Analysis of the Feasibility for a Transfer of Development Rights Program in the Federal Highway Study Area
 - Commercial
 - Residential



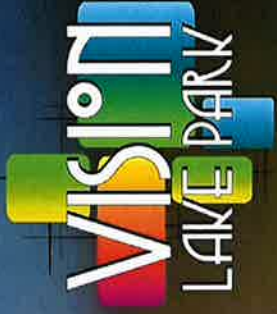


Roundtable Discussions and Public Input

VISION LAKE PARK

Topics

1. **Federal Highway Streetscape Design**
2. **Other Streetscape Design Alternatives**
3. **Single Family Neighborhood and Height Transitions**
4. **Historic Preservation**
5. **Public Benefits**



Next Steps



Progress on this project and additional information can be accessed at:

www.visionlakepark.com

Or contact Scott Schultz at:

Sschultz@lakeparkflorida.gov

561-881-3319

April-July

- Existing Conditions, Data and Parcel Analysis

August

- Stakeholder Interviews
- **General Public Kick-off Meeting (August 9)**
- West Side Public Meeting (August 31)

September – December

- Draft Comp Plan and Zoning Regulations

January – April

- Adoption Process (Comp Plan and Zoning)
 - General Public Meeting (January 10)
 - Planning and Zoning Board (January 17)
 - Town Commission, 1st Reading (February 7)
 - DEO and State Review of Comp Plan (Feb 21st – March 21st)
 - Town Commission, 2nd Reading (April 18)

May

- Marketing Event

Note:

Additional public meetings will occur between August and December, as needed; Dates are subject to change.

Exhibit "B"

Lake Park Kick-off Meeting 8/9/17

Public Input/ Easel Pad Notes

Question 1: Do you like the proposed Federal Highway Streetscape Design? Any comments?

1. Table 1
 - a. Bike lanes off street
 - b. Like center medians
 - c. Coordinate with NPB
 - d. Bikes diverted to Lake Shore bike path
2. Table 2
 - a. Need more attractive streetscape
 - b. Some don't like on-street parking
 - c. Keep commercial traffic off Lake Shore Drive
3. Table 3
 - a. Federal Hwy – yes, no parking on street
4. Table 4
 - a. Yes, needs functional feasibility for turn lane on median
 - b. Consider utilities
 - c. Move bike lane to sidewalk level – protected
 - d. Lower Building heights, don't shadow what is there
5. Table 5
 - a. Likes it with no great traffic increase

Question 2: Do you like the other proposed Streetscape Design Alternatives? Any comments?

1. Table 1
 - a. Park Ave: business access maintained.
 - b. Center greenways good.
 - c. Bike lanes in center may be tough at intersections; bike lane at edge is better
2. Table 2
 - a. Park Ave Alternative 1. Some concern about TDR and heights
 - b. Don't lose swales and landscaping on Lake Shore Dr by adding on-street parking
 - c. 5 story heights
3. Table 3
 - a. Event space east of US 1
 - b. Side bike lanes
 - c. No parking
4. Table 4
 - a. Yes, Park Ave alternative 2 linear park – all liked
 - b. No commercial traffic in neighborhood

Question 3: Should the single-family neighborhood on the east side of 2nd St be rezoned to allow redevelopment for higher density and height? If yes, how do you feel about the proposed height transition?

1. Table 1
 - a. 2nd St SF Area: Look at elementary school safe routes.
 - b. Transition of heights is important. Option of higher density at area across from Kelsey Park
 - c. Consistent building design theme along 2nd Street
2. Table 2
 - a. Most did not want the SF neighborhood to redevelop.
 - b. Did not want SF and higher next to one another on a hodge-podge
3. Table 3
 - a. Condos not apartments for rent but really would rather keep SF character
4. Table 4
 - a. No – too crowded
 - b. Yes – be sensitive to existing. Keep it low – family character, no height overshadowing buildings
5. Table 5
 - a. No rezoning except 1 person wanted rezoning
 - b. Against height increases west of US 1

Question 4: On a scale of 1 to 5 (1 not important and 5 very important), how would you rate the importance of historic preservation in the district?

1. Table 1
 - a. Group split on historic vs redevelopment
 - b. Move historic houses and redevelop so views across Kelsey Park can be accommodated.
2. Table 2
 - a. Historic Preservation – 5 is important
3. Table 3
 - a. What is really historic? Only 2 designated historic.
4. Table 4
 - a. Yes, 5. Very important, need to identify them and focus on the history.
5. Table 5
 - a. Yes, 5. For historic preservation, except one that said 2.

Question 5: In an effort to ensure that any new development provides the necessary public benefits to the community, what public benefits would you like to see? Some examples are: open spaces, parking, public art, streetscape improvements, additional landscaping, parks, historic preservation, etc.

1. Table 1
 - a. Public parking for special events at park and in redevelopment area
 - b. Street to waterfront adjacent to Kelsey Park to water
 - c. Places for sidewalk cafes

- d. Additional: parking for buildings. Public access for parks. Make Kelsey Park a community gathering area. Amphitheater in water adjacent to Park.
- 2. Table 2
 - a. Art
 - b. Public benches
 - c. Open spaces
 - d. Adopt a street to improve with lighting and landscaping
- 3. Table 3
 - a. Parking, parking garages, subterranean parking
 - b. Pet friendly green spaces
 - c. Transition from US 1 to Park Ave shouldn't be squeezed down. Events should be at Kelsey Park instead. Could damage Park Ave businesses.
 - d. Kimberly "Southern Kitchen" has best Chili!
- 4. Table 4
 - a. Public art/enhance and promote historic Lake Park
 - b. Historic preservation
 - c. Additional: more safety, lighting, sitting places, garbage cans to enhance walking
- 5. Table 5
 - a. Workout equipment at Kelsey Park
 - b. Improved landscaping not messy trees
 - c. Public art

Memo

To: Vivian Mendez, Town Clerk
From: Thomas J. Baird, Town Attorney
Date: February 20, 2018
Subject: Community Forums and other meetings
cc: John D'Agostino, Town Manager

In furtherance of our discussion and in response to your email of February 16, 2018, I offer the following advice.

Community Forums

The Community Forums which have been open to the public and conducted in the Commission Chambers are subject to the Sunshine Law whenever they are attended by two or more Commissioners. I understand that this has been the case, and that you have quite correctly, and prudently "noticed" and recorded these meetings. As we discussed, you also should prepare minutes of these meetings.

I do have some concern about the Community Forum meeting conducted on January 24, 2018, in the Commission Chambers within the context of the Sunshine Law. I understand that this meeting was attended by three Commissioners, two of whom sat at their seats on the dais, and that the third Commissioner was seated in the audience. I also understand the Town Manager sat on the dais and that you were present in the seat customarily occupied by the Clerk at meetings held in the chambers. Based on the foregoing facts, this meeting has all the characteristics of a formal meeting of the Commission. The Town Manager and Town Clerk were there, a quorum was present and members of the public addressed the Town Manager and two of the three Commissioners who were present and seated on the dais from the podium. This would seem to be the type of meeting that meets the requirements of a formal meeting subject to the Sunshine Law.

Going forward, I recommend that if Community Forums, or any similar meetings such as this one are to be held in the Commission Chambers or elsewhere that they only be hosted (and attended) by one Commissioner. If a quorum of Commissioners will be attending, I recommend that the meeting be conducted and noticed as a formal workshop meeting of the Commission. It should be noted that if only two Commissioners attend a formal workshop meeting, the meeting must be continued to a time when a quorum is expected to be present.

Neighborhood Workshop

We also discussed the Sunshine Law in the context of the Commission's meeting on Northern Drive. I understand that it is anticipated that the Town Manager, members of his staff, and Commissioners will be present. This is clearly a **formal public meeting** and should follow all of the requirements of the Sunshine Law, i.e. a published notice of the meeting, and an Agenda for same; roll call, recordation of the discussion and minutes.

RMA Meetings

These meetings, which I understand may be attended by Commissioners, the Town Manager and the Community Development Director would also appear to be the nature of formal workshop meetings and should be conducted as formal meetings such that they follow the Sunshine Law. (See above). If Commissioners are not present, then these meetings can be conducted as public informational meetings with the RMA planners "conducting" or leading the discussion at the meetings.