



**Minutes
Town of Lake Park, Florida
General Public Meeting
Redevelopment Management Associates
Federal Highway Mixed-Use District;
US-1 Corridor (West Side)
Monday, October 23, 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 District (West-Side) on Monday, October 23, 2017 at 6:00 p.m. Present were Mayor Michael O'Rourke, Town Manager John O. D'Agostino, Community Development Director Nadia DiTommaso, and RMA representatives Natasha Alfonso-Ahmed, Jean Dolan, and Max Wemyss. Members of the Town Commission were in the audience.

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.

Ms. Alfonso-Ahmed presented to audience members (see Exhibit "A"). She reiterated that the presentation was a comprehensive analysis, intended to help the Town's leaders make informed decisions.

The meeting recessed at approximately 7:01p.m.; comment cards were collected in preparation for the panel discussion. The meeting reconvened at approximately 7:20 p.m.

The panel consisted of Mayor O'Rourke, Town Manager D'Agostino, Community Development Director DiTommaso, Ms. Alfonso-Ahmed, Ms. Dolan, and Mr. Wemyss. The panel read and responded to questions, comments, and concerns as follows:

Ms. Dolan read Paul Castro's question, "What type of future land-use elements changes are you contemplating? How are you changing or proposing the intensity and density in the new and existing future land-use categories? Do the entitlements in the basket of rights run out, or can anyone apply for entitlements no matter how much gets built." Ms. Dolan explained that the sub-districts were removed from the Comprehensive Plan (Comp Plan), so that there is one district entitled, "Federal Highway Mixed-Use District" (FHMUD). She explained that the basket of rights was applicable to all properties within the FHMUD. She explained that the entitlements are provided via the site-plan approval process; and that entitlements would be allocated to the properties and recorded with the Town. She explained that densities and intensities are controlled through zoning regulations. She explained that entitlements can run out, and the basket of rights can be replenished per amendments to the Comp Plan.

Mayor O'Rourke asked Ms. Dolan to explain the basket of rights. Ms. Dolan explained that every Comp Plan has limitations for developments within a given district. She explained that the baskets of rights is a calculation of units per acre of land. She explained that the basket of rights would serve as a guide to ensure compliance of the proposed regulations and future purchases of land (price determination per property and basket of rights).

Robert Greer: "Can you hand out the package of the slides?" Ms. Dolan explained that the slides and additional information (previous presentations) could be accessed at www.visionlakepark.com. Town Manager D'Agostino explained that a link to the website was also provided on www.lakeparkflorida.gov.

Ms. Dolan explained that Historic Preservation guidelines were under review and that information would be provided at a future Meeting.

Town Manager D'Agostino read and answered the following questions:

"What is the timeline to enhance Park Avenue and funding?" Town Manager D'Agostino explained that the majority of funds would be provided via the grant awards from the State of Florida and Metropolitan Planning Organization. He explained that the timeline could be within the next two years, and that he anticipated that it would take a while to acquire sufficient funding.

"How much will you pay me for my house?" Town Manager D'Agostino explained that the implementation of land-use regulations (density/intensity) might increase property values. He explained that negotiations would need to ensue between property owners and developers.

Ms. Alfonso-Ahmed read and answered the following questions and comments:

"What is the intended use of the public park marina space, particularly the lot on US-1?" Ms. Alfonso-Ahmed explained that the property owner had not come forth with specifications of use.

Comment: "Golf carts and electric vehicle usage throughout the Town would enable older residents to access public spaces and restaurants." Ms. Alfonso-Ahmed explained that provisions could be inserted in the code regulations to encourage developers.

Question: "Does the code prohibit another car lot dealership along federal highway?" Ms. Alfonso-Ahmed explained that no new auto-oriented uses would be permitted. She explained that current auto-oriented uses were allowed to remain as a Planned Unit Development. She explained that if an auto-oriented use business chose to redevelop their site they would be required to conform to the proposed land development regulations.

Comment: "Please limit the building heights on both the east and west sides and no deals". Ms. Alfonso-Ahmed explained that RMA would pay close attention to ensure that

developers could not bypass height specifications. She explained that the regulation plans would serve as a guide.

Comment: “Limit traffic entrances and exits from secondary streets”. Ms. Alfonso-Ahmed explained that secondary streets run east and west would be given consideration for seamless pedestrian connectivity.

Question: “How would this project impact the tax base in our Town?” Ms. Alfonso-Ahmed explained that the calculations had not been completed to assess the developmental variations.

Question: “What building restrictions regarding height will be implemented for US1 on the west side?” Ms. Alfonso-Ahmed explained that the regulation plans would serve as law.

Question: “Would we allow additional heights on the west side by special exception?” Ms. Alfonso-Ahmed answered, “No”, and reiterated that the regulation plans would serve as law.

Question: “Why not consider all of the eastern properties?” Town Manager D’Agostino explained that the properties east of US-1 would be difficult for a developer to assemble and negotiate 100% percent purchase. He explained that certain parcels were not considered because proposing too much development could be disadvantageous but inclusion of those parcels could be revisited in the future.

Question: “Could private investors add on to our current Marina?” Ms. Alfonso-Ahmed explained that the goal is to collaborate with private investors to enhance the Marina. She suggested that additional discussions would need to ensue to consider incentives.

Question: “Will there be another workshop?” Ms. Alfonso-Ahmed explained that the next workshop would occur between January 8th and 18th of 2018.

Question: “For option two “transitions” (see Exhibit “A”), what is the envisioned depth of the two-story on Second Street, is it one lot? Block do not seem big enough.” Ms. Alfonso-Ahmed explained that the depth of two story buildings would be the same as single-family lots. She explained that the depth for six-story buildings would be the same as the depths for the current commercial properties on the west side of US-1. She referred to the plans and drawings and explained each parcel had been tested.

Question: “Where has the concept of the basket of rights been used? What have been the results?” Ms. Dolan explained that the concept of the basket of rights was introduced in the 1980s and that all Comp Plans included baskets of rights for specific entitlements. She explained that US-441 was one of the first large basket of rights concepts developed in Broward County by the South Florida Planning Council. She explained that the concept of basket of rights was currently in use throughout Broward County. Ms. Alfonso-Ahmed explained that the basket of rights had been used in the City of West Palm Beach, Florida and Dade County.

Question: “Why would a developer purchase a property without knowing what their development rights are?” Ms. Dolan explained that land-use regulations and zoning must be reviewed to understand developmental rights.

Question: “How do you guarantee stellar development?” Ms. Dolan explained that there was no guarantee of stellar development; and that design standards are included within zoning for architectural designs. Ms. Alfonso-Ahmed explained that architectural standards would be included in the code to ensure quality development.

Question: “Did you have streets that will include on-street parallel parking?” Community Development Director DiTommaso explained that RMA had considered on-street parking.

Comment: “Public parking will be important, with reduced regulations for special events at Kelsey and Lake Shore Parks and the Lake Park Harbor Marina. Community Development Director DiTommaso explained that RMA had factored in the greenways and adequate parking.

Question: “Will the transition be smooth for businesses?” Community Development Director DiTommaso explained that the Town of Lake Park understands that impacts will occur. She encouraged the tenants to speak with property owners early in the process.

Mayor O’Rourke explained that the proposed process would provide regulations for future development. He explained that no one would be forced to sell their homes and eminent domain was not a factor as a result of the Federal Highway Mixed-Use District Zoning Regulations. He explained that eminent domain was a process by which the government takes possession of land for public use, with payment of compensation. He explained that the current process was for the implementation of zoning regulations.

Discussion ensued with reference to the establishment of an entertainment area and enhancing the public areas in the Town of Lake Park. Ms. Alfonso-Ahmed explained a process by which private investors were incentivized to provide quality public benefit developments. Town Manager D’Agostino explained the importance of development and redevelopment in the Town of Lake Park.

Public Comment:

Paul Castro expressed concerns about the giving the development rights away because you cannot get them back. He stated, “We have tried this before and it didn’t work”. He cautioned the community because once the development rights are given away you cannot take them away. He stated that his earlier questions regarding the potential density and intensity were not answered and that is where the details make a difference. He does not understand why the Town would propose such high density and intensity for the area.

Diane Bernhard commended RMA and the Town of Lake Park for their inclusion of the residents. She asked, “What height limits are being considered for the taller buildings?” Ms. Alfonso-Ahmed explained that on the east side there would be step-backs of six-story. She explained that depending on where you are located on Lake Shore Drive there would be different step-back transitions because of the existing eight-story building along


Lake Shore Drive. She stated that there would be a fifteen-story step-back for the Marina property along the south side. Mayor O'Rourke reiterated that the language for the transfer of development rights were removed from the language.

Ms. Alfonso-Ahmed thanked everyone for his or her attendance and input.

The meeting ended at 8:14 p.m.



Mayor Michael O'Rourke



Town Clerk, Vivian Mendez, CMC



Deputy Town Clerk, Shaquita Edwards



FLORIDA

Approved on this 21 of March, 2018

Exhibit 7 "A"



Town of Laké Park Federal Highway Mixed Use District

Existing Conditions, Data and Parcel Analysis

West Side Public Meeting No.2

October 23, 2017



Introduction to Team

Urban Design & Planning:

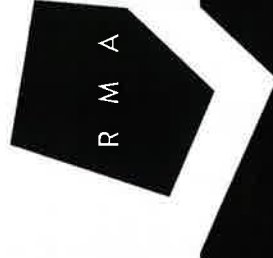
- Natasha Alfonso-Ahmed: *Department/Project Director*
- Jean Dolan, AICP: *Senior Planner/Project Manager*
- Max Wemyss: *Junior Planner*
- Maria deleon-Fleites: *Senior Urban Designer*
- Camilo Lopez: *Junior Urban Designer*

Economic Development:

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

Business Attraction & Marketing:

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





Purpose and Vision

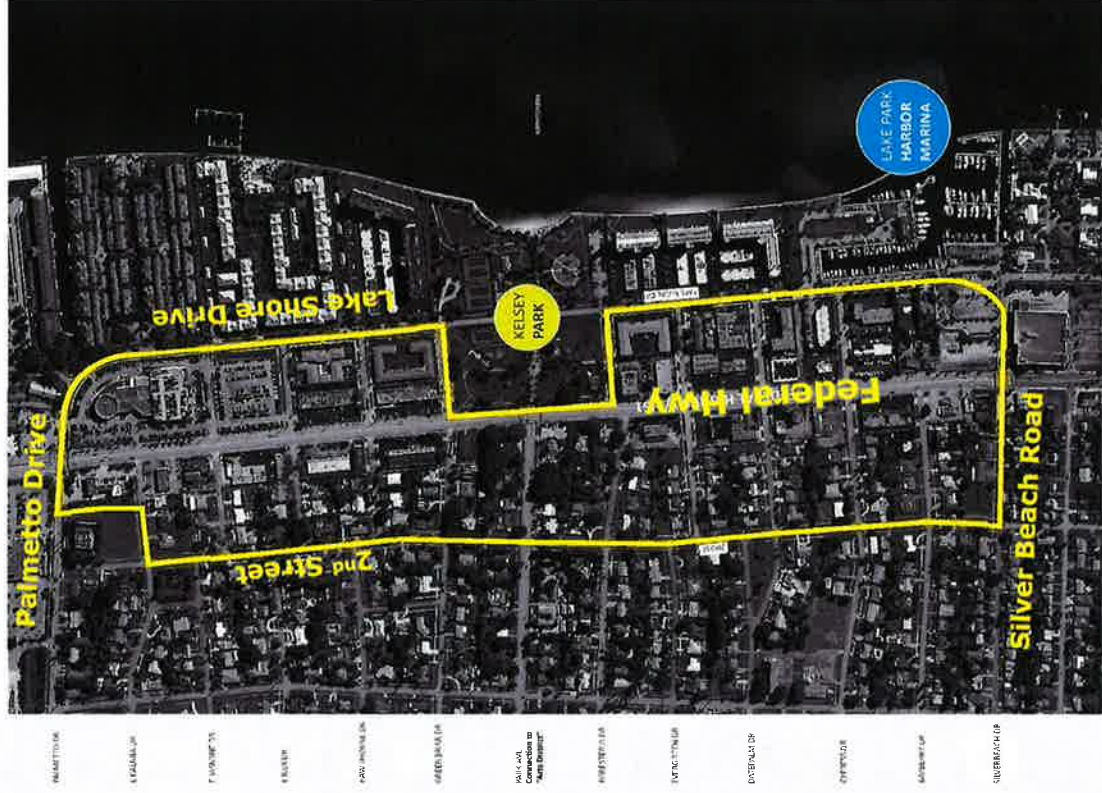
To encourage infill, redevelopment, and streetscape improvements along the Federal Highway Corridor and to achieve the following:

- *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)



DISTRICT BOUNDARY



NORTH

Project Scope

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

Project Steps and Timeline

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

April-July

- Existing Conditions, Data and Parcel Analysis

August

- Stakeholder Interviews
- General Public Kick-off Meeting (August 9)
- West Side Public Meeting No. 1 (August 31)

September – December

- Draft Comp Plan and Zoning Regulations
- **West Side Public Meeting No. 2 (October 23)**

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.

Meeting Objectives

Tonight's meeting will provide:

- Brief overview of Existing Conditions, Data and Parcel Analysis
- Summary of the public input received in first two public meetings
- Opportunity for additional public input
- Opportunity for Q&A and panel responses

Meeting Agenda

- 6:00 PM – 6:15 PM:
 - Introduction
- 6:15 PM – 6:45 PM:
 - Short Presentation (Existing Conditions, Data and Parcel Analysis)
 - Distribute comment/question cards
- 6:45 PM - 7:00 PM:
 - Collect comment/question cards
- 7:00 PM - 7:45 PM:
 - Read comment/question cards
 - Panel Responses
- 7:45 PM - 8:00 PM:
 - Next Steps
 - Adjourn



You Are Now Leaving

KELSEY CITY

COME AGAIN

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

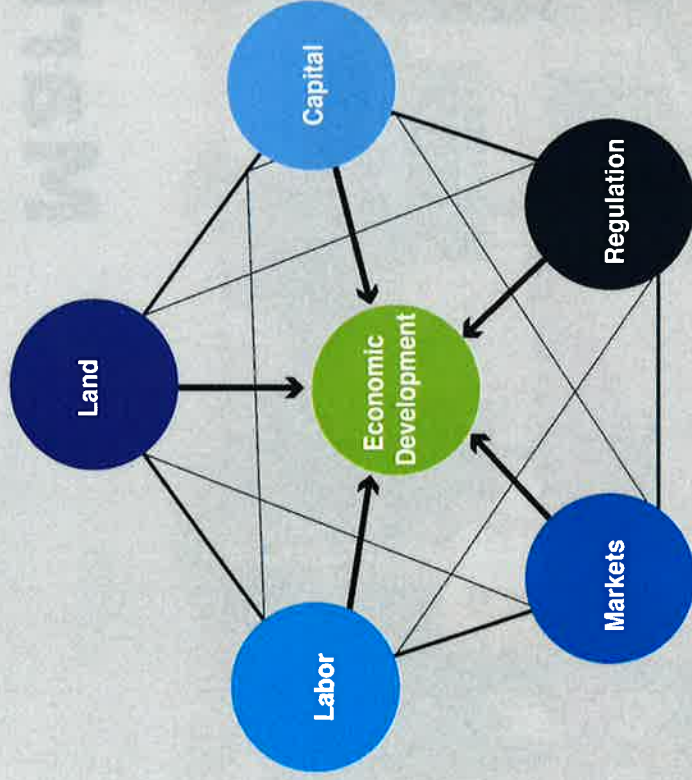




Market Analysis

Market Analysis

Approach
Branding and Marketing
Market Demand vs. Market Potential





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.



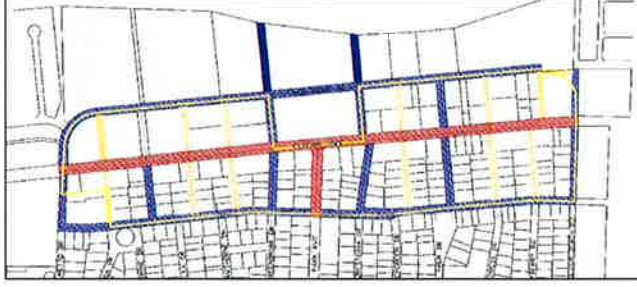
VISION LAKE PARK

The Vision

The Vision

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

- **Public Realm**
 - Streets and Open Spaces
- **Development Pattern**
 - Building Placement, Massing and Height Transitions
- **Master Plan**



Key:
 Exist. Bldg
 New Bldg



The Vision

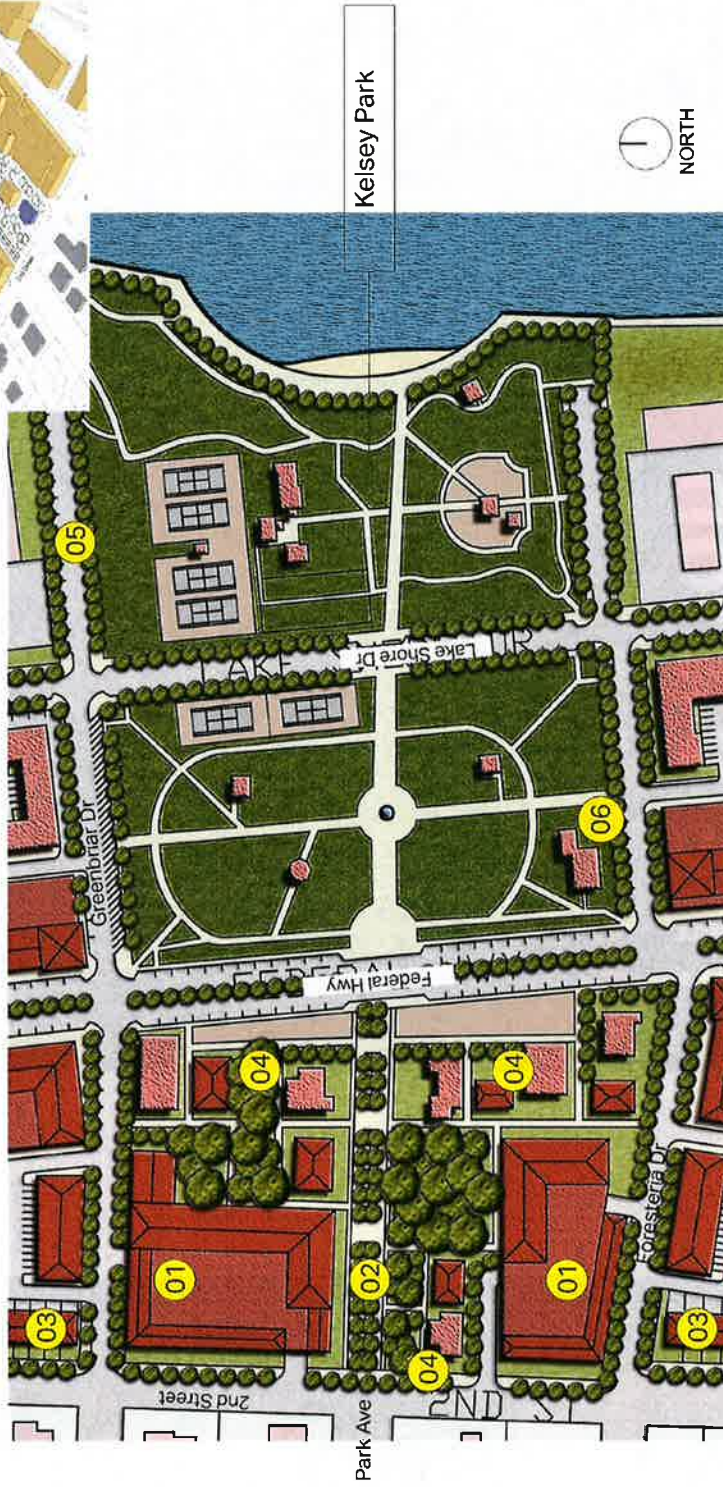
Master Plan

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

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

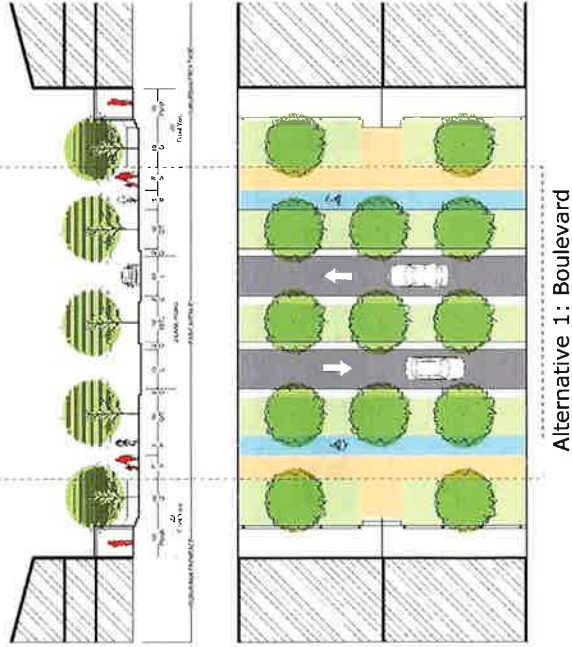
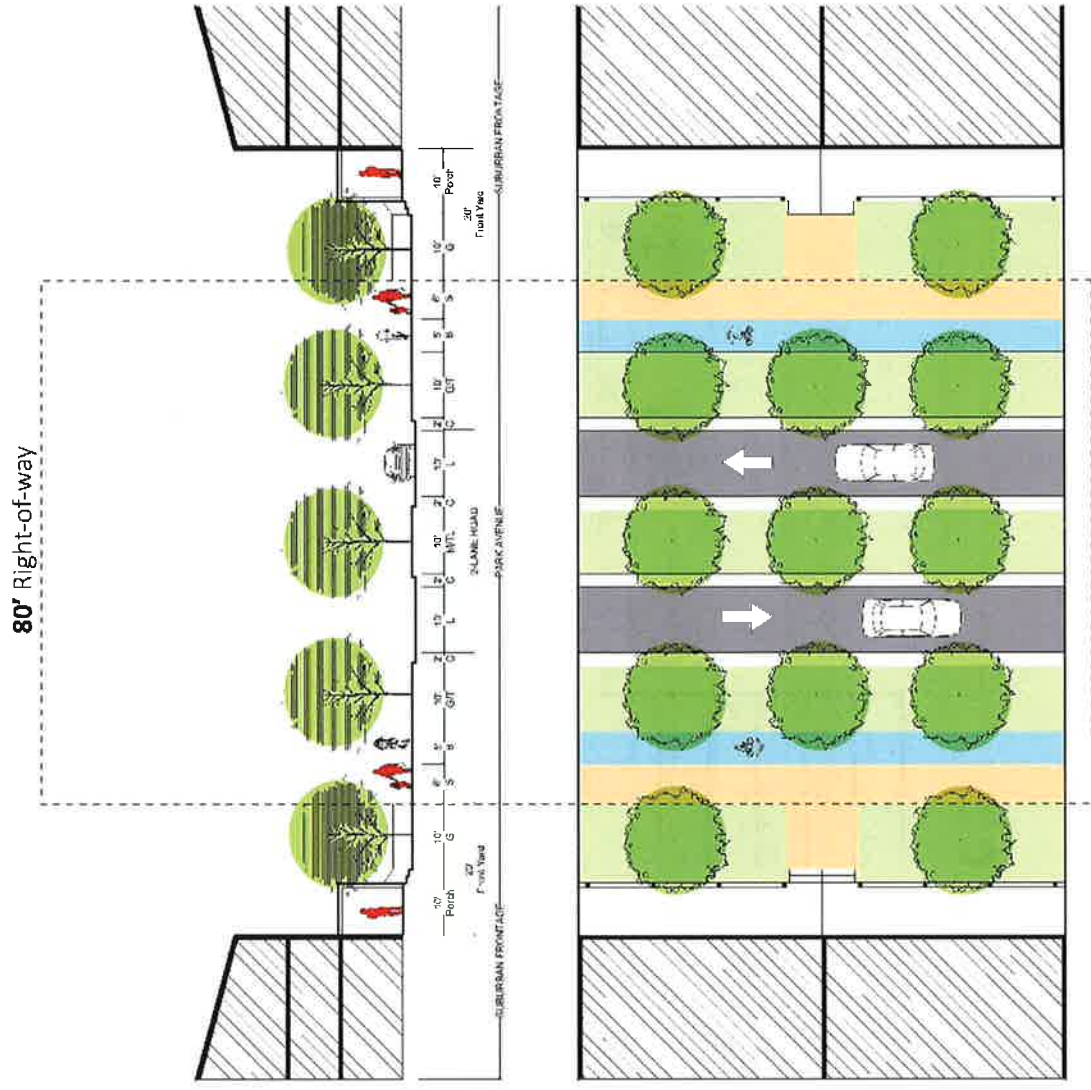


- | | | | |
|-----------|--|-----------|---|
| 01 | Multi-Family Development | 04 | Existing Historically Significant Buildings |
| 02 | Urban Village: Commercial/ Entertainment District/ Festival Street | 05 | New Street Connecting to Waterfront |
| 03 | Townhouses | 06 | Evergreen House |

Park Avenue

Proposed Streetscape Improvements

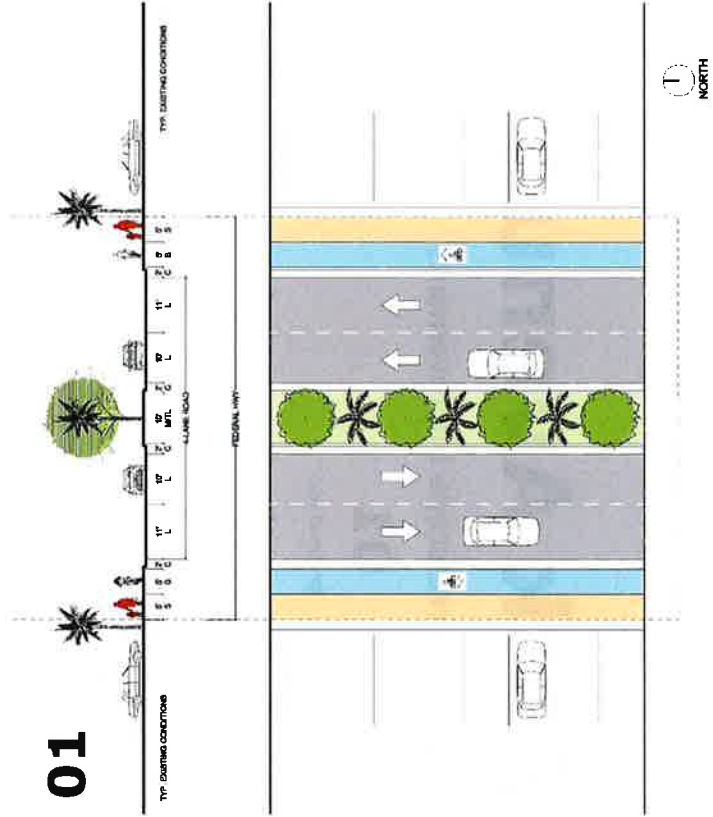
01



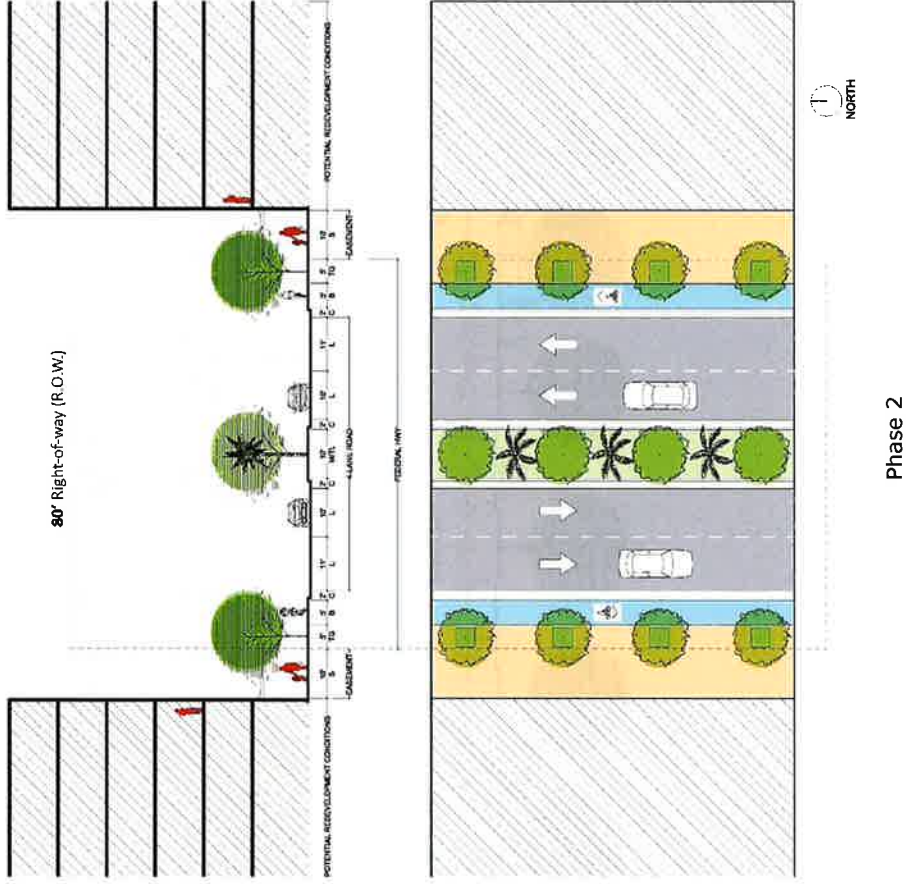
Federal Hwy.

Proposed Streetscape Improvements

01



02

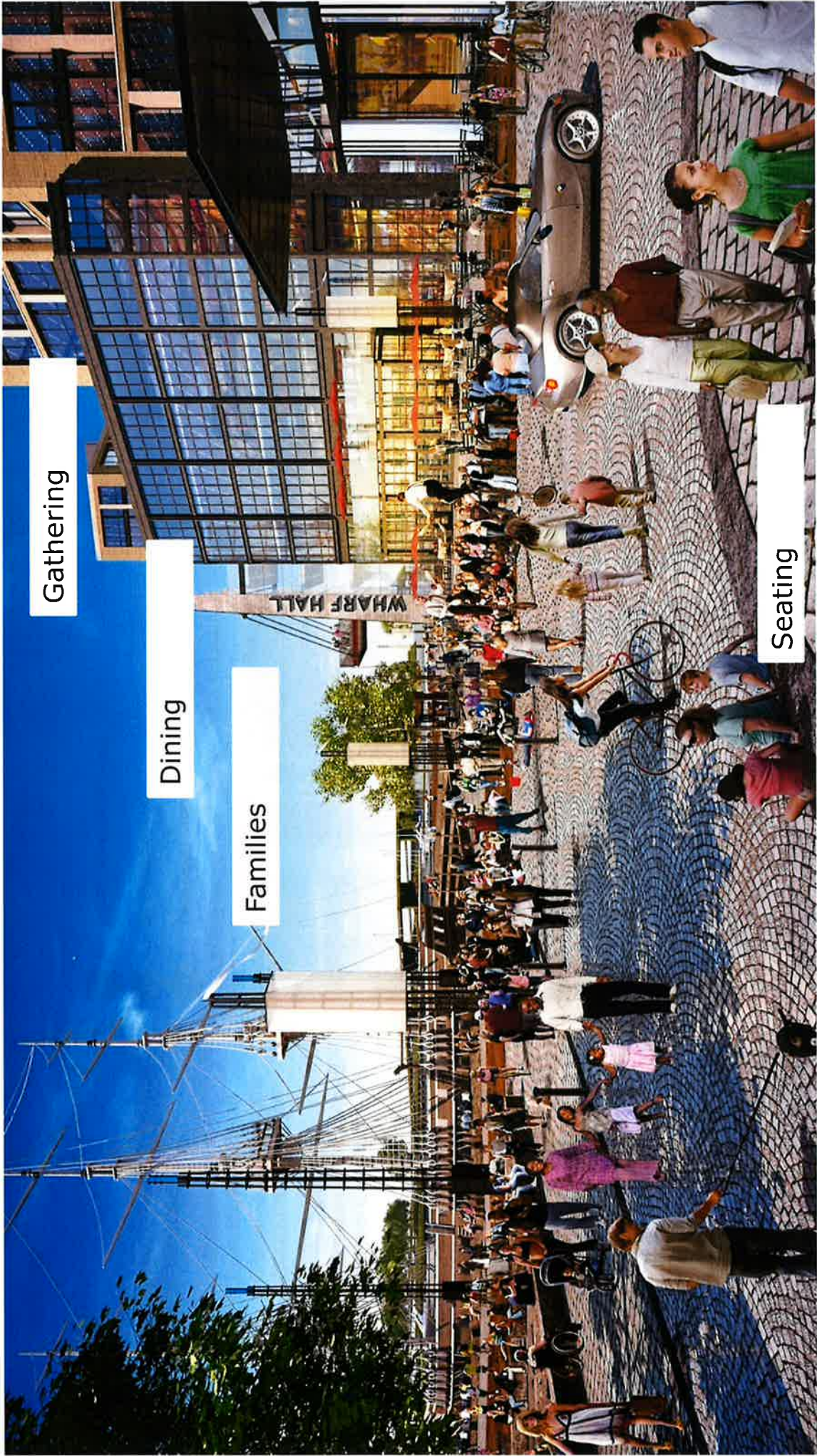


Lake Park Harbor Marina

Proposed Redevelopment:

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





Gathering

Dining

Families

Seating

Living

Promenade

Public Plaza

Boat Ramp

Retail

Market, cafes and shops



2nd Street

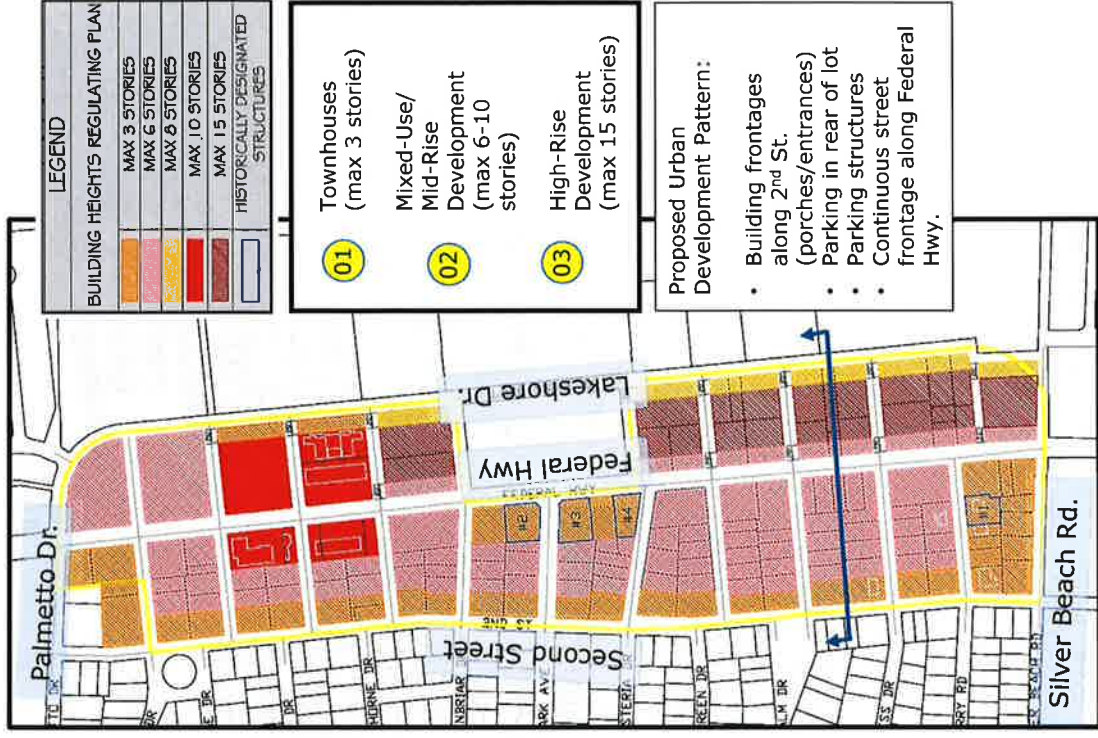
Existing Conditions:

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



TRANSITIONS

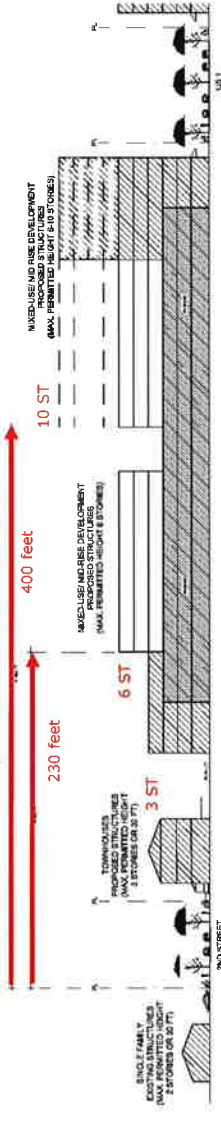
Option 1



1



2

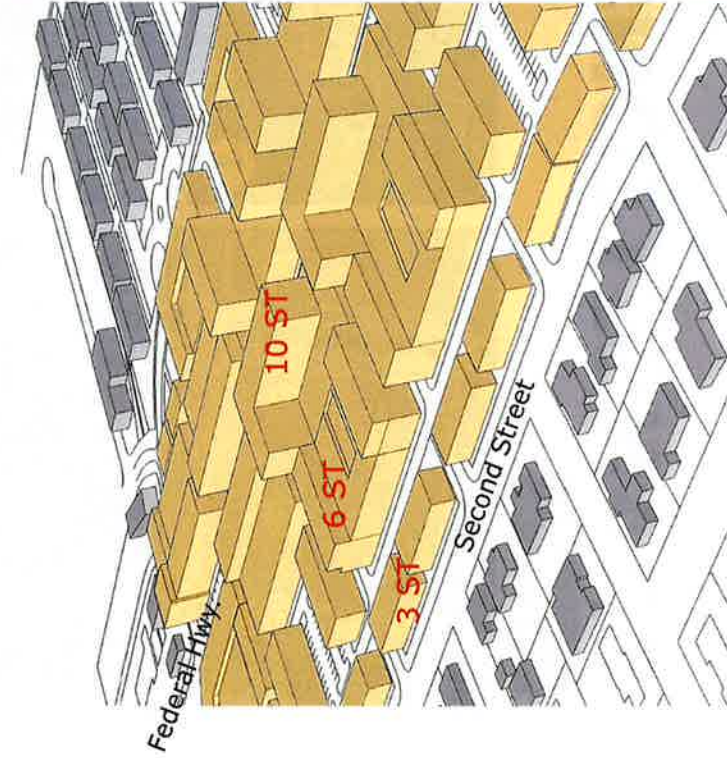


Proposed Urban Development Pattern:

- Building frontages along 2nd St.
- Parking in rear of lot
- Parking structures
- Continuous street frontage along Federal Hwy.

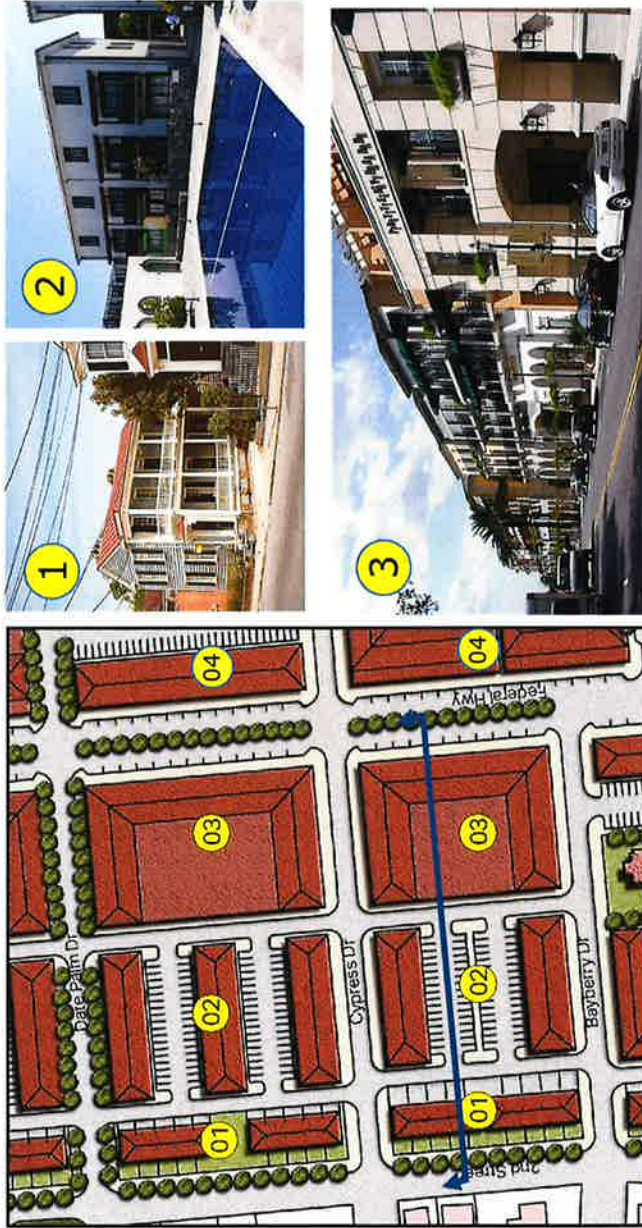
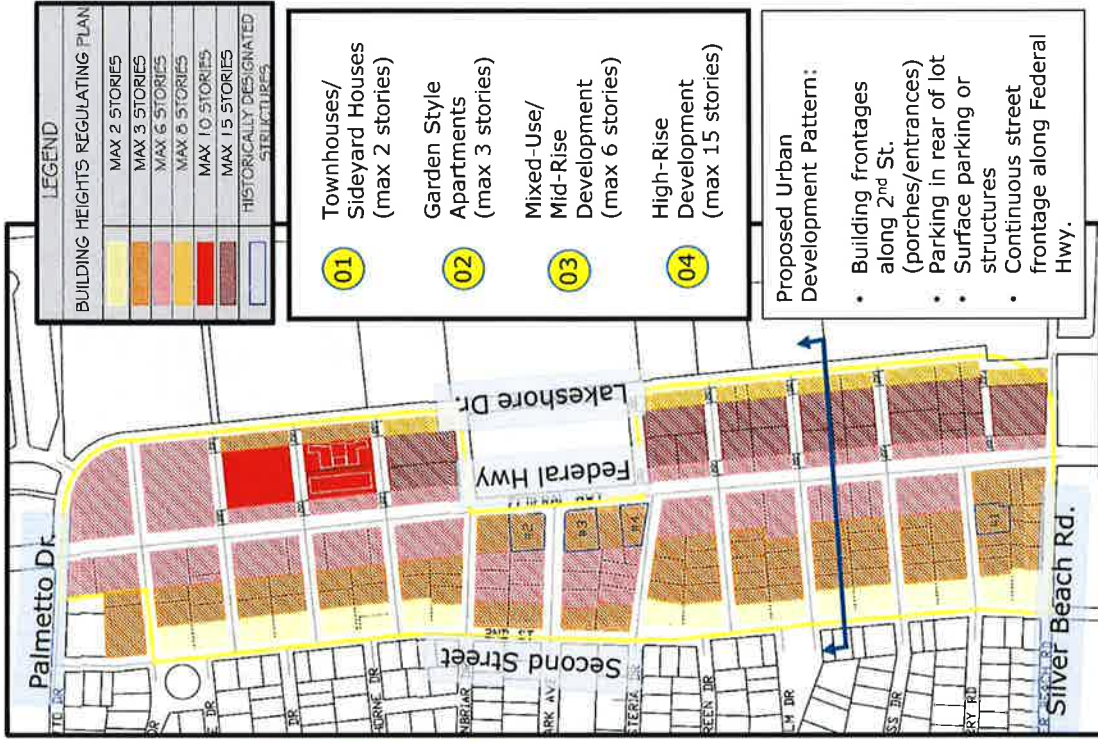
TRANSITIONS

Option 1



TRANSITIONS

Option 2



TRANSITIONS

Option 2



TRANSITIONS

Option 2



Federal Hwy.

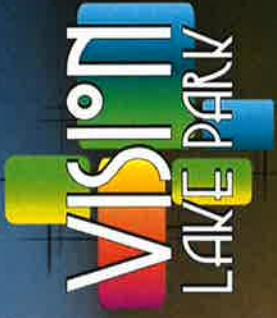
Second St.

The Vision

2nd Street Proposed Streetscape Improvements

Proposed Conditions



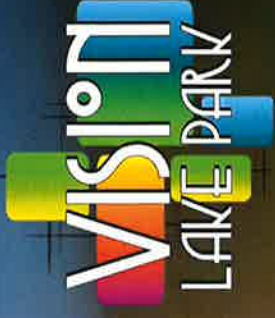


Basket of Rights

Basket of Rights

Recommended changes to Densities and Intensities

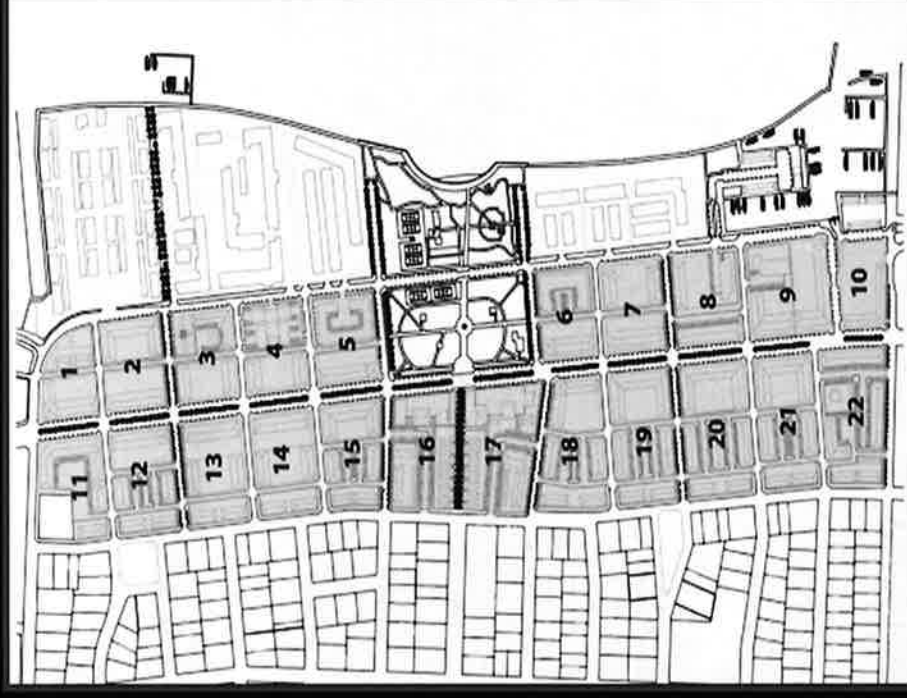
- Build-out analysis (maximum capacity based on proposed building heights, desired development pattern and realistic assemblages of parcels)
- Potential build out for entire district:
 - 3,829 units
 - 454,136 sq ft of commercial (assuming ground floor commercial along Federal Highway and Park Ave only)
- 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

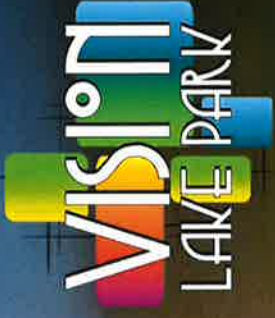


Transfer of Development Rights Analysis

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

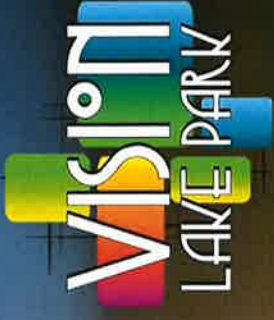




Panel Responses

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**

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Note:

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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.