



Minutes
Town of Lake Park, Florida
General Public Meeting
Redevelopment Management Associates
Mixed-Use Districts; US-1 Corridor
Tuesday, January 16, 2018, 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 Tuesday, January 16, 2018 at 6:00 p.m. Present were Mayor Michael O'Rourke, Vice-Mayor Kimberly Glas-Castro, Commissioners Anne Lynch, and Roger Michaud, Town Manager John O. D'Agostino, Community Development Director Nadia DiTommaso, and RMA.

Mr. Max Wemyss, Ms. Jean Dolan, of RMA introduced the meeting and stated, "We are not developers, we do not own any property, we are solely tasked for writing zoning regulations". He presented to the members of the audience (see Exhibit "A"). He explained that the presentation was a comprehensive analysis, intended to help the Town's leaders make informed decisions. He stated, "Without a plan in place, there is a risk of instability for the Town as a whole."

At 6:44 p.m., Mr. Wemyss announced that there would be a brief recess; the meeting reconvened at 6:56 p.m.

Mayor O'Rourke read aloud the questions and comments of the public.

Question: "What will happen to our homes, how are we to be compensated for our properties if we decide to sell, and what is the proposed time frame?" Mayor O'Rourke 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.

Town Manager D'Agostino read and answered questions and comments of the public.

Comment: "Not interested in living in, or near a condo, do not want area rezoned."

Town Manager D'Agostino read aloud questions regarding the projected completion date for Lake Shore Drive Drainage improvements. He explained the process by which the Town has completed to acquire funds for project initiatives. He explained the history of the issue and that the project was ongoing and that it may be completed in fiscal year 2019/2020.

Town Manager D'Agostino read aloud questions regarding developmental timelines. He explained that the land development regulations must be implemented prior to the start of development. He explained that developmental phases lasted between 12-18 months.

Town Manager D'Agostino read aloud questions regarding development near Old Dixie Highway and the solicitation of artists to enhance the area. He explained that the development within the area was ongoing and that artists would be notified of opportunities.

Questions: "Did the Town approach RMA or vice versa? How will a perspective developer move forward with a project? What assurances would be in place for them to acquire their assemblage?" Town Manager D'Agostino explained that the Town had solicited a Request for Proposals for Professional Planning Services. He explained that any collaboration of RMA and perspective developers was unethical. He explained the history between RMA and the Town of Lake Park.

Question: "Is it too soon to ask about the price of the units?" Town Manager D'Agostino explained that the price of the units would be based on the market rate. He explained that areas with low value rates usually have higher tax rates and vice versa.

Question: "What happens if a block of residents don't want to move?" Town Manager D'Agostino explained that residents were not required to relocate.

Question: "Will this proposal be voted on by the residents of the Town of Lake Park?" Town Manager D'Agostino explained that the elected officials would vote on the future land development regulations in the best interest of the stakeholders.

Questions: "Will I be forced to sell my home? Is it a waste of money to make improvements to my home?" Town Manager D'Agostino answered, "No" in response to both questions.

Ms. Dolan of RMA read and answered questions.

Questions: "How much traffic is expected? Do we have to create a transportation concurrency exception area?" Ms. Dolan explained that the entitlements were not increased and remained as approved in the Comprehensive Plan. She explained that traffic concurrency would not be an issue and that the Town of Lake Park would update its Comprehensive Plan to the complete streets initiative.

Question: "Could the development of low income housing be prevented?" Ms. Dolan explained that there are no controls of the costs of housing that would be built.

Question: "Did we look at utility in the road section to see if the setbacks were realistic, including gas, drainage, and electric?" Ms. Dolan explained that was not included in the scope of service for RMA. She explained that each developer would need to review the location and relocation of utilities to maximize their lot coverages.

Question: "Did we build sustainability into the code with green streets and complete streets?" Ms. Dolan answered, "Yes" and explained what a street regulation plan and a greenways plan.

Mr. Max Wemyss read and answered questions.

Question: "Is a mix of use required or only encouraged within the core area buildings?" Mr. Wemyss explained that commercial uses were required along the ground floor of buildings that frontal on Federal Highway and that mix-use could begin on the second floor.

Question: "Can a tower be 100% residential?" Mr. Wemyss answered, "Yes", and explained as long as it does not frontal on US Highway 1.

Question: "Is the building usage along Lake Shore Drive still residential?" Mr. Wemyss answered, "Yes."

Question: "Is there on street parking along Lake Shore Drive or is all parking in the rear?" Mr. Wemyss explained that site parking is to be maintained onsite to the side or rear of the building.

Question: "What are we going to do with Lake Shore Drive if Earl Stewart Toyota is residential?" Mr. Wemyss explained that Earl Stewart Toyota was allowed to remain as a Planned Unit Development. He explained that if Earl Stewart Toyota chose to redevelop their site they would be required to conform to the proposed land development regulations.

Members of the Public were provided the opportunity to provide their additional comments and questions as follows:

Comment: "Don't allow your zeal to revitalize overshadow the wants of Town Residents."

Comment: "Our neighborhoods are fairly unique, close to the coast, and built as part of a development for Pratt & Whitney. I feel that you are going to change the character of the Town. There is going to be a lot of traffic created by this development." The member of the public further explained that there would be a variation of developments, which may include, low-income, single-family, and town homes. "This is big, very big, and I am really concerned."

Comment: "The Town of Lake Park reminds of my childhood neighborhood. I know that you guys want to generate revenue for the Town but I am not sure this is the best route."

Comment: "I have lived in Lake Park for a very longtime, Lake Park is very quaint, I am hoping that we don't get overbuilt, and have a lot of traffic. I know we need to increase the tax base, please consider the vision of the residents."

Comment: “With the rezoning, are you going to have a limited buyer or are you going to be able to sell to a perspective home-buyer or wait until a developer makes an offer?” Mr. Wemyess, answered, “Both.” The member of the public further his comments with reference concerns of future limited buyers of commercial use. Town Manager D’Agostino explained that the housing market would dictate whether an entire block is developed. He explained that the proposed regulations were created to protect the interest of homeowners. He explained that homeowners would not be forced to sell their homes. Ms. Dolan explained that the Comprehensive Plan had included mixed-use in 2008. She explained that the adoption of regulations would not immediately change the housing market.

Comment: “A lot of people who live in Lake Park are on fixed incomes, so if they sell their homes and move into condos then they have association fees, and no one has mentioned association fees”. Town Manager D’Agostino explained that association fees are paid for private development where condominiums are built. He explained that association fees may become an issue for those who choose to live in a condominium while on a fixed income, and that it would be a personal decision.

Mayor O’Rourke thanked the members of the audience for their attendance. Commissioner Michaud announced that there would be a Community Forum on January 24, 2018 at 6:00 p.m., Town Hall Commission Chamber.

The meeting ended at 7:52 p.m.

Exhibit "A"



Town of Lake Park Federal Highway Mixed Use District

Comprehensive Plan and Zoning Amendment

Community Information Meeting

January 16, 2018



Introduction to Team

Urban Design & Planning:

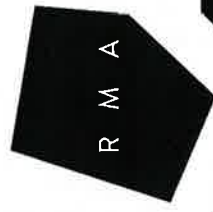
- Jean Dolan, AICP: *Senior Planner/Project Manager*
- Max Wemyss: *Planner*
- Camilo Lopez: *Junior Urban Designer*

Economic Development:

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

Business Attraction & Marketing:

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



Mayor Michael O'Rourke

Town Clerk, Vivian Mendez, CMC

Deputy Town Clerk, Shaquita Edwards

TOWN OF LAKE PARK
SEAL

FLORIDA

Approved on this 21 of March, 2018



Purpose and Vision

To prepare zoning regulations to encourage infill, redevelopment and streetscape improvements along the Federal Highway Corridor and to promote 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)*
- *Overall development pattern that is compatible with surrounding neighborhoods and enhances character of the community*
- *Preservation of historic character at Park Avenue and Federal Highway*
- *Potential for 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*

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

Approach

- Creation of “Pool of Entitlements” approach to the land use designation implemented by a form-based Code to guide redevelopment with a focus on compatible transitions of heights, building types and uses and reasonable requirements for public improvements.

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

- **Amendment Review**
- Adoption Process (Comp Plan and Zoning)
 - General Public Meeting (TBD January 8-18)
 - Planning and Zoning Board (January 22)
 - 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 work done to date
- Summary of guiding vision
- Learn about proposed zoning for the district (to implement the vision)
- Opportunity for Q&A and panel responses

Meeting Agenda

- 6:00 PM – 6:15 PM:
 - Introduction
- 6:15 PM – 6:45 PM:
 - Presentation on recommended amendments
- 6:45 PM - 7:45 PM:
 - Panel and Feedback Session
- 7:45 PM - 8:00 PM:
 - Next Steps
 - Adjourn



Work done to date

Summary of work done to date

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)



Existing Conditions, Data, and Parcel Analysis

All of this work is detailed in the published Existing Conditions, Data, and Parcel Analysis that is posted to the Documents section of the project website:

www.visionlakepark.com

Town of Lake Park
Federal Highway Mixed Use District
Existing Conditions, Data and Parcel Analysis



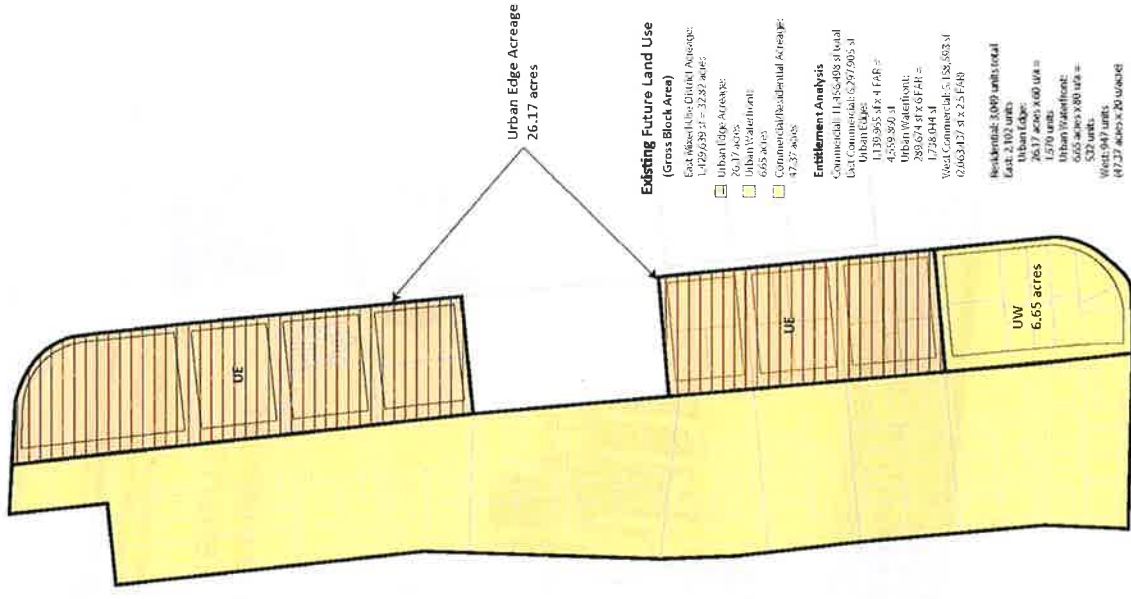
FINAL REPORT
8/10/17

THIS REPORT WAS PREPARED FOR THE TOWN OF LAKE PARK BY:
Recreation Management Associates

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.



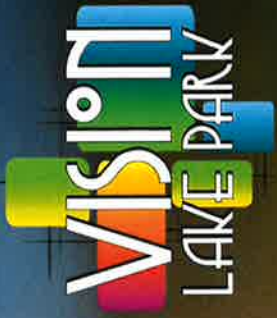
Key:
Exist. Bldg
New Bldg



The Vision

Master Plan

- Illustrates development scenarios
- Provides recommendations for implementing the established Vision
- Focuses on appropriate height transitions to ensure compatibility with existing development while encouraging land assemblage to optimize redevelopment potential and maximize public benefits

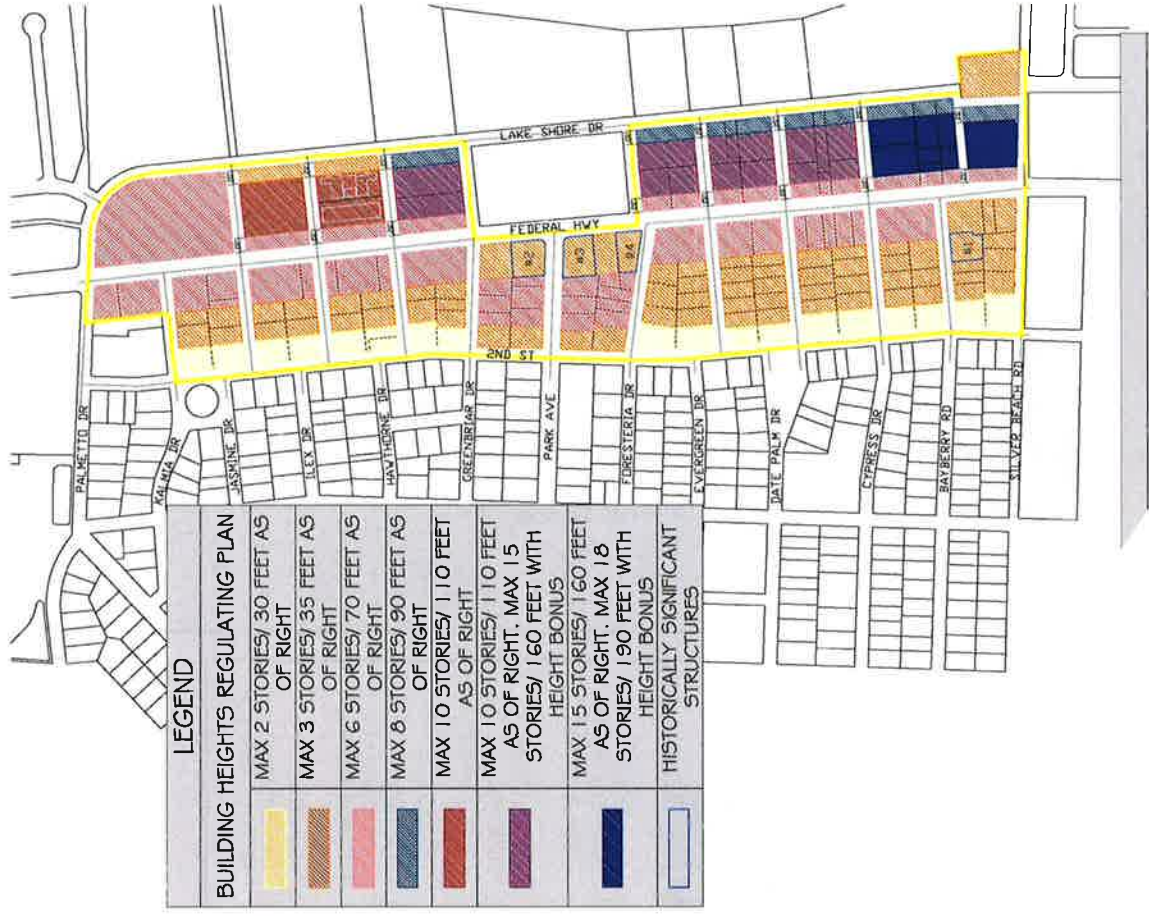


Land Development Regulations

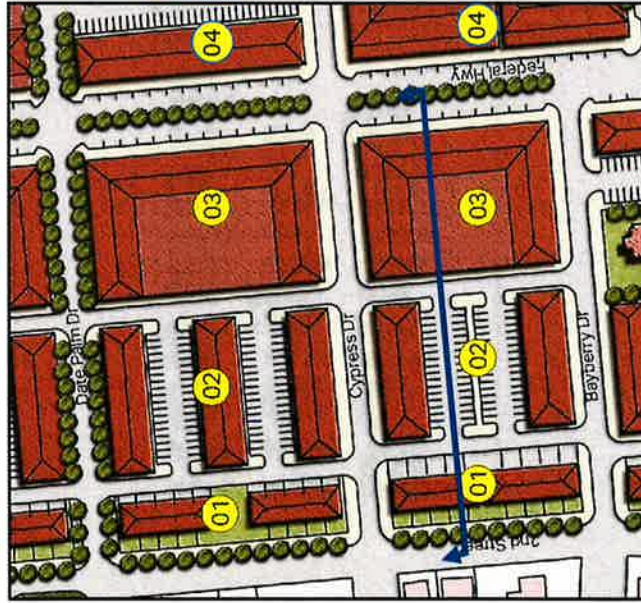
Sub-Areas Regulating Plan



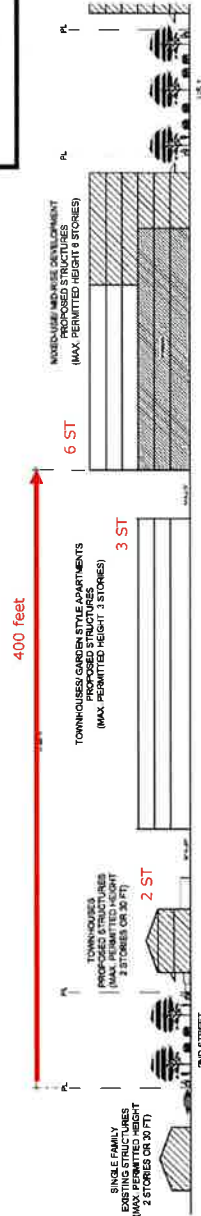
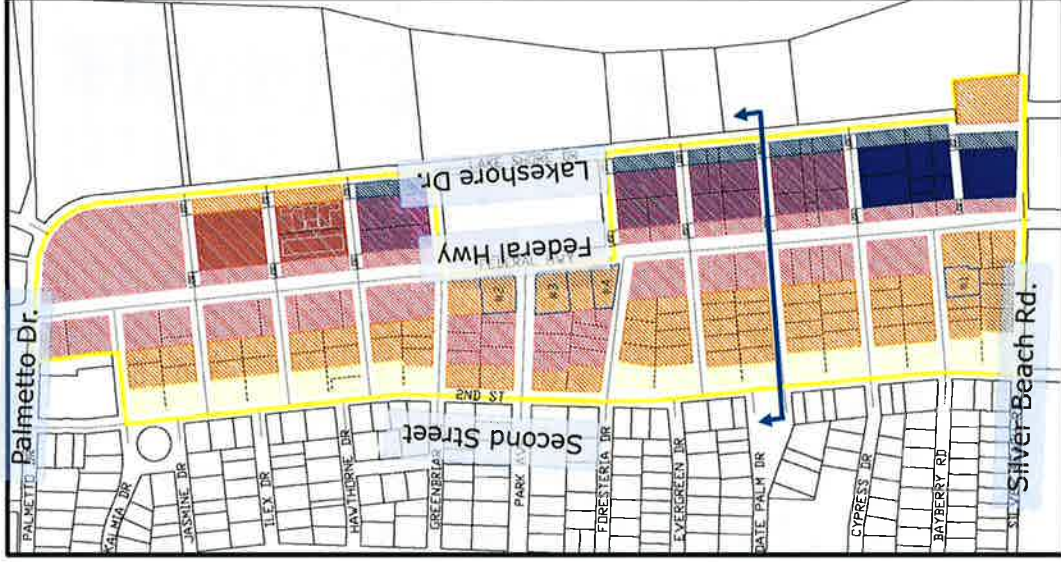
Building Heights Regulating Plan



TRANSITIONS



- 01 Townhouses/
Sideyard Houses
(max 2 stories)
- 02 Garden Style
Apartments
(max 3 stories)
- 03 Mixed-Use/
Mid-Rise
Development
(max 6 stories)
- 04 High-Rise
Development
(max 15 stories)



TRANSITIONS



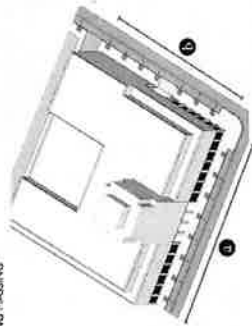
Federal Hwy.

Second St.

Building Typologies

MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM
FIGURE 1: TOWER BUILDING TYPE

BUILDING MASSING



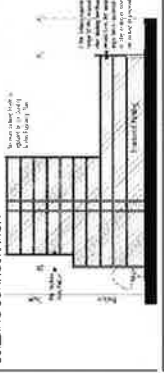
DEFINITION:
 a mid-level building organized around a central core which is part of the building's rigidity in proportion.

- BUILDING LINE
- PROPERTY LINE
- ACTIVE USE
- PARKING AREA
- LOT WIDTH
- LOT DEPTH

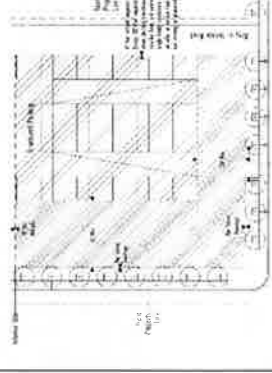
LOT STANDARDS: MIN. MAX.

A. Lot Width	200	250	N/A
B. Lot Depth	130	N/A	N/A
C. Lot Area	N/A	N/A	N/A
D. Impervious Area	70%	N/A	80%
E. Permeable Area	30%	20%	20%
F. Porosity	0.15	0.15	0.15
G. Floor Area Ratio	9.25	9.25	9.25
H. Rear Setback	0.12	N/A	N/A

BUILDING CONFIGURATION



BUILDING SETBACKS



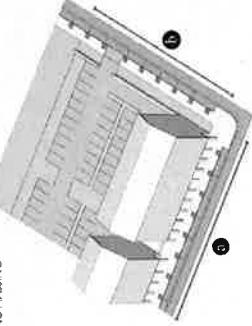
NOTE:
 1. All setbacks are measured from the building's base to the lot line and not from the building's footprint. The setbacks are measured from the building's base to the lot line and not from the building's footprint.

OPEN SPACE STANDARDS:
 All multi-family residential buildings shall provide a minimum of 20% of the lot area for common private open space in order to provide a continuous, strong edge to the public realm, creating defined public spaces and continuity in the urban form.

Tower

MIXED USE DISTRICT: BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAMS
FIGURE 3: FLEX BUILDING TYPE

BUILDING MASSING



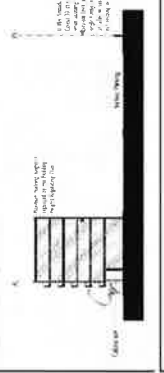
DEFINITION:
 buildings designed to respond to changes of building use over time. The building site location is subject to change and requires a very early stage in its planning.

- BUILDING LINE
- PROPERTY LINE
- ACTIVE USE
- PARKING AREA
- LOT WIDTH
- LOT DEPTH

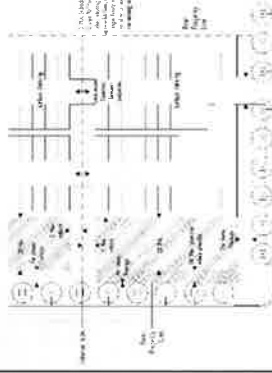
LOT STANDARDS: MIN. MAX.

A. Lot Width	200	250	N/A
B. Lot Depth	130	N/A	N/A
C. Lot Area	N/A	N/A	N/A
D. Impervious Area	N/A	80%	N/A
E. Permeable Area	20%	N/A	N/A
F. Porosity	0.15	0.15	0.15
G. Rear Setback	0.12	N/A	N/A

BUILDING CONFIGURATION



BUILDING SETBACKS



NOTE:
 1. All setbacks are measured from the building's base to the lot line and not from the building's footprint. The setbacks are measured from the building's base to the lot line and not from the building's footprint.

OPEN SPACE STANDARDS:
 All multi-family residential buildings shall provide a minimum of 20% of the lot area for common private open space in order to provide a continuous, strong edge to the public realm, creating defined public spaces and continuity in the urban form.

Flex

Permitted Building Typologies

MIXED USE DISTRICT BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM
FIGURE B: TOWNHOUSE BUILDING TYPE A
 SUBAREA: CenterEdge

DEFINITION:
 A large building with a range of uses that are either residential or a large proportion of the building is residential. The building is designed to be used for long-term living and is located in a residential neighborhood. It is a multi-unit residential building that is designed to be used for long-term living. It is a multi-unit residential building that is designed to be used for long-term living.

BUILDING MASSING

BUILDING CONFIGURATION

BUILDING SETBACKS

LOT STANDARDS: MIN. MAX.

a. Lot Width	75'	27'
b. Lot Depth	80'	250'
c. Lot Area	1800 sq ft	2,500 sq ft
d. Impervious Area	75%	10%
e. Permeable Area	10%	10%
f. Floor Plate	9,750 sq ft	2,500 sq ft
g. Floor Plate	9,750 sq ft	2,500 sq ft
h. Floor Plate	9,750 sq ft	2,500 sq ft

NOTES:
 1. Minimum of two separate units of 1,500 sq ft each.
 2. Maximum of 10 units per lot.
 3. Maximum of 10 units per lot.
 4. Maximum of 10 units per lot.

PARKING STANDARDS:
 1. Minimum of 1 parking space per unit.
 2. Maximum of 1 parking space per unit.
 3. Maximum of 1 parking space per unit.

OPEN SPACE STANDARDS:
 1. Minimum of 10% open space.
 2. Maximum of 10% open space.
 3. Maximum of 10% open space.

TOWNHOUSE STANDARDS:
 1. Minimum of 10% open space.
 2. Maximum of 10% open space.
 3. Maximum of 10% open space.

Townhome

MIXED USE DISTRICT BUILDING TYPOLOGY AND PLACEMENT REGULATING DIAGRAM
FIGURE B: ZERO-LOT LINE WITH ALLEY/SERVICE ROAD (SIDEWALK AND COURTYARD) HOUSE TYPE
 SUBAREA: CenterEdge

DEFINITION:
 A large building with a range of uses that are either residential or a large proportion of the building is residential. The building is designed to be used for long-term living and is located in a residential neighborhood. It is a multi-unit residential building that is designed to be used for long-term living. It is a multi-unit residential building that is designed to be used for long-term living.

BUILDING MASSING

BUILDING CONFIGURATION

BUILDING SETBACKS

LOT STANDARDS: MIN. MAX.

a. Lot Width	50'	40'	30'
b. Lot Depth	60'	60'	60'
c. Lot Area	3000 sq ft	3600 sq ft	1800 sq ft
d. Impervious Area	100%	100%	100%
e. Permeable Area	0%	0%	0%
f. Floor Plate	10,000 sq ft	10,000 sq ft	10,000 sq ft
g. Floor Plate	10,000 sq ft	10,000 sq ft	10,000 sq ft
h. Floor Plate	10,000 sq ft	10,000 sq ft	10,000 sq ft

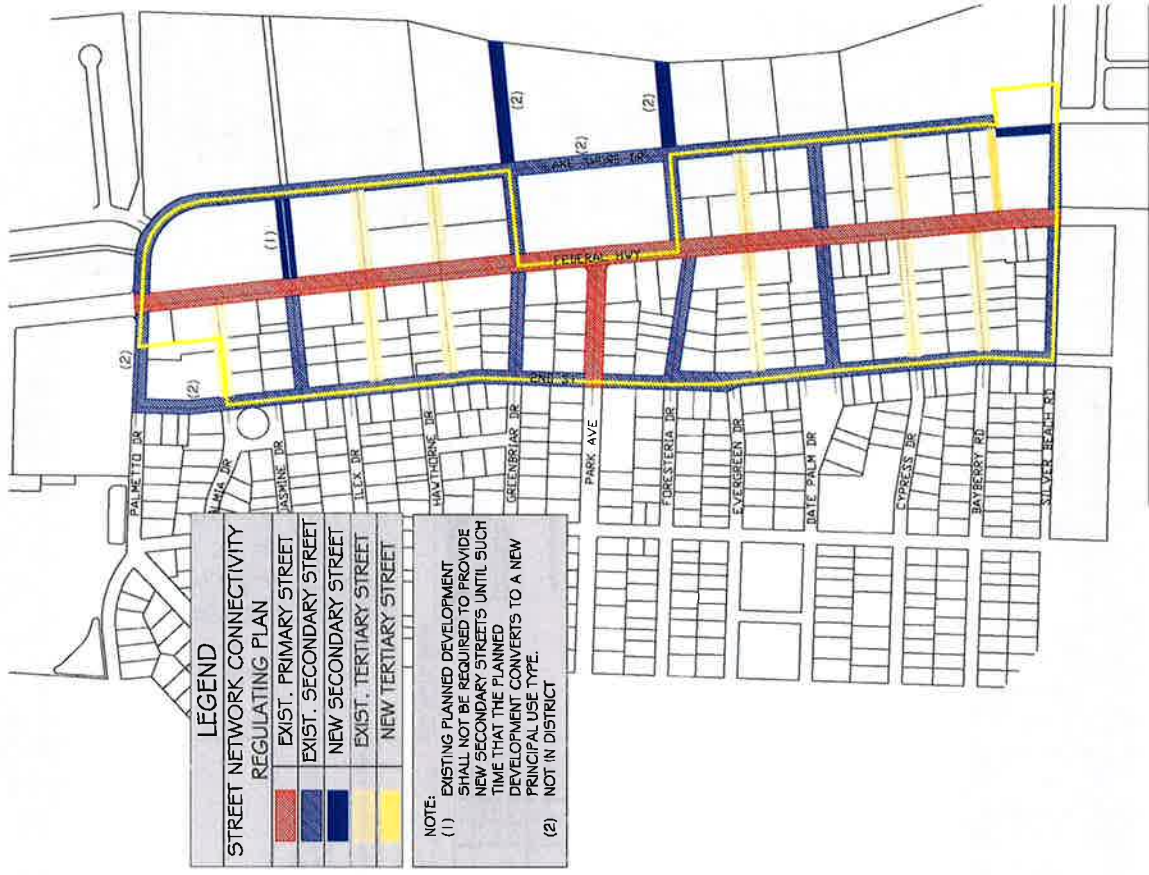
NOTES:
 1. One use, full lot, 0' lot, 40' lot, 30' lot.
 2. Minimum of 10 units per lot.
 3. Maximum of 10 units per lot.

PARKING STANDARDS:
 1. Minimum of 1 parking space per unit.
 2. Maximum of 1 parking space per unit.
 3. Maximum of 1 parking space per unit.

OPEN SPACE STANDARDS:
 1. Minimum of 10% open space.
 2. Maximum of 10% open space.
 3. Maximum of 10% open space.

Zero-Lot Line

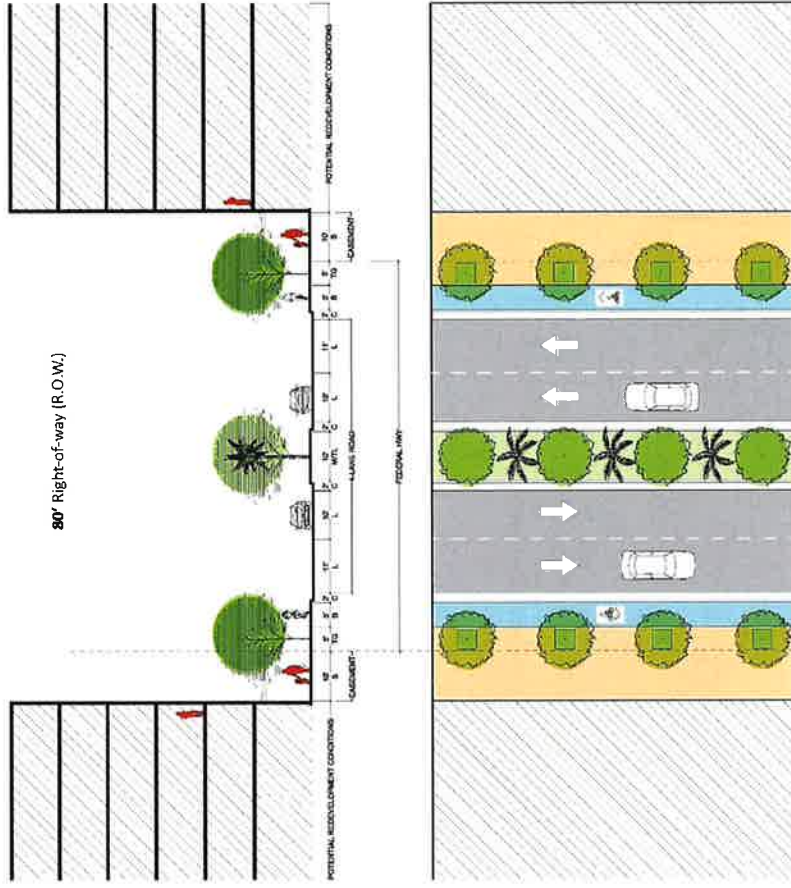
Street Network Connecting Regulating Plan



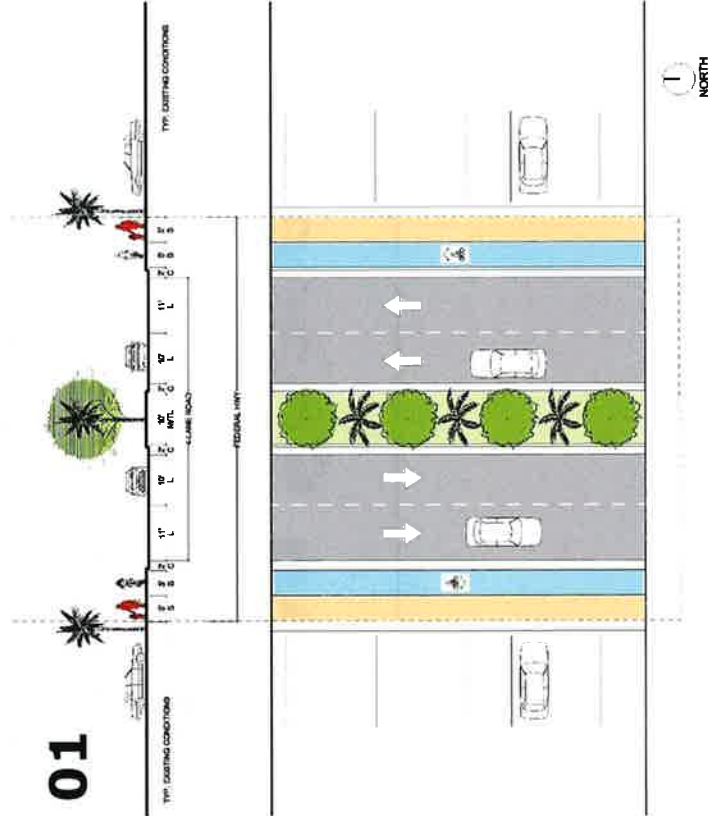
Federal Hwy.

Proposed Streetscape Improvements

02



01



Phase 2

Phase 1

Open Space & Greenway Systems Regulating Plan





Next Steps



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

www.visionlakepark.com

Or contact Nadia DiTommaso at:

NDiTommaso@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

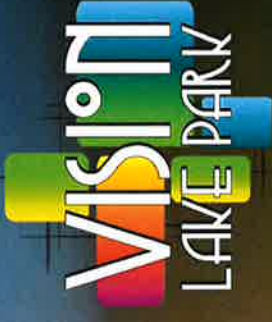
- Draft Comp Plan and Zoning Regulations

January – April

- Adoption Process (Comp Plan and Zoning)
 - **General Public Meeting (January 16)**
 - Planning and Zoning Board (January 22)
 - 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



Panel Responses

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.