



# AGENDA

Lake Park Town Commission  
Town of Lake Park, Florida  
Visioning Workshop  
Wednesday, June 15, 2016 6:00 p.m.  
Lake Park Town Hall  
535 Park Avenue

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

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

A. CALL TO ORDER/ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. SPECIAL PRESENTATIONS/REPORTS:

1. Visioning Workshop for the Future of the Town of Lake Park

Tab 1

D. PUBLIC COMMENT:

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

E. ADJOURNMENT:

---

# **Special Presentations /Reports**

# TAB 1



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, Advertised, 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.



# AGENDA

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

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

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

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

B. **PLEDGE OF ALLEGIANCE**

C. **OLD BUSINESS:**

1. Visioning Statements

D. **PUBLIC COMMENT:**

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

E. **ADJOURNMENT:**

**Next Scheduled Visioning Workshop will be held on**



# TAB 1



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 18, 2015

Agenda Item No. *Tab 1*

Agenda Title:   Visioning Statements  

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

Approved by Town Manager *J. D. Agostino* Date: 11/6/15

John O. D'Agostino, Town Manager

Name/Title

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

Summary Explanation/Background:

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

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

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

### **Visioning Key Components:**

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

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

### **Visioning Statements by Commission Members:**

#### **Infrastructure:**

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

#### **CRA:**

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

#### **Park Enhancement:**

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

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

#### Community Based Initiatives:

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

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

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

2-14-12 James DuBois Notes on Administrative and Legislative Priorities Pertaining to  
Town of Lake Park

CRA – Budget – The Town of Lake Park's principal, interest, and penalty payments to the LP CRA Agency from TIF non payments will be reduced through FY 2012-13 – The CRA will have to learn how to live off of its own TIF values.

CRA – Workshop March 15, 2012 – Stakeholders Advisory Committee – Formation of the committee is needed, a "charter" describing goals, purpose, establishment of quorum, make-up of the board, parliamentary practice procedures, Chair duties, Vice Chair duties and Secretary duties, etc for the purpose of establishing a guidance committee for the CRA board.

CRA – Administration – staffing and operation of the day to day functions as an outsourced third party or in-house function. CRA administrative costs have been prorated through out the Town's departments, losing these administrative charges will have an impact on both CRA and Town budget(s).

Education – Lake Park has three main schools, not including charter and private schools. Our ability to interface with the PBC SD has not been tested. Property values and attractiveness of any community are directly linked to that community's school system. Understanding how the Town itself can impact the quality of education is an area that has not been explored and should be considered.

Lake Park Elementary - 2010 "C", 2011 "B"

North Palm Beach Elementary - 2010 "A", 2011 "A"

HL Watkins Middle - 2010 C? 2011 B

Palm Beach Gardens HS - 2010 B, 2011 B

PBC Fire Dept – Contract and valuation method are linked to our property assessments and are therefore more reactive to diminished assessment revenue than the PBSO contract. There may be an opportunity to remove the Fire milage from ad valorem and expense the cost to an non ad valorem assessment thereby relieving that portion of Fire cost from the general revenue stream and the Ad valorem milage.

PBSO – This \$2.5mm contract has escalated each year and has only been kept neutral by re staffing and reducing rank of administrative officials. Last year we reduced or neutralized increases by reducing crossing guards within the town's local collector street system. Our non residential areas require approximately 70% of our PBSO's attention relative to approximately 30 % attention to residential areas. Our Non Res businesses are already stressed as to their mercantile taxes and licensing fees as well as Solid Waste expenses. Police service as an Non Ad Valorem assessment has been adjudicated by the FL Supreme Court as not having nexus to property improvement and therefore non ad valorem assessments are not practiced.

Roads – Most of our local collectors have not been striped for years, our yellow and double yellow lines have worn away almost completely.

We have two major roadway projects on the five year plan both are funded: Sliver Beach Rd from Congress to Old Dixie and Old Dixie from Park Ave to Northlake Blvd. We have a third Thoroughfare Road that the county has long desired to have completed which is the Park Avenue Extension (PAE) from its current terminus at Old Dixie though to Congress Ave. This connection would complete links from US 1 across the Fiscal Drive Bridge to Military trail. Completing this project could have significant rewards for Lake Park development and redevelopment in terms of LOS and TPS at Congress, Northlake Blvd, US 1 & Silver Beach. Buzz DiVosta and Nader Salour have already developed plans to contribute impact fees for development of their Congress Ave. parcel towards building their portion of the PAE. We will need our Commission to pull the trigger on Lake Park's contribution of ROWs and compensating storage areas in order to begin the PAE project. Building all three projects at once could provide some synergy and some design improvements for each project. Our input to PBC Engineering should be available now, pre design, so that we can participate in making these projects as good as they can possibly be for the Town.

*Purchase of Property to Complete PAE /*

Marina Village – The Commission should give direction regarding the conceptual development of the Promenade as it has been recommended for partial street closure rather than the originally proposed full street closure. Currently we have an application for development under review by the CD Dept. The applicant is confused as to what the Commission would like the “Public” portion of the Public Private partnership to look like.

Marina – Occupancy - has been approximately 50% which seems to be competitive with our neighbors in this industry. The economy's decline typically will affect disposable income towards middle upper income leisure expenses first. Until there is cash flowing back into the hands of the leisure class it is not likely that we will experience a large increase of occupancy. There has been some discussion about discounting rates. Discounting rates is a complex matter that takes very thorough cost benefit analysis and should not be undertaken lightly.

Marina – Litigation – This matter should not be openly discussed during public meetings or through non attorney-client privileged communications (such as this). We are able to reserve Executive Sessions for this purpose.

Legislation - FL State and PBC Legislative Delegation Issues– see Fausto Gomez's Interim Legislative Report dated 2/13/12.

Redevelopment – Tax Base Enhancement Opportunities – See Comp Plan FLU Map and EAR: In a nutshell we have significant redevelopment potential on US 1, Northlake Blvd, and throughout our CRA (more than just the PAED). Business retention, attraction and incentive driven attraction of core industries is a fundamental goal for tax base enhancement and stabilization.



Development – Congress Ave. Corridor – Divosta Property, K Rain Property at Silver Beach, US Army Reserve Center at Silver Beach and Congress, Industrial area properties, US 1 Marina Public Private partnership, Stewart Toyota Property on US 1.

*Shovel Ready*

We have two “Shovel Ready” properties mapped on the BDB website. We should contact property owners who meet shovel ready criteria and encourage them to apply for the BDB’s committee review for mapping to the website. Resources include, Chamber of Commerce Economic Development Task Force, BDB, and Bio Science Land Preservation Land Advisory Panel.

Annexation: there are some opportunities for annexation of unincorporated Palm Beach County enclaves to the north of Northlake Blvd at Old Dixie and to the West of the C-17 Canal at Fiscal. Annexation north of Northlake Blvd may have the added benefit of picking up non residential tax base as well as two or three additional legislators depending on how the new district lines are adopted.

Rail Transit – Lake Park is an Frederick Law Olmsted Bros.-John Nolan planned community that was originally structured and heavily reliant on its Park Ave. based main street plan’s connection to the Florida East Coast Rail freight and passenger lines. The passenger rail strike of 1968 caused the town to lose its passenger rail service (as did all other towns. LP’s future took a nose dive through the 70s. One could easily connect not just the economy of the 70s but also the loss of passenger service to our decline). We have an opportunity to restore passenger service through the SFRTA Fast Start plan and the FEC North County Passenger Rail Plan. Restoring passenger service to the town could strongly support redevelopment of Park Avenue and many of the residential neighborhoods whose commuters could begin to rely on passenger service to attain more attractive employment opportunities. TCRPC and MPO have been, and will continue to be principal proponents for north county passenger rail service.

Recreation Director –

Public Events – Fourth of July Fireworks at Kelsey Park, Children’s Easter Egg Hunt on Kelsey Park, Irish Fest Hosted and Sponsored by the Lake Park Kiwanis. We have a tremendous opportunity to make use of the PBSO, PBCFD, US Army, USCG, towards developing an annual parade from Kelsey Park to Old Dixie. PADD events: Seafood Fest auto shows, barbecue competition, Trunk or Treat (PBSO & Bridges of Lake Park), Fill in the Gap (PBSO Christmas event see you tube video “ Christmas Lake Park”) Sunday Market on the Park.

Youth Athletic Programs – Football, soccer, baseball, basketball, tennis, Summer Camp program, all of these areas need attention and volunteer staffing.

Finance Director – Develop a selection committee – Use Seacoast Utility, Town of Juno Beach Town Manager and other outside resources to help with the selection process.

*JUNE*

Library – Keep it funded as much as possible.

Dear Dale

Apropos of the Visioning portion of tonight's meeting I have included a list of the potential Master Planning issues I have raised at previous meetings. Because the items have long term and short term bearing on Lake Park's future these items are appropriate to raise during the Visioning workshop.

5/30/13 Workshop Master Planning Items

TCRPC Master Planning: Include an independent review of upcoming projects pertaining to western and industrial areas of Lake Park including:

1. Industrial and western lands assessment appropriate for BDB shovel ready map. & BDB Marketing
2. Traffic study for development & redevelopment potential intensities, will development continue to be limited to single story uses?
3. PBC Five Year Planned Roadway improvements & Non 5 yr planned Improvements
  - A. Silver Beach Rd West PBC Five Year Planned Roadway improvement
  - B. Silver Beach Rd East
  - C. Congress Ave Ext to A1A PBC Five Year Planned Roadway improvement
  - D. Old Dixie from Northlake to Park Ave. PBC Five Year Planned Roadway improvements
  - E. Park Ave Ext.
  - F. 10th St
  - G. Transit Palm Tran Hub at Train Station site 10th ST
  - H. FECl All Aboard FL Quiet Zones Funding availability and inventory of improvement locations
  - I. MOU for Tri-Rail Coastal Link Partnership
  - J. RR Station Operational Funding Methods TOD Overlay and Capital for Platform development
  - K. Park Ave. Pedestrian Crossing at FEC
  - L. Silver Beach Pedestrian Crossing at FEC
  - M. TOD Parking at RR Station and Park Ave at 7th and 8th St. lot.
  - N. Nature Center at PAE
  - O. Intentionally Left blank
  - P. TOD improvement areas proximate to proposed Tri Rail and Palm Tran Hub site

Q. Cross Access Ordinance

R. Waste Water piping to Seacoast Utility Authority

This is a long list of potential and imminent improvements concentrated in a small area of town holding great potential for property value enhancements and greater intensity than currently exists. As such, there would be a valuable opportunity to analyze the list as a Master Plan for which TCRPC has expressed willingness to work for the town if the town requests their help. The TCRPC rate is \$120 per hour and a 'limit not to exceed' a specific dollar figure would most likely be acceptable. James DuBois 5-30-13

**John D'Agostino**

**VICE-MAYOR CASTRO**

**From:** Kim Glas-Castro  
**Sent:** Monday, October 12, 2015 5:19 AM  
**To:** John D'Agostino  
**Cc:** Janet Perry  
**Subject:** Re: Vision Comments Follow-up to Wednesday Night

Hello-  
My priorities remain  
- drainage infrastructure improvements along Lake Shore Drive  
- provision of sanitary sewer in industrial area off of Old Dixie  
- engage residents and business owners to enhance Community  
- consensus-building on use of Lake Shore and Kelsey parks (and perhaps Marina needs to be included) and appropriate improvements, layout of events, and sound levels

I don't believe annexation of the area west of Walmart is a priority at this time.  
I can elaborate on my priorities at a meeting.

Kim Glas-Castro  
Vice Mayor  
Town of Lake Park

Sent from my iPad

On Oct 9, 2015, at 4:45 PM, John D'Agostino <[jd'Agostino@lakeparkflorida.gov](mailto:jd'Agostino@lakeparkflorida.gov)> wrote:

Dear Mayor DuBois, Vice Mayor Castro and Commission Members:

As a follow-up to our last Commission Meeting, please forward to me your comments on the Visioning Agenda Request Form included in your Wednesday Night Commission Packet. I am also available in human form should you desire to meet with me. Please contact me to set up an appointment prior to Wednesday October 14, 2015. If you are sending your comments to me electronically, please do so before the close of business on Wednesday October 14, 2015. You may also carbon copy Janet Perry on your electronic response.

I appreciate your help on getting this information to me in a timely enough manner for me to prepare the Agenda Request form for publication on Friday, October 16, 2015.

Sincerely Yours,

John O. D'Agostino  
Town Manager, Town of Lake Park, FL  
561-881-3304 (Office)  
561-881-3314 (Fax)  
[jdagostino@lakeparkflorida.gov](mailto:jdagostino@lakeparkflorida.gov)  
[www.lakeparkflorida.gov](http://www.lakeparkflorida.gov)

***Please note: Florida has a very broad public records law. Written communication regarding town business are public records available to the public upon request. Your e-mail communications are therefore subject to public disclosure. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entry, instead contact this office by phone or in writing. Section 668.6076, FS***

**John D'Agostino**

E. FLAHERTY

**From:** Erin Flaherty  
**Sent:** Monday, November 2, 2015 10:51 PM  
**To:** John D'Agostino  
**Subject:** RE: Visioning Information

John,

My apologies for the delay..Please squeeze my vision ideas in where you see fit..

- **Increased street lighting on all of our residential streets.**
- **Curbing on our residential streets.**
- **Running fiber optics from the railroad tracks "where it currently is" into our industrial areas to promote technology based development.**
- **Improve and/or rebuild our "Welcome to Lake Park" monument signs throughout Lake Park to better brand ourselves.**
- **Redevelop or better utilize Burt Bostrom ball field, possibly incorporating a Community Center.**

Commissioner Flaherty

---

**From:** John D'Agostino  
**Sent:** Monday, November 2, 2015 3:29 PM  
**To:** James Dubois; Erin Flaherty; Michael O'Rourke  
**Cc:** Vivian Mendez  
**Subject:** Visioning Information

Dear Mayor Dubois, Commissioner Flaherty and Commissioner O'Rourke:

The next visioning workshop is scheduled for November 18, 2015. Our initial discussion regarding visioning resulted in the Manager receiving comments from each Commissioner and the Mayor so as to structure the Agenda Request Form for the November 18<sup>th</sup>, 2015 meeting. The Agenda Request Forms are due in the Town Clerk's Office ASAP. I have attached the Visioning Agenda Item ARF dated September 28, 2015. Please review the attachment and provide me with your priorities or ideas on what visioning items are important to you. The objective for me is to take that information and complete the November 18<sup>th</sup> meeting ARF. The deadline for the ARF is today. I realize this is short notice. If you can put together this information as soon as possible, I can complete the ARF in timely manner.

Sincerely:Yours

John O. D'Agostino  
Town Manager, Town of Lake Park, FL  
561-881-3304 (Office)  
561-881-3314 (Fax)  
[jdagostino@lakeparkflorida.gov](mailto:jdagostino@lakeparkflorida.gov)

***Please note: Florida has a very broad public records law. Written communication regarding town business are public records available to the public upon request. Your e-mail communications are therefore subject to public disclosure. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entry, instead contact this office by phone or in writing. Section 668.6076, FS***

Priorities for Lake Park's Vision, 10-14-15

Any vision or visionary goals that are discussed must be progressive and attainable by consensus. If it's pie in the sky, it will go nowhere.

---

Example: Kennedy Vision: was for the US go to the moon. NASA was the way. Just where do we want to take Lake Park, not how to get there? What is our Vision Statement?

---

VISIONARY MEETINGS:

Take Lake Park, once known as the "Jewel of the Palm Beaches" in 1923, toward a strategic and targeted level of industrial, commercial and residential economical development.

For the commission to exist only to serve the citizens of LP and awaken our sleeping giant to be positioned, as a superior and respected first leader, among city and town governments.

To engage and involve residents and business owners in town activities

---

PROJECT ZONES & PLANNING LIST: Involve residents and businesses

1. Western corridor expansion [road projects, master planning, RR, Train Depot Transit Station, All Aboard]
2. Water utilities, septic transition on 10th
3. Ball fields Zone: Bert Bostrom Park, playground, capitol improvement. Contact outside steak holders to use for baseball.
4. Marina.
5. US1 Corridor changes, mixed use zone
6. Park Ave. Extension
7. Scrub conservation area for property owners and the town
8. Silver Beach Rd.
9. Ongoing buildable property. DiVosta application on Water Tower Rd. Work closer with Business Development Department
10. Signage and expiration date
11. More usage of parks, amphitheater & Lake Shore Park
12. Lake Shore Park/Kelsey Park: flea markets, green markets, more usage of our parks, lock in events on a regular basis.
13. CDBG grant for restrooms updates
14. CRA District, Park Avenue. Work with 801 Park Ave. for occupancy. Mr. Spiegel.
15. Old Dixie project
16. 5 year plan to improve our town
17. Capital Improvement plan
18. Utilization of parks, noise, music, protect the quality of life for residents
19. Events, treat sound separately using distance limitations and placement of bands



20. Give this ordinance to be used, as a tool for citation, fine or arrest. Sound Ordinances and modification

---

10-7-15

Meeting with Sen. Clemens and Bobby Powell: 11-10-15. Email or Visit TM with priorities for our vision.

Where and what do we want LP to look like in 10-20 years

Priorities for consideration:

Multi cultural expansion. Take down barriers, diverse community.

Park Avenue mixed use initiative?

Extend mixed use on 10<sup>th</sup> Silver Beach and Northlake?

Industrial and economic development?

Annexing west of LP to the C-17 area west of Walmart?

Exhibit "C"

**Town of Lake Park  
Treasure Coast Regional Planning Council  
June 22, 2012 9:30 AM  
Lake Park Town Hall 535 Park Ave. Lake Park FL 33403  
Conference Room 2nd flr**

**Master Planning Considerations for Lake Park Central Western and Western  
Corridor Improvements**

**Agenda**

**Topics for Discussion and Master Planning Consideration**

**Congress Avenue Extension North of Northlake Blvd.:**

PBC Five Year Road Program / Joint work with Palm Beach Gardens and North Palm Beach

**Silver Beach Rd:**

PBC Five Year Road Program

**Old Dixie Hwy:**

PBC Five Year Road Program

**Park Avenue Extension:**

PBC TLP Inter Local Agreement -- Illustrative Plan

**Tenth Street Station:**

SFRTA, FDOT, FEC South Florida East Coast Corridor Study - Illustrative Plan

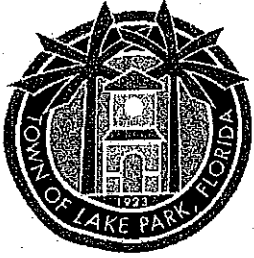
**Lake Park Upland Scrub Conservation Area:**

PBC DERM - Management, Nature Trail, Nature Center, Grants Funding- Illustrative Plan

**Stake Holders:**

Potential stake holder benefits and property value enhancements from master planning interrelated improvements. Governmental stake holders, LP, PBC, RB, PBG, NPB

Jdb/mslf



Town of Lake Park Town Commission

Exhibit "A"

Agenda Request Form

Meeting Date: October 7, 2015

Agenda Item No.

Agenda Title: Priorities Workshop

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

Approved by Town Manager

Date:

9-23-15

John O. D'Agostino, Town Manager

Name/Title

<b>Originating Department:</b>  Town Manager	Costs: \$ 0 Funding Source: Acct. # <input type="checkbox"/> Finance <u>  N/A  </u>	<b>Attachments:</b> None 1. January 21, 2015 Visioning Workshop meeting minutes 2. Ordinance 14-2014 3. Lake Park Capital Improvement Schedule. 4. County Road Improvement 5 Year Plan. 5. <i>June</i> 26, 2013 Commission. Workshop Minutes.
<b>Advertised:</b> Date: _____ Paper: _____ <input checked="" type="checkbox"/> Not Required	<input checked="" type="checkbox"/> All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone _____ OR Not applicable in this case <i>JOD</i> <b>Please initial one.</b>

---

### **Summary Explanation/Background:**

The information below represents visioning topics discussed at the June 26, 2013 Town Commission Workshop and a senior staff meeting held several weeks ago at the request of the Town Manager. The purpose of the Senior Staff Meeting was to brainstorm ideas to be included for discussion purposes with the Town Commission at an upcoming meeting. The visioning session should be designed to facilitate a broad discussions about the direction, makeup, composition and development of the Town of Lake Park for the next ten to twenty years. What is your vision for Lake Park over the next decade or two? The action steps to realize this vision will become the strategic plan for the Town. Discussion should **NOT** focus on project specific issues, but rather on the broad vision and direction for the community-at-large. The Strategic Plan is designed to implement the vision. Town resources must be committed to implementing the action steps necessary to implement the plan.

### **Senior Staff's vision for the Town:**

- ✓ Create more business activity along Park Avenue, 10<sup>th</sup> Street and Old Dixie Highway
- ✓ Community Redevelopment Agency (CRA) District should consider extending its boundary, if a Finding of Necessity is justified, to encompass the northern segments of Old Dixie Highway and 10<sup>th</sup> Street, which includes the Cariello's Plaza.
- ✓ Development of a Marketing Plan that establishes Lake Park as a Multi-Cultural, ethnically diverse and welcoming community. The Marketing Plan must establish an identity for Lake Park. Implement a multi-cultural festival, food and entertainment activities on Park Avenue.
- ✓ Establish geographic identity for the Community.
- ✓ Park Avenue Extension
- ✓ Annexation of industrial land contiguous to Lake Park, west of Walmart.
- ✓ Establish Lake Park as an Amenity Driven Municipality.
- ✓ Community Center/Community Gathering Place
- ✓ Mixed-Use along Federal Highway.
- ✓ Review Code to Create Higher Density/Intensity development in areas of the Town that make sense.
- ✓ Understand why businesses are leaving Lake Park and create a strategy to retain existing businesses and attract new businesses to Lake Park.
- ✓ Network with all businesses in the Town.
- ✓ Brownfield site designation for the 5.4 acres on the north side of Silver Beach Road, known as Thousand Parks.
- ✓ Assist in the creation of Neighborhood Associations, Downtown Associations to engage residents and business owners in local government.
- ✓ Assist in the creation of an Industrial Development Board for Industrial Businesses in Lake Park.
- ✓ Engage the Community by hosting neighborhood/district meetings in unique areas of Town.
- ✓ Celebrate diversity by attracting unique and culturally diverse restaurants to Park Avenue.
- ✓ Attract Millennials to the Downtown by creating open air café's, unique dining experiences, micro-brew pubs and entertainment venues, including artist loft apartments or condominiums, thereby creating a live/work/play environment, similar to the Mixed-Use strategy for Federal Highway

- ✓ Given our geographic size and our grid network street pattern, enhance walkability through integrating various techniques in town. Consider establishing bike lanes, where appropriate, in Town. Repair, install and link (as needed) all sidewalks in Town.
- ✓ Enhance walking trails internal to the existing open air parks in Town.
- ✓ Promote Yacht and Marine related businesses to the industrial areas to complement the existing Marina and create a niche market.

### **Discussion Items at the Last Visioning Session with The Town Commission**

- ✓ "Provide quality governmental services to Lake Park Residents, families and businesses through transparent participatory processes." *Vice Mayor Castro*
- ✓ Need to engage both staff, residents and business owners in a participatory visioning process. *Mayor DuBois*.
- ✓ Commission has a responsibility to move the vision forward through their interaction with members/stakeholders in the community. *Commissioner Rapoza*
- ✓ Mayor DuBois does not want to point out the Town's deficiencies publically.
- ✓ To become what the Town used to be is not a positive message for Lake Park. Preference should be given to the Town's ability to re-emerge. *Commissioner O'Rourke*
- ✓ The Commission discussed meetings that are happening in the community, where to have meetings, and how often to have the meetings.
- ✓ Mayor DuBois suggested that a group list be created with information about organizations within Lake Park with information about membership and meeting dates (*Why not place list on the Town Website?*)
- ✓ Creation of a Communication Plan that seemed to be a consensus amongst the Commission. *Commissioner O'Rourke*
- ✓ Commissioner O'Rourke's publication on Lake Park. He would like to use the publication as a tool of engagement with residents of the Town.
- ✓ Commission discussed how to engage the community and community organizations.
- ✓ Commission discussed the Project Planning List and the need to establish priorities from the list.
- ✓ **AREA's Of Consensus:**
  1. Western Expansion and Industrial Area Planning.
  2. Streets and Road Improvements including Lake Shore Drive, lighting and commuter rail service from Lake Park.
  3. Community Outreach and Communication
- ✓ Vice Mayor Castro suggested making a project-planning list and provide an opportunity for residents and businesses owners to weigh-in on the priorities.
- ✓ Mayor DuBois suggested and the Commission concurred that Treasure Coast Regional Planning Council should be invited to participate in a workshop regarding the western expansion and development. The workshop would address Master Planning for Transit, Land Use, 5-year Roadway Improvement Plan and drainage associated with such improvements. Also review scrub area conservation land. The Commission directed that the appropriate organizations and stakeholders be invited to attend and to participate in the workshop. The objective of the workshop would be to provide a scope and scale of the projects to serve as a general discussion.
- ✓ The Commission discussed roadway, drainage, sidewalk and storm water improvement and maintenance.

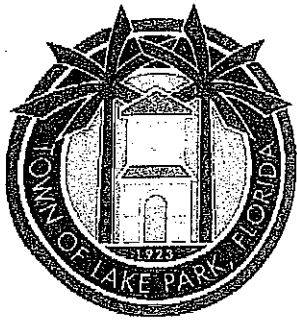
### January 21, 2015 Continuation of Visioning Workshop

- ✓ Noise Levels at parks, during events and throughout the Town.
- ✓ Western Improvements, Road Projects, Railroad transit station and Water Utilities.
- ✓ Bostrom Park Improvements
- ✓ Marina/US 1 Mixed Use Corridor.
- ✓ Silver Beach Road
- ✓ Park Avenue Extension
- ✓ Utilization of Lake Shore and Kelsey Park
  - Dog Park
  - Amphitheatre
- ✓ CRA/Park Avenue Downtown District

At the end of the Commission discussion, a second meeting date maybe desired. The second meeting may or may not include Treasure Coast Regional Planning Council to assist the Town in the development of a Master Plan from the visioning session held this evening and the two previous visioning sessions held on June 26, 2013 and January 21, 2015.

The Treasure Coast Regional Planning Council could assist the Town to move the vision forward through the development of a Strategic Plan that encapsulates the vision of Lake Park.

**Recommended Motion:** Move to establish the next workshop meeting.



# AGENDA

Lake Park Town Commission  
Town of Lake Park, Florida  
Visioning Workshop  
Wednesday, October 7, 2015,  
Immediately Following the  
Regular Commission Meeting,  
Lake Park Town Hall  
535 Park Avenue

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

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

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

B. **PLEDGE OF ALLEGIANCE**

C. **DISCUSSION**

Continuing the Visioning Process

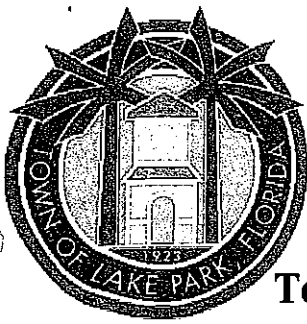
- Capital Improvement Plan
- Palm Beach County 5-year Roadway Improvement Plan
- June 26, 2013 Workshop Meeting Minutes
- January 21, 2015 Workshop Meeting Minutes

D. **PUBLIC COMMENT:**

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

E. **ADJOURNMENT:**

**Next Scheduled Visioning Workshop will be held on Wednesday, November 4, 2015**



**Minutes**  
**Town of Lake Park, Florida**  
**Visioning Workshop**  
**Wednesday, October 7, 2015, 9:17 PM**  
**Town Commission Chamber, 535 Park Avenue**

The Town Commission met for the purpose of a Visioning Workshop on Wednesday, October 7, 2015 at 9:17 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke and Kathleen Rapoza, Town Manager John O. D'Agostino, Attorney Thomas Baird, and Town Clerk Vivian Mendez.

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

**DISCUSSION:**

**Continuing the Visioning Process**

- **Capital Improvement Plan**
- **Palm Beach County 5-Year Roadway Improvement Plan**
- **June 26, 2013 Workshop Meeting Minutes**
- **January 21, 2015 Workshop Meeting Minutes**

Town Manager D'Agostino explained the item (see Exhibit "A"). He stated that included in the agenda packet were a list of staff's visions and Commission visions for the Town. He suggested that the Commission review the lists and provide a list of their priorities so that he and Vice-Mayor Glas-Castro could provide the list to Florida State Senator Jeff Clemens during a meeting that was scheduled in November. He asked the Commission to keep in mind what they would like the Town to look like over the next 10 years when developing their list of priorities. He asked the Commission if they envisioned a Town that was diverse and if so, then how could they unite the Town and engage the residents. He reminded the Commission that the vision of the Town was not project specific. He stated that surrounding areas could be annexed, such as west of the C-17 Canal. He explained that the County was very interested in helping to annex certain areas surrounding the Town. He explained that mixed-use development would be beneficial. Mayor DuBois asked if during the meeting with Senator Clemens would funding request for drainage improvements for Lake Shore Drive be requested. Town Manager D'Agostino stated that he would request funding for that project. Commissioner O'Rourke ask for the Park Avenue train station to be included in the funding request. Mayor DuBois suggested that area visioning should be considered because the Town has several area that need improvements. Town Manager D'Agostino explained that there are two steps in the process; one would be for the Commission to consider the overall vision of the Town, second would be the vision for the specific areas. He stated that once the vision were established for the Town then staff would work on a strategic plan for bringing the vision forward. He reminded the Commission that each year the Commission would need to fund the strategic plan in order for the vision to be completed. He stated that the strategic plan could not be created and then sit on a shelf.



Commissioner Rapoza recapped by reminding the Commission that a list of priorities were being requested from each member to be given to the Town Manager and then staff would present that list to Senator Clemens during their meeting. Town Manager D'Agostino asked that the Commission to provide a list of their priorities before the next Commission meeting and then he would compile the list and bring it back before the Commission under Town Manager comments.

**PUBLIC COMMENT:**

None

**ADJOURNMENT**

There being no further business to come before the Commission and after a motion to adjourn by Commissioner O'Rourke and seconded by Commissioner Rapoza, and by unanimous vote, the meeting adjourned at 9:35 p.m.

---

Mayor James DuBois

---

Town Clerk, Vivian Mendez, CMC

Town Seal

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2015