

Minutes
Town of Lake Park, Florida
Community Redevelopment Agency
Board Meeting
Wednesday, February 3, 2021, 6:30 P.M.
Town Hall Commission Chamber,
535 Park Avenue, Lake Park, Florida 33403

The Community Redevelopment Agency Board met for a regular meeting on Wednesday, February 3, 2021 at 6:30 p.m. Present were Chair Michael O'Rourke, Vice-Chair Kimberly Glas-Castro, Board Members Erin Flaherty, John Linden, Roger Michaud, and Henry K. Stark, Executive Director John D'Agostino, Agency Attorney Thomas Baird, and Agency Clerk Vivian Mendez. Board Member Christiane Francois was absent.

Agency Clerk Mendez performed the roll call and Chair O'Rourke led the pledge of allegiance.

SPECIAL PRESENTATION/REPORT:

1. Discussion on Updating the Community Redevelopment Agency Plan.

Executive Director D'Agostino explained the item. He stated that the Board was provided the Plan several weeks ago and they had been asked to provide staff with their changes and comments. Staff received responses from Chair O'Rourke, Vice-Chair Glas-Castro, Board Members Linden and Sparks. He explained that copies of all the comments would be distributed to the Board Members. He suggested that the Board review the Plan section by section and spend one-hour discussing it. The sections that are not reviewed during this meeting would return for discussion during a future meeting.

Chair O'Rourke stated that this was the initial meeting to discuss the Master Plan. He suggested that the Plan be reviewed in general terms, which would get the Board to the more important aspects and narrow down to things that the Board believe are most important. The Board came to consensus to proceed in this manner. Executive Director D'Agostino explained that after all the comments and suggestions were incorporated into the Plan, a consultant would be hired to assist in the implementation of the Plan. He explained the role and responsibilities of a consultant and how they would assist with stakeholder public sessions.

Chair O'Rourke suggested discussing the items that are not in the Plan that would benefit the CRA. He asked what it would take to expand the CRA. Executive Director D'Agostino explained that Palm Beach County would need to approve an expansion of the CRA and it would need to meet the slum or blight criteria. Board Member Linden asked if the CRA had to be a continuous area. Executive Director D'Agostino was not sure if the area needed to be continuous but it did need to meet the criteria of slum or

blight. Vice-Chair Glas-Castro explained that the Town could have several districts like other municipalities. Board Member Linden suggested expansion to areas on Old Dixie Highway to Park Avenue West. Chair O'Rourke explained that when the Plan was created, the CRA was divided into area. For example Park Avenue was considered the Arts District. He suggested expanding from 10th Street to Northern Drive. He agreed with Executive Director's suggestion of expanding from Bert Bostrom Park on 6th Street south to Silver Beach Road, which would include a residential block. Chair O'Rourke suggested an archway in the Downtown District to signify the CRA. Board Member Flaherty felt that the CRA should not be expanded at this time. He preferred to address the current issues in the CRA, improve those issues, and at a later date revisit the idea of expansion. Vice-Chair Glas-Castro explained that expansion of the CRA was a grueling process, but agreed that it could be placed in the Plan to revisit in the future. She explained that the Plan talks about eliminating industrial and putting in galleries and antique shops and felt that the CRA was going in a different direction now. Chair O'Rourke was in favor of industrial and felt it was important to the CRA.

Executive Director D'Agostino asked if the Board was in favor of increased density in the western area of the CRA. The Board discussed increased density in the industrial area of the CRA. Executive Director D'Agostino suggested including a mobility plan into the CRA Plan. Chair O'Rourke explained that there are three criteria's in the Florida State Statute that governs CRA. Those three items are slum, blight, and shortage of affordable or low to moderate income housing. He stated that the CRA currently has affordable or low to moderate income housing in the CRA that we could be focusing our attention. He gave three examples of acceptable affordable housing as mini condos, artist's lofts, and pod housing. All of these would improve properties. He felt that they should create a better standard of living for all residents in the CRA as well as the Town. Board Member Stark asked if the housing has changed over the 30-years that the Town created the CRA. He suggested looking to see what other municipalities have done to improve their CRA's. Chair O'Rourke explained that when a consultant was hired to assist the CRA with updating the Plan, they would look at what other municipalities have done to improve their areas. He reminded the Board that technology was changing rapidly and it would be wonderful if Lake Park could be a leader in this area.

Vice-Mayor Glas-Castro suggested including an application (APP) to help support the businesses that could be downloaded to a device. Chair O'Rourke agreed that it should be included as part of the Plan. Vice-Chair Glas-Castro suggested reviewing/discussing the subdivided areas in the CRA to see if that was still the direction they envision for the CRA. She felt that Bioscience has gone by the waist side and was not sure that it was still a key focus for the CRA. She reminded everyone that the CRA could only spend funds for items outlined in the Plan. She suggested including incentives, such as grants, to help businesses. Executive Director D'Agostino explained that the Town currently has such a program, so the same could be implanted in the CRA. Agency Attorney explained that the Plan would need to lay out what incentives are available and then what standards need to be met in order to qualify for the incentive.

Board Member Linden suggested including a museum in the Plan. He stated that a railroad station does not appear to be in the Palm Beach County plan. He suggested using the land allocated for the railroad station to build workspace hubs along with a dog park would attract people to the area. Chair O'Rourke suggested that purchasing land would also be beneficial to the CRA. Board Member Michaud suggested warehouse hubs that would include WIFI capabilities, a place to sit, and a place to conduct business that would bring people to the CRA area. He also would like to see cultural driven businesses to bring people to eat, shop, and create our own identity.

Chair O'Rourke would like to follow Vice-Chair Glas-Castro's suggestion for the next meeting in which the Board would review the Plan and its specific area, but include some of the topics identified tonight, such a technology into the Plan. Board Member Flaherty wanted everyone to think of ways to bring back the economical and physical flow of people so that it helps the businesses in the CRA. He stated that the Plan was so outdated that starting with a brand new Plan may be beneficial to the CRA.

2. Park Avenue Downtown District (PADD) Draft Code Update(s) Discussion.

Community Development Director DiTommaso gave a brief presentation (see Exhibit "A"). Chair O'Rourke asked why the property next to the Fire Station was not included in the CRA. Community Development Director DiTommaso stated that it could be incorporated into the CRA.

Vice-Chair Glas-Castro asked if staff would be meeting with property owners before the item was brought back before the Board. Community Development Director DiTommaso stated that staff could set up such meetings because direct mail was sent to all property owners within the proposed expanded area. She stated that individual meetings were not scheduled with property owners. Executive Director D'Agostino stated that meeting would be scheduled with property owners prior to an Ordinance proposing new language would go before the Town Commission for consideration. Chair O'Rourke stated that the Board would provide feedback to staff prior to the March 3, 2021 CRA Meeting.

Consent Agenda:

3. December 2, 2020 Community Redevelopment Agency Board Meeting Minutes.

Motion: Vice-Chair Glas-Castro moved to approve the consent agenda; Commissioner Flaherty seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Erin Flaherty	X		
Board Member Christiane Francois			Absent
Board Member John Linden	X		
Board Member Roger Michaud	X		
Board Member Henry Stark	X		
Vice-Chair Kimberly Glas-Castro	X		

Chair Michael O'Rourke	X		
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Motion passed 6-0.

NEW BUSINESS: None

EXECUTIVE DIRECTOR REPORT: None

BOARD MEMBERS COMMENTS:

Board Member Flaherty congratulated Board Member Stark for volunteering to be on the Board.

Board Member Francois was absent.

Board Member Linden had no comments.

Board Member Michaud had no comments.

Board Member Stark had no comments.

Vice-Chair Glas-Castro asked if the March 3, 2021 CRA meeting was starting at 6:00 p.m. or 6:30 p.m. Executive Director D'Agostino explained that Workshop begin at 6:00 p.m. and Regular meetings begin at 6:30 p.m.

Motion: Board Member Michaud moved to begin the March 3, 2021 Community Redevelopment Agency Board meeting at 6:00 p.m.; Board Member Flaherty seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Erin Flaherty	X		
Board Member Christiane Francois			Absent
Board Member John Linden	X		
Board Member Roger Michaud	X		
Board Member Henry Stark	X		
Vice-Chair Kimberly Glas-Castro	X		
Chair Michael O'Rourke	X		

Motion passed 6-0.

Chair O'Rourke had no comments.

ADJOURNMENT

There being no further business to come before the CRA Board and after consensus to motion to adjourn, the meeting adjourned at 8:06 p.m.



Chair, Michael O'Rourke



Agency Clerk, Vivian Mendez, MMC



FLORIDA

Approved on this 3 of March, 2021

SPECIAL CALL COMMUNITY REDEVELOPMENT AGENCY MEETING (CRA)

PARK AVENUE DOWNTOWN DISTRICT (PADD)

WEDNESDAY, FEBRUARY 3, 2021 – 6:30 P.M.



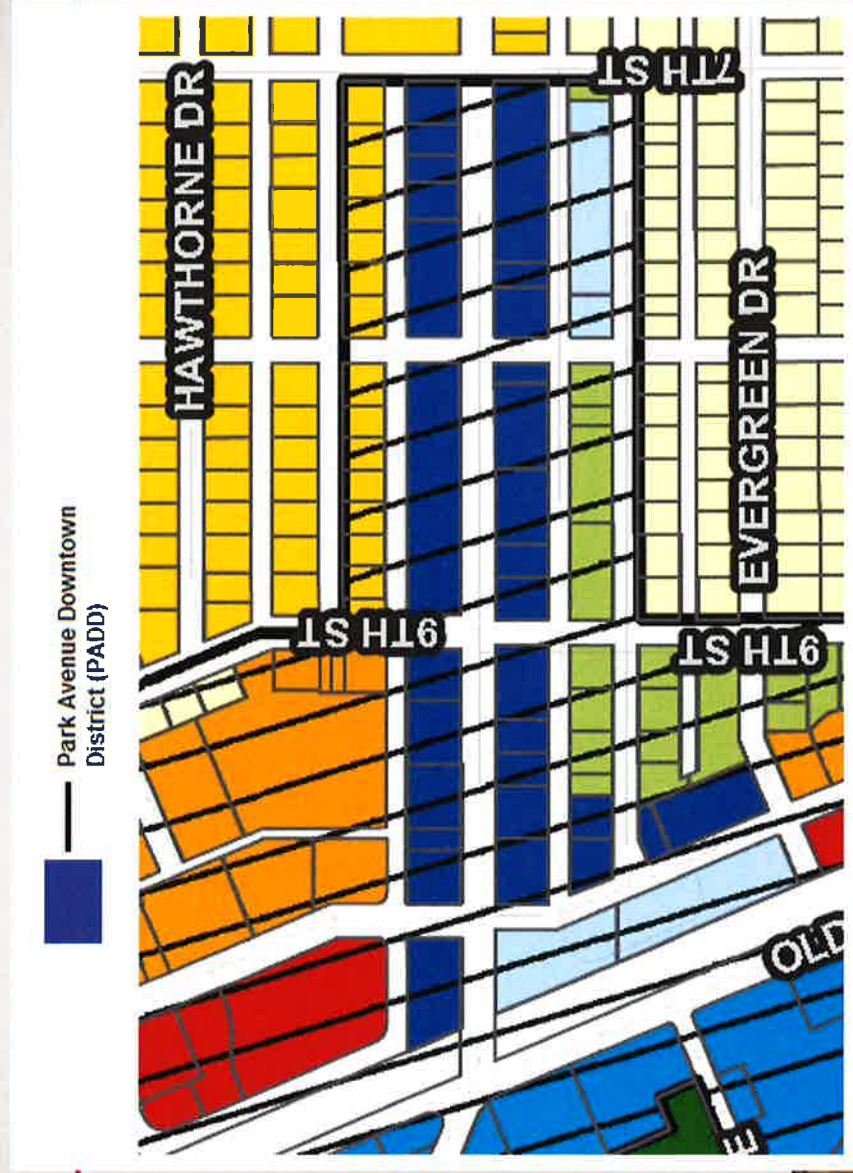
PURPOSE

RECAP

- Discuss the proposed Park Avenue Downtown District code regulations for Town Code Section 78-70
- Identify opportunities to make the regulations more business friendly
- Identify opportunities to further promote redevelopment through code modifications



EXISTING PADD BOUNDARY



AGENDA

- (1) Review proposed modifications pursuant to prior discussions
- (2) Next Steps



TWO PRIMARY REQUESTS PURSUANT TO PRIOR WORKSHOPS

- (1) Expansion of PADD Boundaries have been expanded (comprehensive plan amendments and rezoning required)

PROPOSED



(2) Flexibility on heights and increased density

Comprehensive Plan Amendments & Height Considerations

- Keep the “Downtown” land use classification, but extend into proposed expanded area
- Extend the basket of rights for density utilized along US-1 where density can be utilized on a first-come, first-serve, until the basket is exhausted at 80% and then needs to be replenished (rather than the existing 27 units/acre and FAR of 5.0, with minimum 20% residential also eliminated)
- Allow for increased heights in the district, up to 6 stories, with possibly additional stories for redevelopments along 10th Street and include the public improvement contribution provisions similar to the US-1 mixed-use district

BREAKDOWN OF CODE SECTIONS

- Purpose and Intent
- Permitted and Special Exception Uses (associated with Table 78-70-1) and Accessory Uses
- Waivers to allow for flexibility (intended to be very broad per the original discussions)
- Supplemental Property Development Regulations
 - Redevelopments adjacent to 9th and 10th Streets (considerations for reconfigured sidewalks; landscape buffers; parking in the rear; setbacks adjacent to residential)
 - Prohibition of security bars, shutters, gates, and similar equipment
 - Prohibition of outdoor storage and indoor storage visible to the public
 - Requirements for underground utilities for substantial renovations and new constructions
 - New window display/coverings provisions to promote merchandise arrangements and discourage overuse of window signage
 - Prohibition of drive-in/drive-through facilities
 - Outdoor lighting and consistency in design
 - Vending machines only permitted within outdoor enclosures that are architecturally compatible
 - Building Heights deviations up to 20% for special architectural features
 - Parking (allowing valet) and pursuant to Table 78-70-2 and 78-70-4 (Master Public Parking Master Plan)
 - Signage (deferring to the Town's general signage code) – monument signs and special event signs will be limited
 - Sidewalk cafes and courtyards (recently adopted)
 - Table 78-70-1: Permitted and Special Exception Uses (Final version will likely eliminate Prohibited List) – is the CRA Board interested in residential-only developments along 10th Street?
 - Table 78-70-2

NEXT STEPS

- Comprehensive Plan Amendments Local Planning Agency/Transmittal and Adoption Hearings (April 2021 – August 2021)
- Town Code Text Amendments and Rezoning Public Hearing Process (April 2021 – August 2021)

**meetings will be scheduled pursuant to the approval process required*



THANK YOU!

Contact Info:

Town of Lake Park Community Development Department

Nadia Di Tommaso, Community Development Director

(561)881-3319

nditommaso@lakeparkflorida.gov



Vivian Mendez

From: Nadia DiTommaso
Sent: Friday, January 29, 2021 1:34 PM
To: Vivian Mendez
Subject: Fwd: CRA Plan Comments

FYI, Done, all resolved.

Nadia

----- Original message -----

From: John D'Agostino <jD'Agostino@lakeparkflorida.gov>
Date: 1/29/21 1:27 PM (GMT-05:00)
To: Commission <Commission@lakeparkflorida.gov>
Cc: Nadia DiTommaso <NDiTommaso@lakeparkflorida.gov>
Subject: FW: CRA Plan Comments

Per the request of the Vice Mayor, below you will find her comments for discussion next Wednesday Night.

John O. D'Agostino
Town Manager, Town of Lake Park Florida

-----Original Message-----

From: Kim Glas-Castro <kglas-castro@lakeparkflorida.gov>
Sent: Monday, January 18, 2021 3:20 PM
To: John D'Agostino <jD'Agostino@lakeparkflorida.gov>
Cc: kglas-castro@lakeparkflorida.gov
Subject: CRA Plan Comments

Hello,

The Plan is obviously outdated in its references. I'm not sure that some of the policy directives of the time are still valid.

- 1) Is ARTS still a focus of the downtown or is it more "gathering places"
- 2) With the Tri-Rail station going to Gardens, we need to establish a new vision for that parcel and the area
- 3) promoting flex space and business incubator space might be the focus of the industrial area today rather than art galleries and antique shops
- 4) Plan doesn't seem to have the specificity for the incentives and activities that we've been undertaking
- 5) what is needed by Oceana?
- 6) virtual office space and tech hubs vs art galleries
- 7) outlined programs for Town employees illegal - has to be open to entire community
- 8) references to reserving space for biotech is antiquated and limiting
- 9) are there other brownfields? Or has this now been addressed?
- 10) where are referenced CRA policies for loans and subsidies?
- 11) are we following Plan requirements that only offer grants/ incentives that realize increased assessment and increase in TIF?
- 12) Bert Bostrom Park is not within CRA, therefore illegal to spend funds on park expansion and community center
- 13) need to watch statutory limitations on community policing activities
- 14) Downtown development scenario is out of date and needs new visioning effort
- 15) 10th street bioswales not mentioned
- 16) is a Park Ave Village Green still desired? Botanical park and garden?

Vivian Mendez

From: John D'Agostino
Sent: Monday, February 1, 2021 2:40 PM
To: Erin Flaherty
Cc: Nadia DiTommaso
Subject: FW: CRA Plan Comments

I just received Commissioner Linden's Comments on the CRA plan.

John O. D'Agostino
Town Manager, Town of Lake Park, FL
561-881-3304 (Office)
561-881-3314 (Fax)
jdagostino@lakeparkflorida.gov
Twitter: @LakePKTM1
www.lakeparkflorida.gov

Florida has broad public records law. Written communication regarding town business is a public record and is available to the public upon request. The e-mail communication herein is subject to public disclosure. To avoid public disclosure, please contact this office by phone, in person. Reference: Section 668.6076, FS

PLEASE NOTE: According to Florida's Government in the Sunshine Act (a.k.a. "Sunshine Law"), e-mails containing Town business should not be sent to all Commissioners at once. E-mail responses shall not include initial or prior responses from other Commissioner members to avoid the perception that a third party acts as a liaison between Commissioners.

From: John Linden <jlinden@lakeparkflorida.gov>
Sent: Monday, February 1, 2021 12:36 PM
To: John D'Agostino <jD'Agostino@lakeparkflorida.gov>
Subject: Re: CRA Plan Comments

Quite a bit of reading, not completely through section 5 but wanted to give my thoughts so far.

Question, does the CRA have to be a continuous area or could there be multi locations?

Executive Summary;

2. Devote time, energy, and money to the redevelopment of 10th and Park.
3. Revisit the proposed Train Station, develop it into a museum with a 1923 train station look?
4. Continue to promote the arts with a new or adapted Air Gallery?
5. Rename the PADD to the "Arts & Entertainment" district?
6. Pursue and develop the Park Ave N corridor ?
7. Update and develop the 10th street at Northlake to make it more inviting and appealing to Park Ave.
8. A surface parking lot at the top of Park ave on 10th
9. Investigate the possibility of a hotel on 10th and Park
10. Look into purchasing the junk yard on Silver Beach for future redevelopment?

Existing Conditions;

1. Parking on Park Ave
2. CRA office in the downtown area, rethink the recreations building or consider the 1923 building next to the Post Office?

Analysts

1. Parking on the west side of Park Ave?
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4. Revisit the low income housing on the east side of 10th?
5. Get involved with the development of the first floor of the 800 building on Park Ave.
6. Rebranding of Park Ave is essential.

Part 5 (so far)

1. Bio Science Industry?
2. Think out of the box on workforce housing?
3. Downtown PBSO sub station?
4. Designated housing for Artists and performers?

More to come.

John L

John L Linden
Commissioner

Town of Lake Park
535 Park Avenue
Lake Park, Florida 33403
561-881-3300 Office)
561-881-3314 (Fax)
jlinden@lakeparkflorida.gov

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On Jan 29, 2021, at 1:27 PM, John D'Agostino <jD'Agostino@lakeparkflorida.gov> wrote:

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Kim Glas-Castro
Vice Mayor
Town of Lake Park

Sent from my iPad

Lake Park CRA Items – Henry Stark

SECTION ONE

Have the goals of the CRA remained the same over the past 30 plus years or have they changed as a result of the population profile, technological changes, new town projects / co-ventures, etc.

Page 15

Do we have contact information for the previous Board members to discuss their rationale, if needed?

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Has the CRA boundary remained the same as previously adopted?

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What is Spearhead? Has its catalyst development been actuated?

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Junkyard – Financial responsibilities in terms of EPA standards / considerations when acquisition occurs?

SECTION TWO

Page 23

Verbiage – Slum – Blighted area? Alteration? Recent improvements? Definition PC versions?

Is there a need for a Town Of Lake Park's Re-affirmation of a Finding Of Necessity?

SECTION THREE

Page 30

918 Park Avenue – Historical Museum? Federal / State Funding? Ask LP Residents to search for / donate Historical materials - Secure, Restore, Maintain Kelsey City Historical Artifacts for TOLP – Tourist Attraction? Invite and attract investors?

Pages 31-33

Recent 2020 Census Data – Accuracy? Funding?

Page 35

No more PA BBQ – NEW need for parking for current and FUTURE businesses.

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Parks and Recreational Facilities - Sports Clubs for youth, evening activities.

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Michael O'Rourke's comments on the CRA Plan:

- 1) what is the process to expand the boundaries, to include more areas of east of 10th street, north of Park Ave., and include Bert Bostrom Park and the block just south of BB Park.
- 2) Create an Arts and Brewery District.
- 3) The proposed train station may need to be repurposed, consider that within 5 years the technology for time share vehicles will be upon us, along with autonomous vehicles. And ride share pick up drop of areas. (See the plans proposed in Jacksonville.)
- 4) In the PADD density changes need to take place and development needs to happen with a focus on sustainable workforce housing, including pod apartments, mini condo units, and artist lofts. For retail it should also promote music venues, art galleries, antique shops, breweries, and distilleries.
- 5) The CRA Plan does not designate the right areas, not mentioning the 10th Ave area, nor mentioning the area where Park Avenue West would be.
- 6) Need to consider the acquisition of land to carry out the objectives of the CRA Plan and include the ability to establish Public and Private Partnerships, so that long term benefits will stay with the Town even after the setting of the CRA.
- 7) The CRA plan should be redrafted with the understanding that technological advances will create opportunities that may not even be imagined at this time.
 - a. autonomous vehicles
 - b. drone delivery
 - c. travel, destination and transportation apps
- 8) Consider the archway as a signature art structure that can become a branding identity to make the downtown a recognizable destination.
- 9) I
- 10) ...

Commissioner Linden's Comments on CRA Plan.

Question, does the CRA have to be a continuous area or could there be multi locations?

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