



Lake Park Town Commission, Florida

Regular Commission Meeting

Wednesday, April 19, 2023 at 6:30 PM

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

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| Roger Michaud | — | Mayor |
| Kimberly Glas-Castro | — | Vice-Mayor |
| John Linden | — | Commissioner |
| Mary Beth Taylor | — | Commissioner |
| Judith Thomas | — | Commissioner |
| John D'Agostino | — | Town Manager |
| Thomas J. Baird, Esq. | — | Town Attorney |
| Vivian Mendez, MMC | — | Town Clerk |

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.

CALL TO ORDER/ROLL CALL

6:30 P.M.

PRESENT

Mayor Roger Michaud
Vice-Mayor Kimberly Glas-Castro
Commissioner John Linden
Commissioner Mary-Beth Taylor
Commissioner Judith Thomas

PLEDGE OF ALLEGIANCE

Dr. Tracy Pellett, Palm Beach Gardens Campus Provost and Dean of Corporate and Continuing Education, led the pledge.

SPECIAL PRESENTATION/REPORT:

1. Proclamation Honoring 90th Anniversary of Palm Beach State College.

Mayor Michaud presented the proclamation to Dr. Tracy Pellett. Dr. Pellett introduced his team attending tonight's meeting. He explained that Lake Park Town Hall was a Palm Beach State Campus in the 1950's. He spoke of all the ways that Palm Beach State are connected to the Town. He looked forward to partnering with the Town in the future.

Commissioner Linden recognized that Susan Del Portal was instrumental in the Town receiving the award for the Lake Park Diversity and Inclusion Council.

2. 2023 National Arbor Day Proclamation.

Mayor Michaud presented Tree Board Chair Brady Drew with the proclamation. He thanked everyone for planting trees and maintaining the Town's Tree City USA status. He invited everyone out to the Arbor Day celebration in Kelsey Park.

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.

1. Mary Jane Zapp - provided an update of all the events that the Artist of Palm Beach County have participated in around the Town and Palm Beach County.

2. Mr. Terrance Davis updated the Town on the forthcoming Park Avenue and 10th Street project.

CONSENT AGENDA:

All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

3. March 15, 2023 Regular Commission Meeting Minutes

4. March 16, 2023 Park Avenue & 10th Street Stakeholders' Meeting Minutes

5. March 22, 2023 Swearing In Ceremony Meeting Minutes

6. March 23, 2023 Public Meeting Between the Town of Lake Park and the Lake Shore Drive Homeowners' Association Minutes

7. Resolution 30-04-23 Authorizing and Directing the Mayor to Execute a Contract Between the Town of Lake Park and Restocon Corporation for the Provision of Concrete Repair and Restoration Services for the Exterior Balconies of Town Hall.

8. Resolution 31-04-23 Authorizing and Directing the Mayor to Execute a Contract Between the Town of Lake Park and Don Bell Signs, LLC, for the Fabrication, Furnishing and Installation of a

Monument Sign Structure and Electronic Messaging Display Panels to be Located at the Town Hall Building.

9. Resolution 32-04-23 Authorizing and Directing the Mayor to Execute a Contract Between the Town of Lake Park and Advance Athletic Surfaces for the Furnishing of Labor, Materials and Equipment Associated with the Resurfacing and Restriping of the Tennis Courts at Kelsey Park and Lake Shore Park.

10. Request to Authorize the Town Manager to Accept Amendment Number 1 to the REG Architects Professional Services Proposal for the Provision of Architectural Services Associated with the Grant-Funded Historic Preservation Town Hall Roof Replacement Project.

11. Resolution 33-04-23 Approving the Termination of the May 25, 1993 Interlocal Agreement Between the Town of Lake Park and the Village of North Palm Beach.

12. Request for Early Morning Concrete Pours from DXD Capital Self-Storage at 1450 Water Tower Road.

13. Resolution 37-04-23 Second Amendment to the Tyler Technology Agreement to Purchase and Implement Various Modules.

Commissioner Linden requested that item 8 on the Consent Agenda be pulled for discussion.

Motion made to approve the Consent Agenda, except item number 8, by Commissioner Linden,
Seconded by Vice-Mayor Glas-Castro.

Voting Yea: Mayor Michaud, Commissioner Taylor, Commissioner Thomas

BOARD MEMBER NOMINATION:

14. Board Nomination to the Planning & Zoning Board.

Motion made to nominate Gustavo Rodriguez to the Planning & Zoning Board by Commissioner Linden, Seconded by Vice-Mayor Glas-Castro.

Voting Yea: Mayor Michaud, Commissioner Taylor, Commissioner Thomas

Mr. Rodriguez thanked the Commission for appointing him to the Planning & Zoning Board.

15. Board Nomination to Planning & Zoning Board.

Motion made to nominate Evelyn Harris Clark to the Planning & Zoning Board by Commissioner Linden, Seconded by Commissioner Thomas.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor

16. Board Nomination to the Community Redevelopment Agency.

Motion made nominate Carmen Rodriguez to the Community Redevelopment Agency Board by Vice-Mayor Glas-Castro, Seconded by Commissioner Linden.

Voting Yea: Mayor Michaud, Commissioner Taylor, Commissioner Thomas

Ms. Carmen Rodriguez thanked the Commission for appointing her to the CRA Board.

17. Board Nomination to the Library Board.

Motion made to nominate Shelby Lowe to the Library Board by Commissioner Linden, Seconded by Commissioner Taylor.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Thomas

Commissioner Thomas asked for clarification stating that according to the agenda item this Board needs four (4) more members to be a complete Board. Town Manager D'Agostino agreed. Commissioner Thomas urged the community to get involved and volunteer their time to be on Town Boards.

Mayor Michaud asked that the agenda be reorganized to place item number 8 from the Consent Agenda, Resolution 32-04-23 Authorizing and Directing the Mayor to Execute a Contract Between the Town of Lake Park and Advance Athletic Surfaces for the Furnishing of Labor, Materials and Equipment Associated with the Resurfacing and Restriping of the Tennis Courts at Kelsey Park and Lake Shore Park, after the Ordinance on Second Reading.

Motion made to reorganized the agenda by Vice-Mayor Glas-Castro, Seconded by Commissioner Taylor. Voting Yea: Mayor Michaud, Commissioner Linden, Commissioner Thomas.

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION):

18. Resolution 29-04-23 - Site Plan Amendment for Oceana Coffee.

Exparte Disclosure:

Commissioner Linden had no exparte to disclose.

Commissioner Thomas had no exparte to disclose.

Commissioner Taylor had no exparte to disclose.

Vice-Mayor Glas-Castro had no exparte to disclose.

Mayor Michaud had no exparte to disclose.

Town Attorney Baird swore in all witnesses.

Community Development Director DiTommaso explained the item (see Exhibit "A"). Mr. Emilio Lebolo, President of A-1C Architect presented to the Commission (see Exhibit "B"). Commissioner Linden asked if funding a project were discussed when a developer brings a project forward to Community Development. Community Development Director DiTommaso explained that no projects that come to the Community Development Department discuss funding during the site plan process. Commissioner Linden raised concerns with the Community Redevelopment Agency (CRA) meeting agenda item regarding this item. Commissioner Linden stated that on February 1, 2023 Oceana Coffee breached their contract with the Town. He felt that the CRA item pertaining to funding should be discussed before the site plan. He asked what happens if the funding aspect of the project does not get approval, what happens to the site plan. Community Development Director DiTommaso explained that she would defer to the applicant for that question and responded to the methodology of the order in which the agenda items were placed. She stated that the grant agreement was tied to a Development Order. Therefore, without an approved Development Order they cannot approve a grant agreement. Commissioner Linden asked why the project originally went before the CRA Board before it went before the Commission. Community Development Director DiTommaso explained that the site plan did not go before the CRA Board, the grant agreement went before the CRA Board. Commissioner Linden liked the way the building would look on the corner

of 10th Street and Northern Drive. Commissioner Linden asked if the drive-thru remained as part of the project. Mr. Lebolo stated that nothing has changed with respect to the drive-thru.

Mayor Michaud asked if the egress and ingress has changed. Mr. Lebolo stated that the egress and ingress had not changed, but they made the Magnolia Drive side the main entrance. He explained that an electronic arm would shut down access to the entrance and a sign would direct traffic in the event of stacking.

Vice-Mayor Glas-Castro asked that the process be described better because to her staff did not follow Commission direction. She stated that to her the drive-thru access appears to be on Northern Drive. Mr. Lebolo explained that for representation purposes they had to show mathematically stacking so that they are in compliance with the Town Code. He explained that just because the slide shows vehicles that does not mean that it was the main entry. Vice-Mayor Glas-Castro stated that Commission direction was that stacking occur on the property and not on the roadway. Mr. Lebolo stated that the slide represents stacking in the property. Vice-Mayor Glas-Castro asked how they avoid stacking from going onto the roadway. Mr. Lebolo explained that they have a device, if triggered by stacking, an arm gate shuts down the entry. The electronic sign would direct traffic to continue because the drive-thru was closed. Vice-Mayor Glas-Castro asked if there were any better renderings to show how that would work. Mr. Lebolo stated that at the moment they have a notation. Vice-Mayor Glas-Castro asked staff to explain how they approved this and how this would be enforced. She asked if Code Enforcement or the Palm Beach County Sheriff's Office (PBSO) would enforce stacking. Community Development Director DiTommaso explained that in follow-up to the Commission's original request, staff understood that the Commission did not desire any stacking on Northern Drive. So as a result of that, the developer incorporated devices that would alert drivers, through signage, and the device itself that would close off access to the drive-thru, to use Magnolia Drive. However, with that, their advertising would always reflect, and signage at the site, would direct traffic to Magnolia Drive. She explained that Magnolia Drive has a larger queuing capacity within the site and would be used as the primary access. She further explained that staff felt that the new measures were satisfied and avoid the stacking due to the directional signage, the triggering of the drive-thru arm gate closure, and making Magnolia Drive the primary entrance, which was not included in the original design. Vice-Mayor Glas-Castro asked if there was something else that shows how staff followed Commission direction. Community Development Director DiTommaso explained that the plan remained the same following the Commissions direction, which was provided over a year ago. She explained that as the updates were being made the Commission was made aware of those changes in advance of this meeting. She stated that if the Commission was not satisfied with the changes made this was the time to make the changes to the site plan. Mayor Michaud recapped that the direction was that the Commission did not want any stacking and all the traffic would be on the Magnolia Drive side. Community Development Director DiTommaso explained that they did listen back to the original discussion, which was to have Magnolia Drive as a primary entrance, but not necessarily close the access point off of Northern Drive. She explained that listening to the original discussion led to these improvements. Vice-Mayor Glas-Castro irritated that there would be no queuing at all from Northern Drive and the only way to access the drive-thru was by using Magnolia Drive. Community Development Director DiTommaso stated that what she was hearing was that the Northern Drive access would be closed. Mr. Lebolo wanted to clarify what was originally approved was to have a sign showing the drive-thru entrance. He stated the notes specify that the electronic sign would indicate the drive-thru was open or closed when car stacking was greater than six (6) vehicles in the property, or there was an obstruction within 20-feet within the property. The property directional signs would direct traffic within the site. He explained that if the Northern Drive access was closed off it would only allow one access into and out of the site. He explained that by using Northern Drive it allows for traffic circulation. He explained that the second note reflected that access shall remain closed for the first two-weeks after opening the business to educate the consumers of their establishment. He explained that the last note stated that after four-weeks property owners could meet

with staff to address any concerns regarding the drive-thru operations. He implored the Commission to allow them the opportunity to show that the design would work. Commissioner Linden asked for more assurances that consumers would only use Magnolia Drive and not enter through Northern Drive to access the drive-thru.

Town Attorney Baird reminded the Commission that they were in a quasi-judicial process. At this point the Commission was asking questions of the applicant and staff. If the Commission wanted to get into a debate through this discussion that would be after everyone has had an opportunity to ask questions. Then the debate would be amongst the Commission. The Commission still had public comment to get through before they moved onto debate.

Commissioner Thomas explained that she was new to the Commission and was not on the Commission during the original site plan meeting. That being said, she stated that she liked the project. She raised concerns regarding the traffic circulation around the project. She raised concerns regarding the lack of a pedestrian walkway along the eastside of the property along those parking spots. She provided her opinion on the traffic flow, pedestrian safety, and marketability of the site. Attorney Baird assisted with framing the concerns into questions so that the developer could respond. The questions were formulated to ask the developer why the circulation of traffic was not around the building and the second question was why there are no pedestrian walkways into the building. Mr. Lebolo explained that if they moved the building slightly to the east and place a roadway around it, as suggested, then they would not meet the parking requirements in the Town Code. If they made the building smaller, then they would be faced with more changes to the site plan. He further explained that the ADA Compliance Code states direct access for pedestrian safety. It does not state that a pedestrian walkway be installed to allow access to the building.

Commissioner Taylor asked where are the truck delivery loading dock located. Mr. Lebolo explained where the trucks would load and unload.

Public Comment:

- Mr. Richard Ahrens, Chair of the Planning & Zoning Board responded to the comments made by the Town Commission regarding the circulation of traffic within the property. He then began commenting on issues raised at the Planning & Zoning Board meeting pertaining to this project. Mayor Michaud and Attorney Baird stop Mr. Ahrens because it appeared that he was speaking on behalf of the Planning & Zoning Board. It was explained to Mr. Ahrens that he was offering testimony about the site and that this was the public comment portion of the Commission meeting. Attorney Baird explained that it was inappropriate for Mr. Ahrens to testify about this project since he had an opportunity to do so while it was presented at the Planning & Zoning Board Meeting.
- Betsy Cohen, business owner in Palm Beach Gardens, spoke of her business experience and support of the commercial kitchen opportunity with Oceana Coffee.

Vice-Mayor Glas-Castro explained to Commissioner Thomas that it would have been ideal to have the traffic flow within the property, as she had suggested. She stated that concerns remain regarding drive-thru access from Northern Drive, especially with a round-a-bout being considered for that intersection.

Mayor Michaud recalled discussion during the original site plan meeting in which the arm gate was suggested. However, he believed that the arm gate would remain down for a period of time. He expressed concerns with the access from Northern Drive.

Commissioner Thomas made suggestions about moving the building east and set up a better traffic flow to accommodate the drive-thru. The Commission discuss the possibility of moving the building and suggesting options to make the drive-thru work only from Magnolia Drive and exiting through Northern Drive.

Attorney Baird recapped the discussion and explained that Commissioner Thomas suggestion involve a redesign of the entire project because of the circular flow, which the Commission could request. However, if the Commission came to consensus with Vice-Mayor Glas-Castro request to remove the drive-thru access from Northern Drive then that would be another condition to the site plan. That would only require the applicant to resubmit the plans that reflect that closure. He explained that those were the two topics that appear to need further discussion and decision by the Commission. The Commission discussed the topics and Attorney Baird clarified that it appeared that the Commission was not prepared to move forward with the site plan as presented. He suggested that they provide the designer flexibility to design a site plan that would meet their expectations.

Motion made to continue the item to another meeting based on the feedback provided by the Town Commission by Commissioner Linden. Seconded by Vice-Mayor Glas-Castro.

Commissioner Thomas stated that the Commission wants to encourage business in the Town, but they want it to be a good design. She asked the Commission to review carefully the arm gate. In her opinion the circulation does not work. She asked staff and the designer to create a circulation that works. She liked the plan, but it needs work.

Voting Yea: Commissioner Thomas, Commissioner Taylor, and Mayor Michaud.

19. Ordinance 05-2023 Repealing Ordinance 20-1995 for Planned Unit Development of the Twin Cities Mall.

AN ORDINANCE OF THE TOWN OF LAKE PARK, FLORIDA REPEALING ORDINANCE # 20, 1995 WHICH APPROVED A PLANNED UNIT DEVELOPMENT FOR THE PROPERTY KNOWN AS THE TWIN CITIES MALL, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NORTHLAKE BOULEVARD AND US HIGHWAY # 1.

Town Planner Karen Golonka explained the item.

Motion made to approve Ordinance 05-2023 by Vice-Mayor Glas-Castro, Seconded by Commissioner Taylor.

Voting Yea: Mayor Michaud, Commissioner Linden

Commissioner Thomas was absent at the time of the vote of this Ordinance.

Attorney Baird read the Ordinance by title only.

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

20. Ordinance 04-2023 Town Code Signage Amendment to Create a New Public District Signage Category.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PERTAINING TO SIGNS; PROVIDING FOR THE AMENDMENT OF SECTION 70-103 CREATING A NEW SUBSECTION TO BE ENTITLED "PUBLIC DISTRICT SIGNAGE"; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Anders Viane explained the item. Commissioner Linden expressed concerns regarding the digital signage Ordinance.

Motion made to approve Ordinance 04-2023 on second reading by Vice-Mayor Glas-Castro, Seconded by Commissioner Taylor.

Commissioner Linden expressed concern regarding the Town having an exemption and businesses not allowed to do the same. Commissioner Thomas explained that the Town has at least two businesses that are reader digital signs. Community Development Director DiTommaso explained that the Town has two businesses on North Congress Avenue with illuminated signs, the gas station and Culver's. She explained that the Culver's sign does rotate, which was an exception that was granted as part of the site plan process. Commissioner Linden felt that the Ordinance should be modified to not allow the Town to be the only one exempted. Vice-Mayor Glas-Castro disagreed with Commissioner Linden and that it was customary for digital signs to be allowed in public, for public purposes and not for other businesses throughout the State. She felt comfortable with the Ordinance on Second Reading. Commissioner Thomas explained that the Town was going through this Ordinance process to allow for special criteria of digital signs. She felt that digital signs are taking the place of banners.

Voting Yea: Mayor Michaud, Commissioner Thomas
Voting Nay: Commissioner Linden

Attorney Baird read the Ordinance by title only.

Consent Agenda Item

8. Resolution 31-04-23 Authorizing and Directing the Mayor to Execute a Contract Between the Town of Lake Park and Don Bell Signs, LLC, for the Fabrication, Furnishing and Installation of a Monument Sign Structure and Electronic Messaging Display Panels to be Located at the Town Hall Building.

Motion made to approve Resolution 31-04-23 by Commissioner Linden, Seconded by Vice-Mayor Glas-Castro.

Commissioner Thomas asked what would be placed below the sign. Town Manager D'Agostino explained that the area would remain empty. The Commission decided to discuss the bottom area of the monument sign at a future time.

Voting Yea: Mayor Michaud, Commissioner Taylor, Commissioner Thomas

OLD BUSINESS:

21. Town Grantmaking Program Application Funding Source Recommendations.

Town Manager D'Agostino explained the item (see Exhibit "C"). Grant Writer/Chief Public Information Officer Merrell Angstreich explained the item. Commissioner Thomas asked if the other grant applications would be funded in the next fiscal year budget. Grant Writer/Chief Public Information Officer Angstreich stated that it would be automatically funded in the next fiscal year budget. Commissioner Thomas announced that she would abstain from voting on this item because she was a member of the organizing organization for one of the grants being awarded.

Motion made to approve the Town Grantmaking Program Application funding source recommendation by Commissioner Linden. Seconded by Commissioner Taylor.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro

Voting Conflict: Commissioner Thomas

NEW BUSINESS:

22. Resolution 34-04-23 Easement Abandonment for Nautilus 220.

Town Manager D'Agostino explained the item (see Exhibit "D").

Motion made to approve Resolution 34-04-23 by Commissioner Thomas. Seconded by Commissioner Taylor.

Commissioner Thomas asked who would ensure that the new street align correctly. Town Manager D'Agostino explained that the developer would be responsible for aligning the easement correctly. He stated that it was a public right-of-way which would need to meet Town standards.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Linden

23. Selection of a Representative and Alternate for the Intergovernmental Coordination Program.

Motion made to select Commissioner Linden as the Representative and Mayor Michaud as the Alternate for the Intergovernmental Coordinator Program by Commissioner Taylor. Seconded by Vice-Mayor Glas-Castro.

Voting Yea: Mayor Michaud, Commissioner Linden, Commissioner Thomas

24. The Draft of the SMART Goal Evaluation Form.

Town Manager D'Agostino explained the item (see Exhibit "E"). The Commission discussed the process of setting goals and made some modification of the SMART Goals for this evaluation period. Commissioner Thomas agreed to take the former Mayor's evaluation category for the evaluation period. Commissioner Linden raised concern with the goals and when they were submitted. Vice-Mayor Glas-Castro asked Commissioner Linden if he was suggesting that the old form be used for this evaluation period and the new SMART Goals be established over the next few meetings. Commissioner Linder felt it was most appropriate. The Commission decided to use the previous evaluation form for this evaluation period.

25. Discussion on Food Trucks and Current Mobile Vendor Regulations.

Town Manager D'Agostino and Community Development Director DiTommaso explained the item (see Exhibit "F"). Vice-Mayor Glas-Castro asked staff to review Florida State Statute 509 adopted in 2020 because there are preemptions from certain things. Commissioner Linden suggested that Code Compliance be lacked during the review of this Florida State Statute. Commissioner Taylor was in favor of relaxing the Code. Community Development Director DiTommaso clarified that the Commission's desire was to allow any establishment that has a need for a food truck and trailers. Mayor Michaud suggested that after the Florida State Statute was reviewed that the item be brought back before the Commission for action. Commissioner Thomas asked that Ms. DiTommaso provide her understanding of Commission's direction. Community Development Director DiTommaso stated that her interpretation was to loosen the food and truck regulations for now. They would not have Code Compliance Officers enforce the Code associated with food truck, even if we have certain food trucks and trailers in certain areas that are either not part of a Special Event or not part of the Mobile Food Vendor regulations and she would look into Florida State Statute 509 to determine what can and cannot be done at this point. The Commission came to consensus to allow for only the two vendors indicated to be allowed food trucks and trailers until further review of the Statute and bring back at a future meeting for further evaluation.

Public Comment:

Jo Porter, owner of Brew House Gallery, explained the Code violation she received. She asked what she needed to do to legally have a food truck and trailers outside of her business.

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.

Priscilla Chase asked what events the Town was conducting to celebrate the Town's 100th Birthday. Special Events Director Franks explained all of the events taking place throughout the Town celebrating the Town's centennial.

James Sullivan expressed concern with road construction grading throughout the Town. He reported pot holes on 8th Street and Silver Beach Road.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney had no comments.

Town Manager D'Agostino provided his comments (see Exhibit "G").

Motion made to send the attached memo to Kelsey on the Park Abstract Developer by Vice-Mayor Glas-Castro. Seconded by Commissioner Taylor.

Voting Yea: Commissioner Thomas, Mayor Michaud.

Voting Nay: Commissioner Linden

Commissioner Taylor had no comments.

Commissioner Thomas stated that she enjoyed her first official Commission Meeting.

Commissioner Linden enjoyed the Coastal Middle School Gala. He explained that he attended the four-hour Ethics training in Tallahassee. As a result of that session, handouts were providing giving guidelines on a variety of topics. He explained that the handout was provided to the Town Attorney for guidance and training of the Commission and he has not heard back from the Town Attorney. He suggested that the Commission attend a training conducted by the Attorney. Vice-Mayor Glas-Castro commented that each Attorney has their own opinion on how certain things are handled and in her opinion she does not agree with them. Commissioner Thomas provided her opinion on the handout and did not feel it was necessary for the Town Attorney to respond to the handout. Attorney Baird clarified that it was Commissioner Linden's request not his.

Vice-Mayor Glas-Castro explained the meetings they attended while in Tallahassee. Town Manager D'Agostino explained that as a result of the Commission attending Legislative Days in Tallahassee, the Town has been placed in their budget for the Septic to Sewer project. Vice-Mayor Glas-Castro encouraged the Commission to attend the Florida League of Cities Conference. Mayor Michaud announced that he was taking the certification classes for Community Redevelopment Agency (CRA). Town Manager D'Agostino urged everyone to attend the CRA classes.

Mayor Michaud shared that his daughter has been accepted at the University of Jacksonville for the Master's Program. He was very proud of her.

REQUEST FOR FUTURE AGENDA ITEMS:

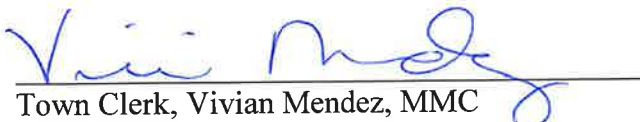
None

ADJOURNMENT:

10:22 P.M.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on May 3, 2023.


Mayor Roger D. Michaud


Town Clerk, Vivian Mendez, MMC

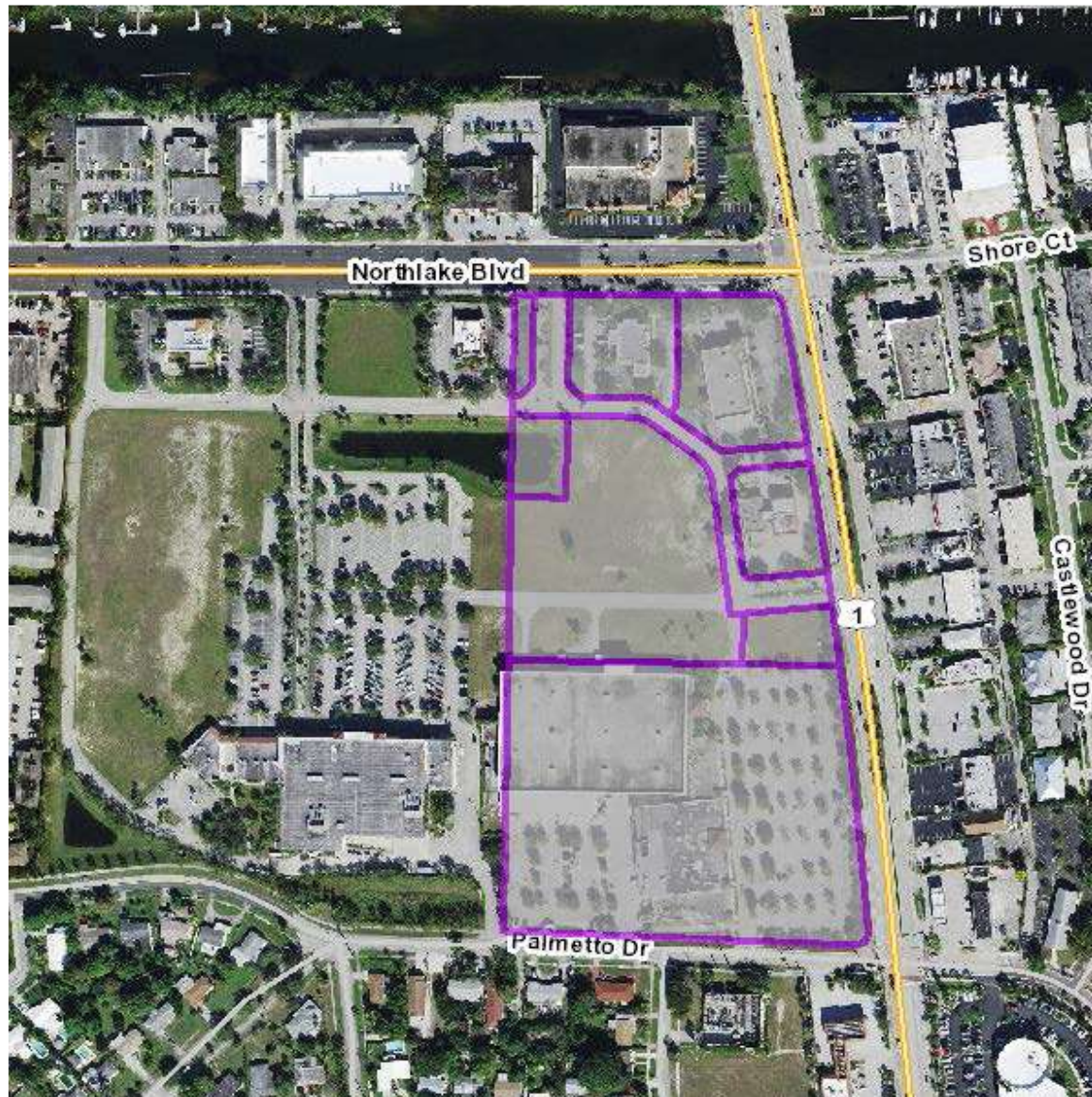


Approved on this 17 of May, 2023

**C3 Regional Business District
Village initiated Zoning Text Amendment
Planning Commission 2/14/2023**



Location



Zoning District



Only location
of C3 Zoning
district

History

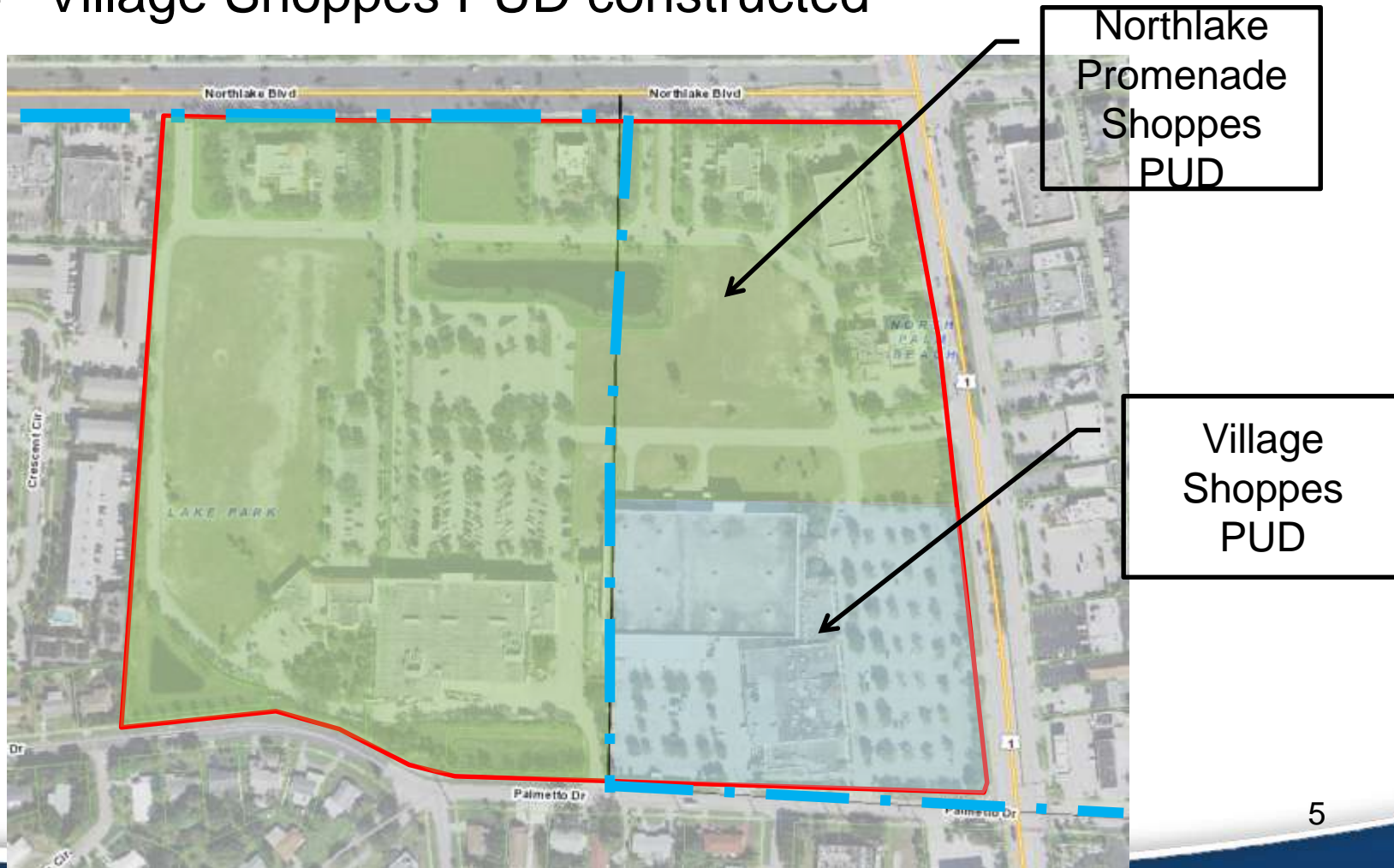
- 1971- Twin City mall building was shared by both North Palm Beach and the Town of Lake Park
- 1993- Interlocal agreement established between NPB and Lake Park as portions were demolished
- 1995- Final demolition of Sears building



History

2000- Publix constructed and Northlake Promenade Shoppes PUD established

2003- Village Shoppes PUD constructed



Existing Site



Existing Site



Existing Site



Existing Site



Existing Site



Adjacent to Site



Adjacent to Site



Existing Site



Suburban but close to high population and other services

Code Amendments

2016- Citizens Master Plan

2020- Village-initiated commercial code rewrite with Dover
Kohl and Partners

2021- Site specific market study

2022- Lake Park approves new C3 code amendments

2022- NP Devland purchased the 13 acre property of the
Village Shoppes and vacant portion of Northlake
Promenade Shoppes

2016 Citizen's Master Plan



- A mix of building types is provided including townhouses, low-rise multi-family, high-rise multi-family, retail and mixed-use;
- Parking is provided on-street, in garages, and behind buildings
- An interconnected system of walkable blocks and small streets

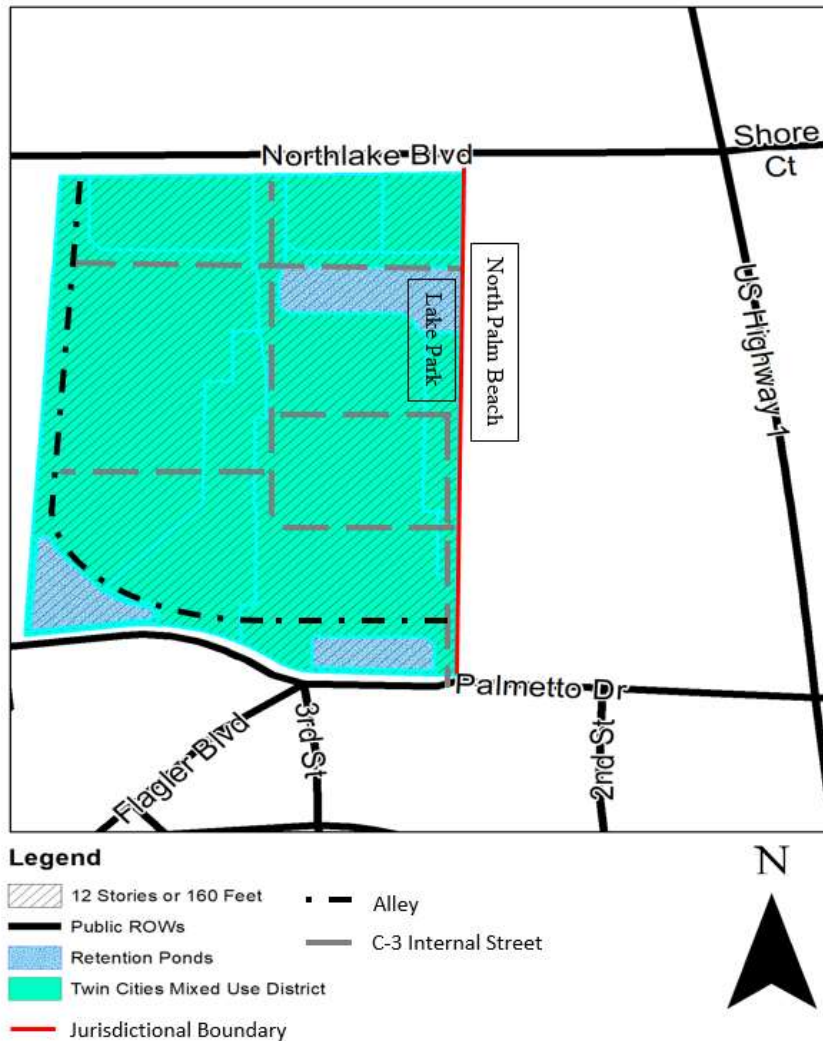
Market Study

Uses

- Office- no market demand
- Hotel- no market demand
- Retail- no existing demand, but new residential would create demand.
- Ability for 1000 residents by 2030
- The large parcel acquisition cost will “necessitate additional density and building height to justify construction feasibility”
- Structured parking was also factored into the acquisition cost to require additional units

Lake Park regulations

Figure 1 - District Regulating Plan



- 48 Du/ac- residential
- 2.0 FAR for non-residential
- Maximum height of 12 stories, 160 feet. Can Include up to 3 floors of parking
- 30 setback from residential uses
- Restricted bars and nightclubs

Maximum buildout-

1,009 residential units AND
1,833,000 sq. ft. commercial

Land Development Regulations

Zoning regulations and Comprehensive Plan changes ONLY

Specific project not yet submitted

Establishes framework for development to be reviewed

Updates from December

- Overall height limitation of 175 feet
 - Market rate: 11.5 feet needed per floor for luxury condominiums and 25 feet for ground floor commercial at 14 stories= 175 feet
 - 9 story portions= 120 feet
- Expanded the waiver process to be followed (Same as specified in Section 45-35.1 Planned Unit Developments)

Updates from December

Proposed Amendments (Continued)

- Regulating Plan updates
 - Reduced and simplified frontages
 - Added Civic space
 - Included outparcels for entire district
- Frontages
 - Increased setbacks
 - Addressed sidewalk size and landscaping
- Parking
 - Eliminated some reduction allowances

Updates from December

Building area- total air-conditioned leasable or saleable floor area of a building, including hallways, stairs, elevators and storage spaces. The building area does not include: non-habitable enclosed areas on the rooftop, external unenclosed circulation areas, parking areas, unenclosed colonnades, porches and balconies, un-air-conditioned storage spaces.

Floor Area Ratio

Floor Area Ratio (FAR)- total gross area of the property (including streets and easements) divided by the building area.

(ex. Lot area 1000 sq. ft. with FAR of 1.5= 1,500 sq. ft. of possible building)

2.75 FAR proposed

- 17.5 acre area- 762,295 sq. ft.
- **2,096,311** sq ft. maximum building area

Lake Park

- 21 acres- 916,533 sq. ft.
 - 1,833,000 sq. ft commercial
 - 1009 dwelling units

FAR

4

MASTER PLAN
SITE AERIAL

CONCEPTUAL
2.75 FAR

Not possible to build 14 stories across majority of site because of FAR square footage limitation

VILLAGE SHOPS | JULY 14, 2022 | PG. 22

FAR

Height Comparisons



Water Club Tower 1

- 214 ft tower overall height
- 18 stories
- 200 ft setback

Water Club Tower 3

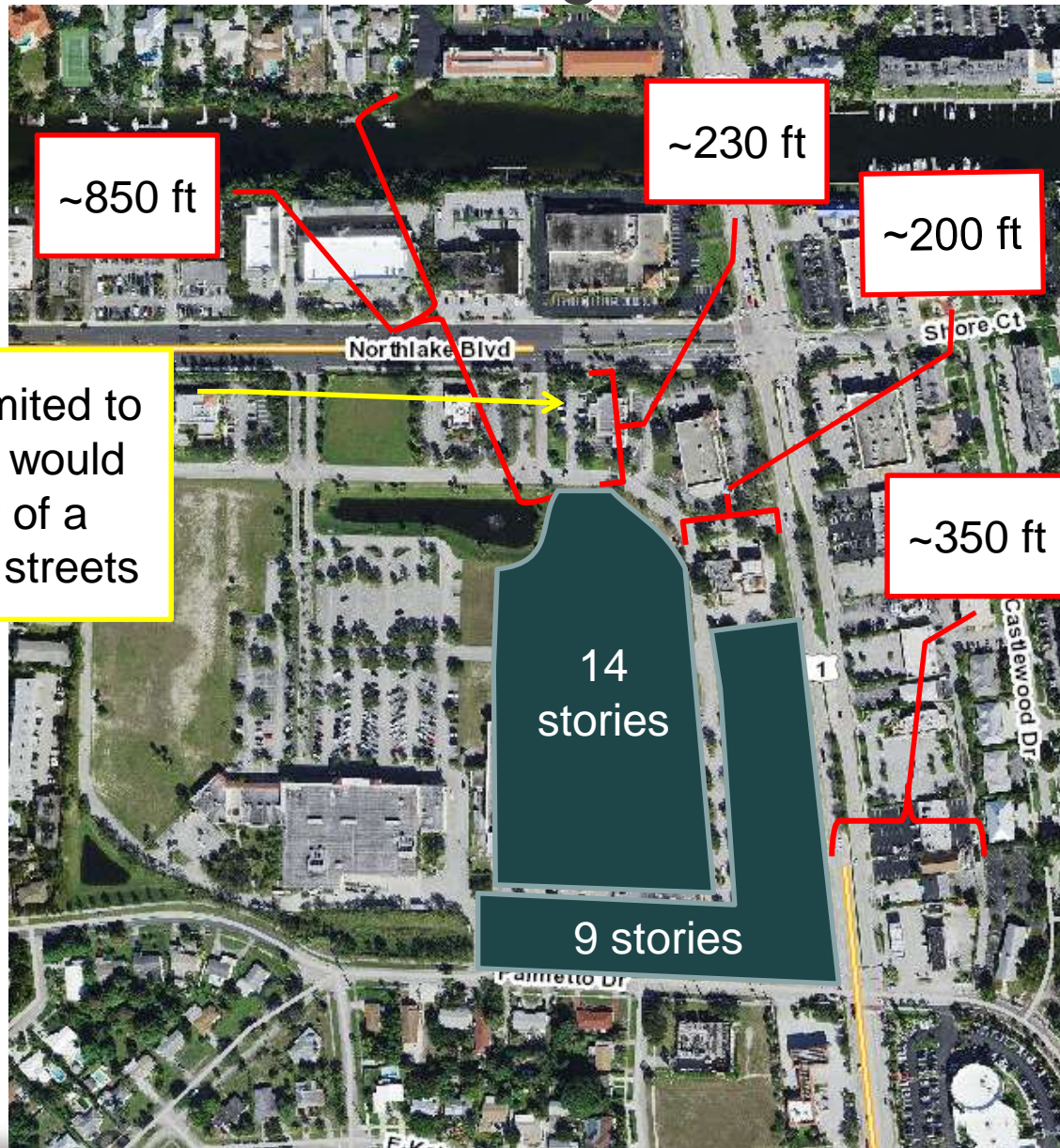
- 185 ft tower overall height
- 16 stories
- 190 ft Setback

Height Comparisons



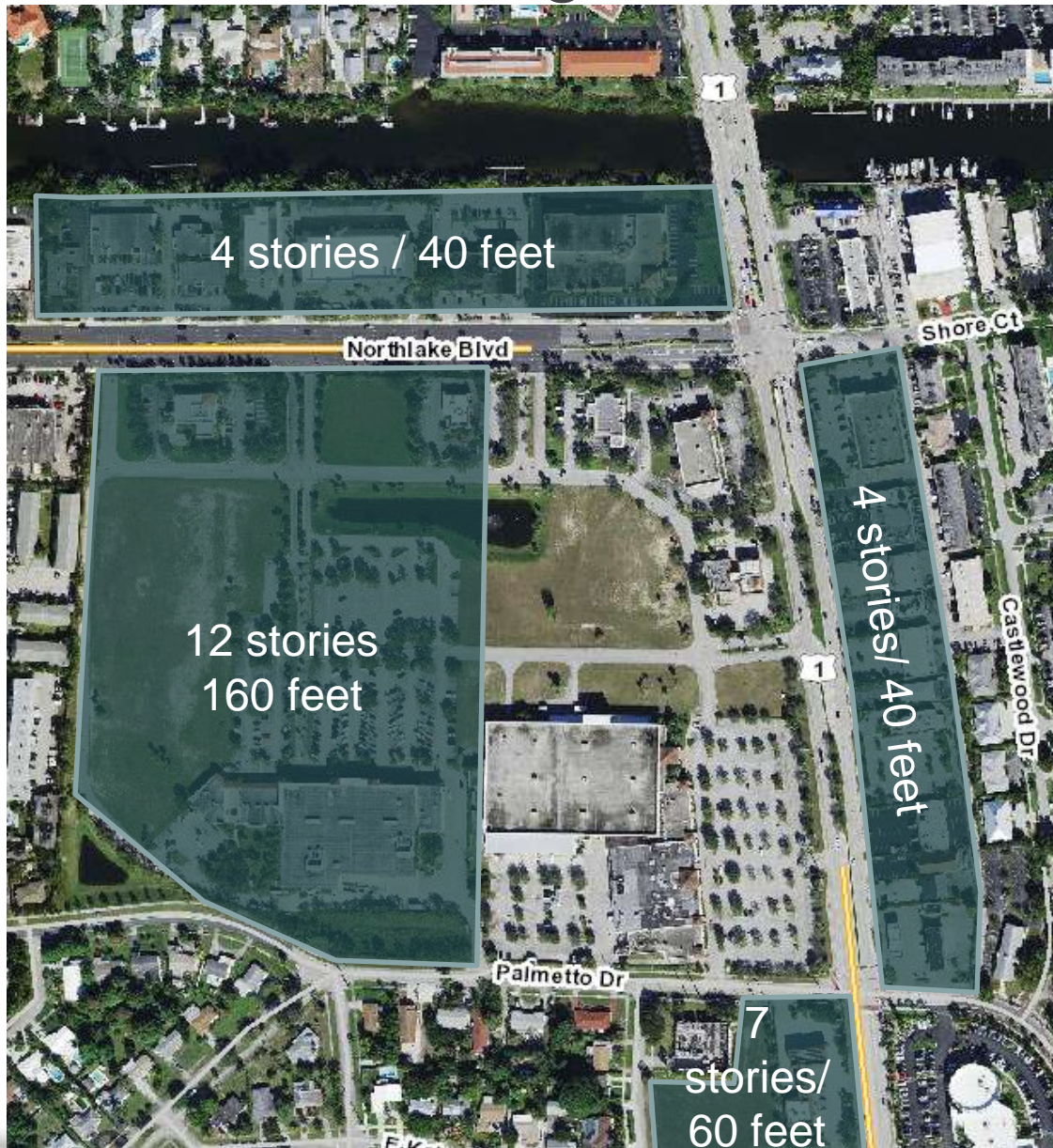
Landmark Palm Beach Gardens
Tallest- 17 stories, 200 ft to peak
Shorter- 14 stories, 170 ft to peak

Height

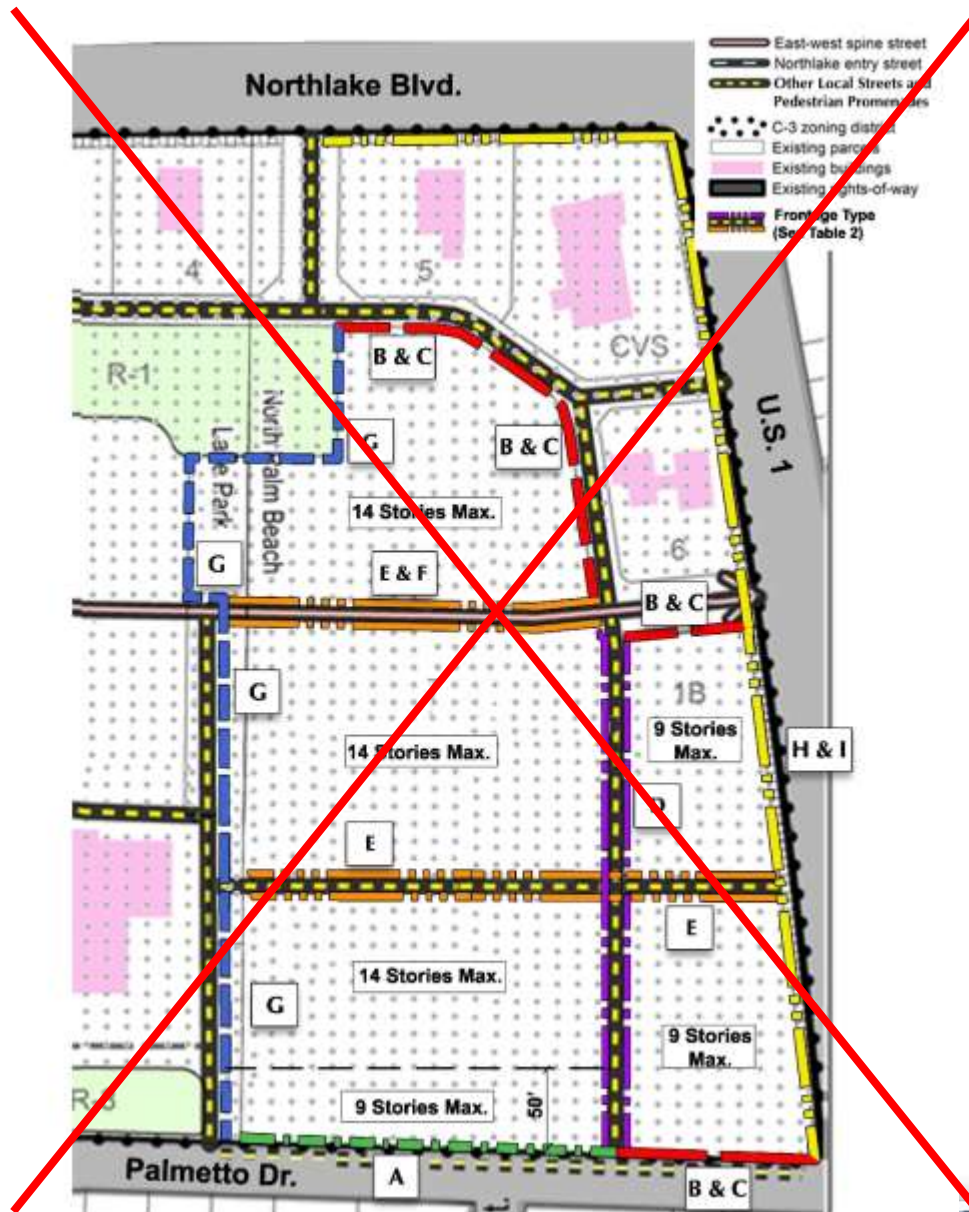


Outparcels limited to 50 feet high, would block most of a building from streets

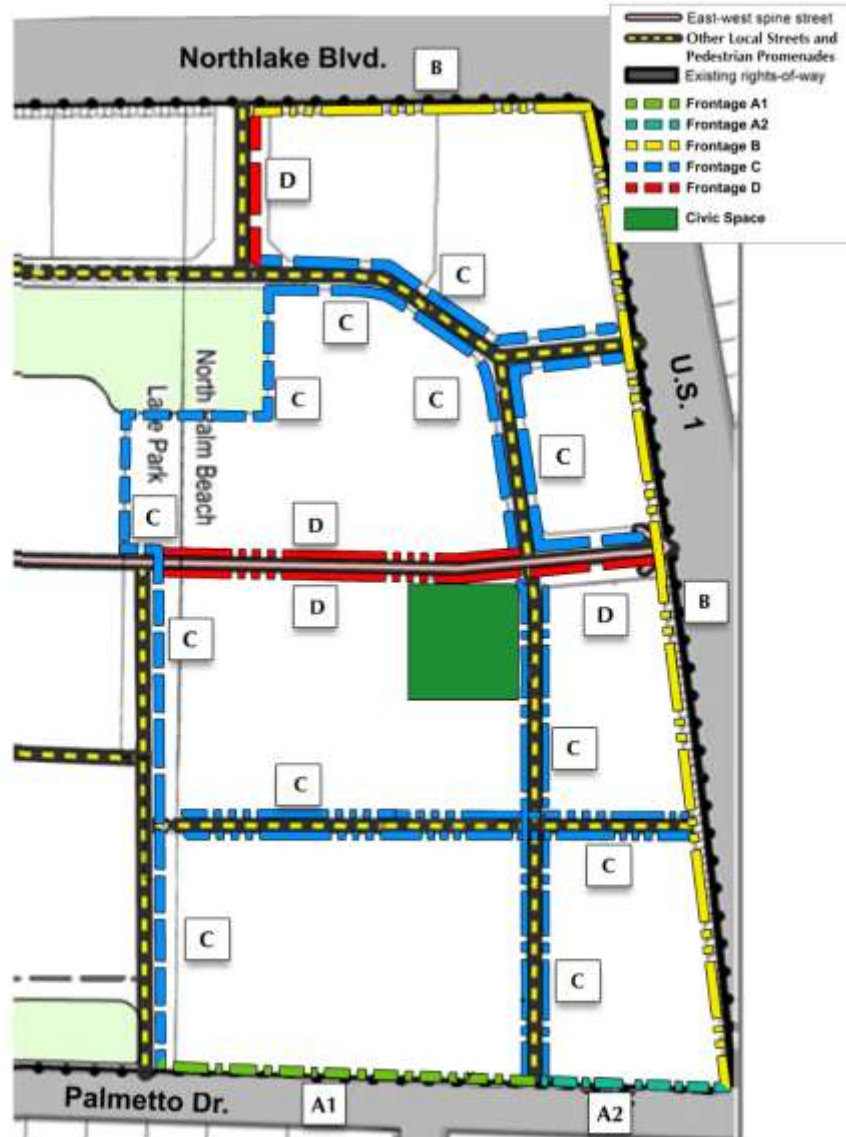
Height



Regulating Plan

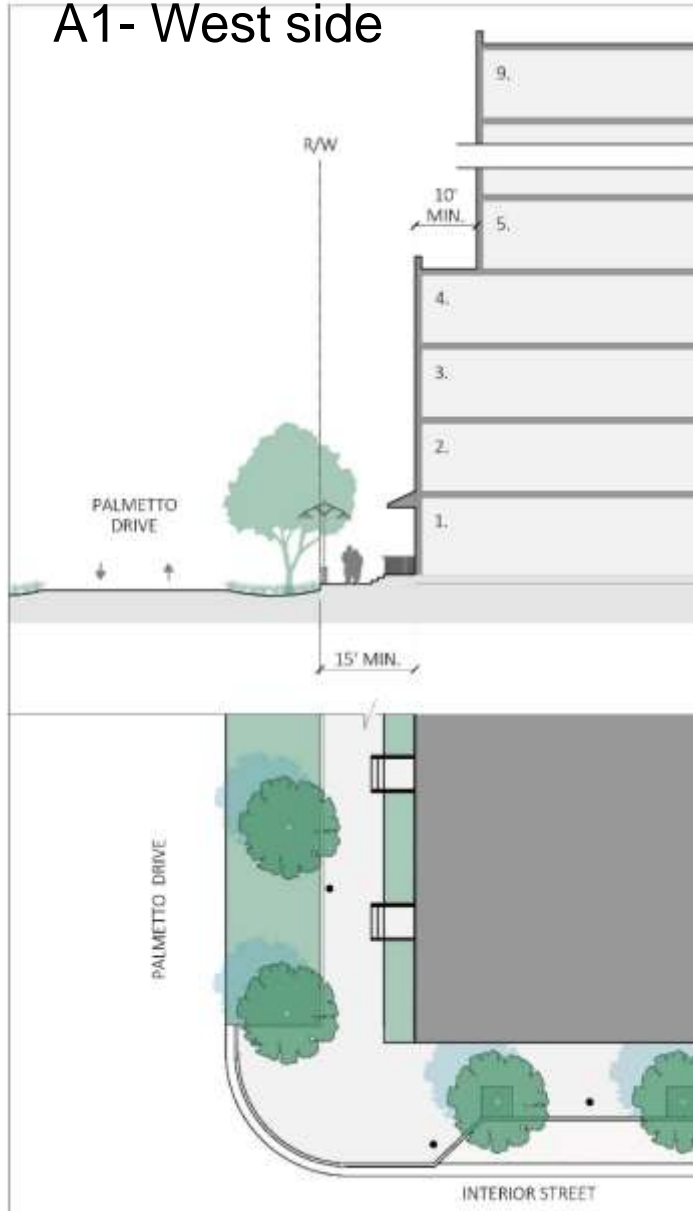


Regulating Plan

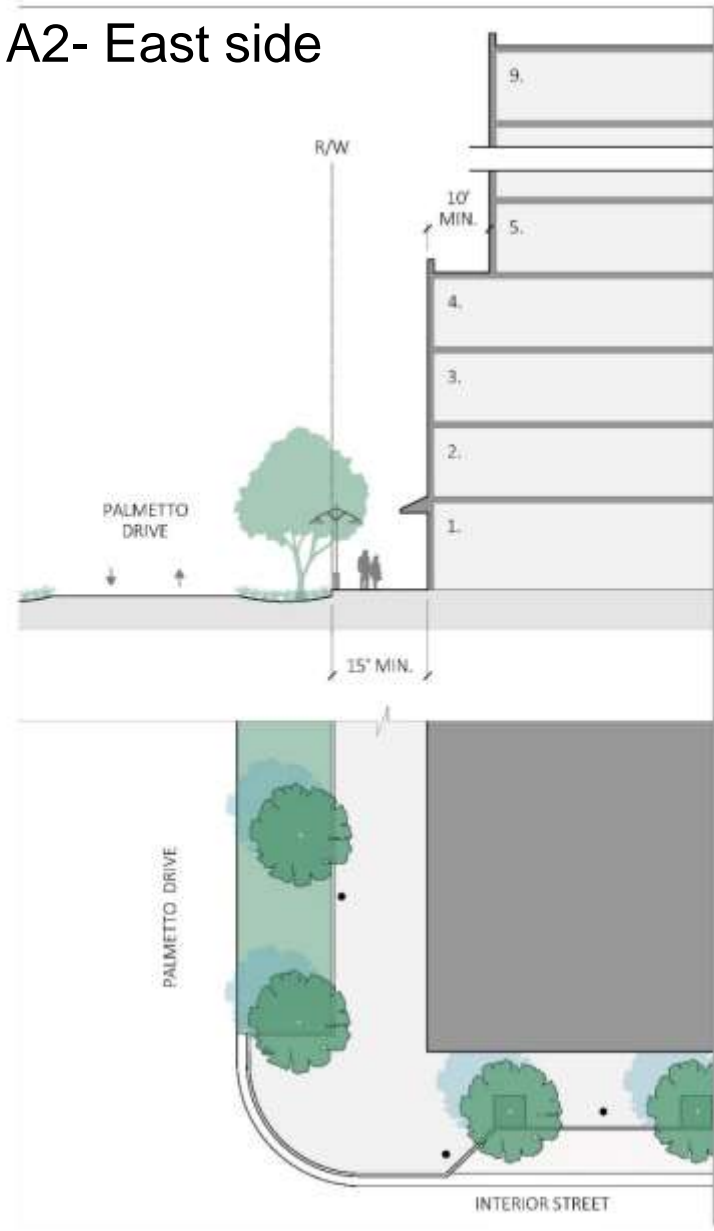


Regulating Plan

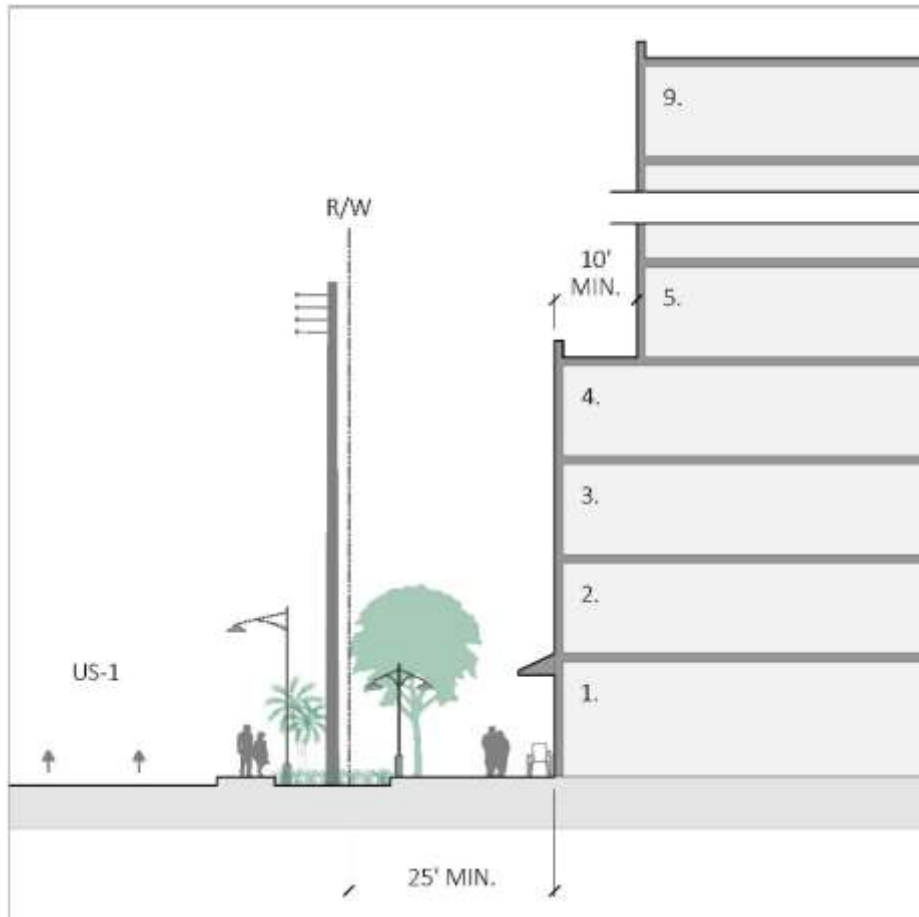
A1- West side



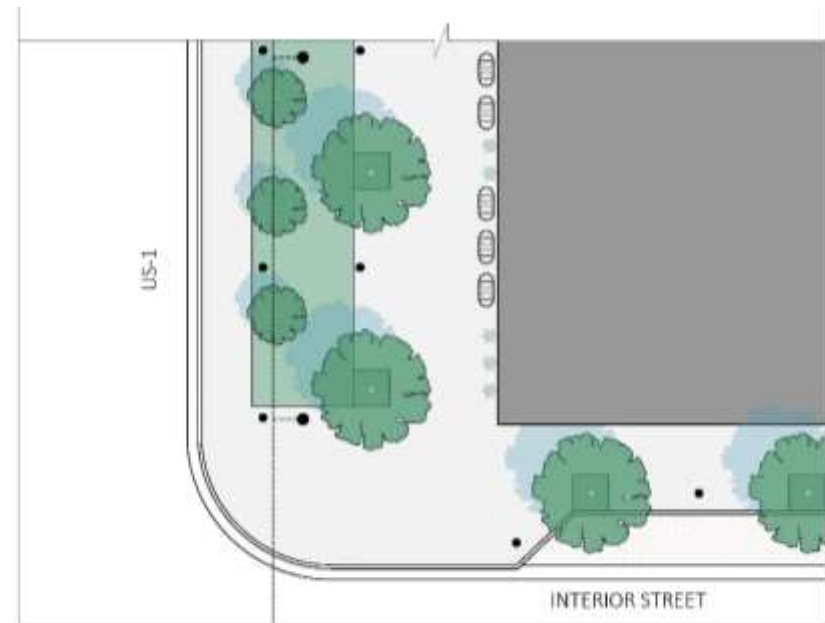
A2- East side



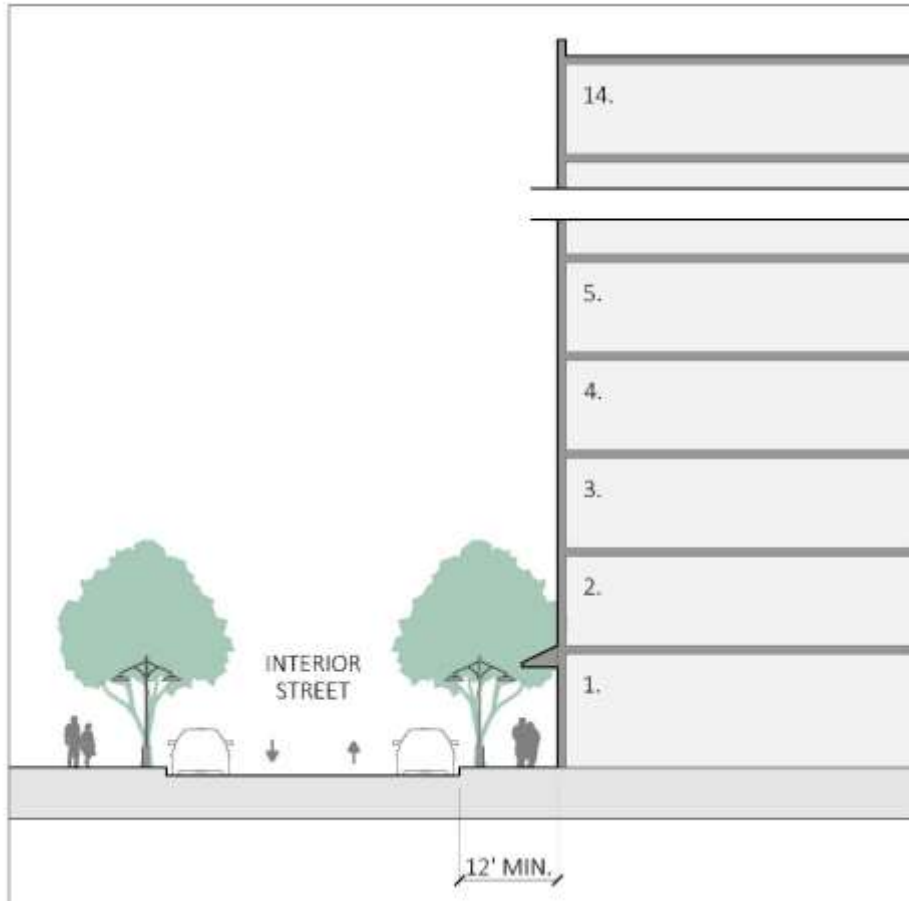
Regulating Plan



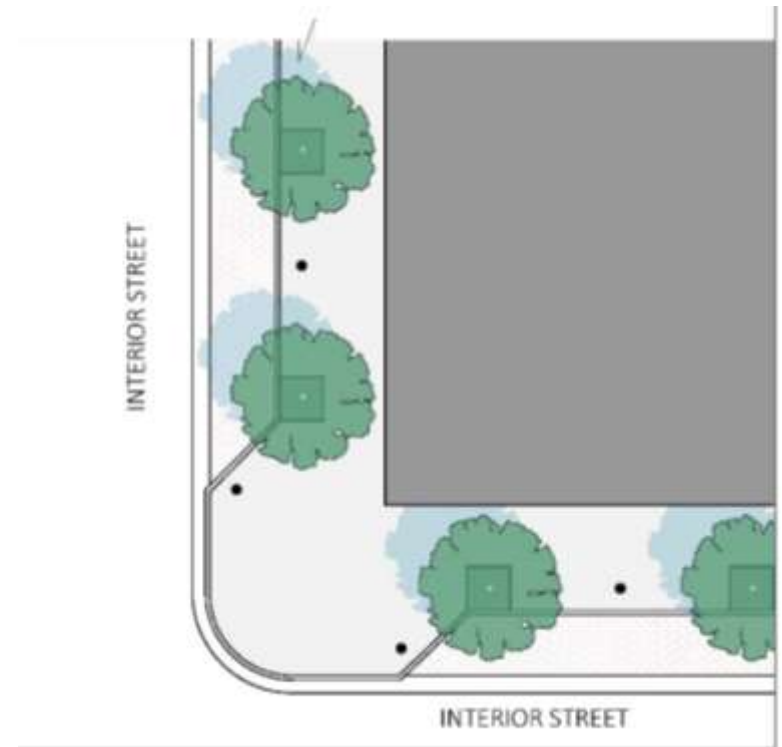
US Highway 1 and Northlake Blvd



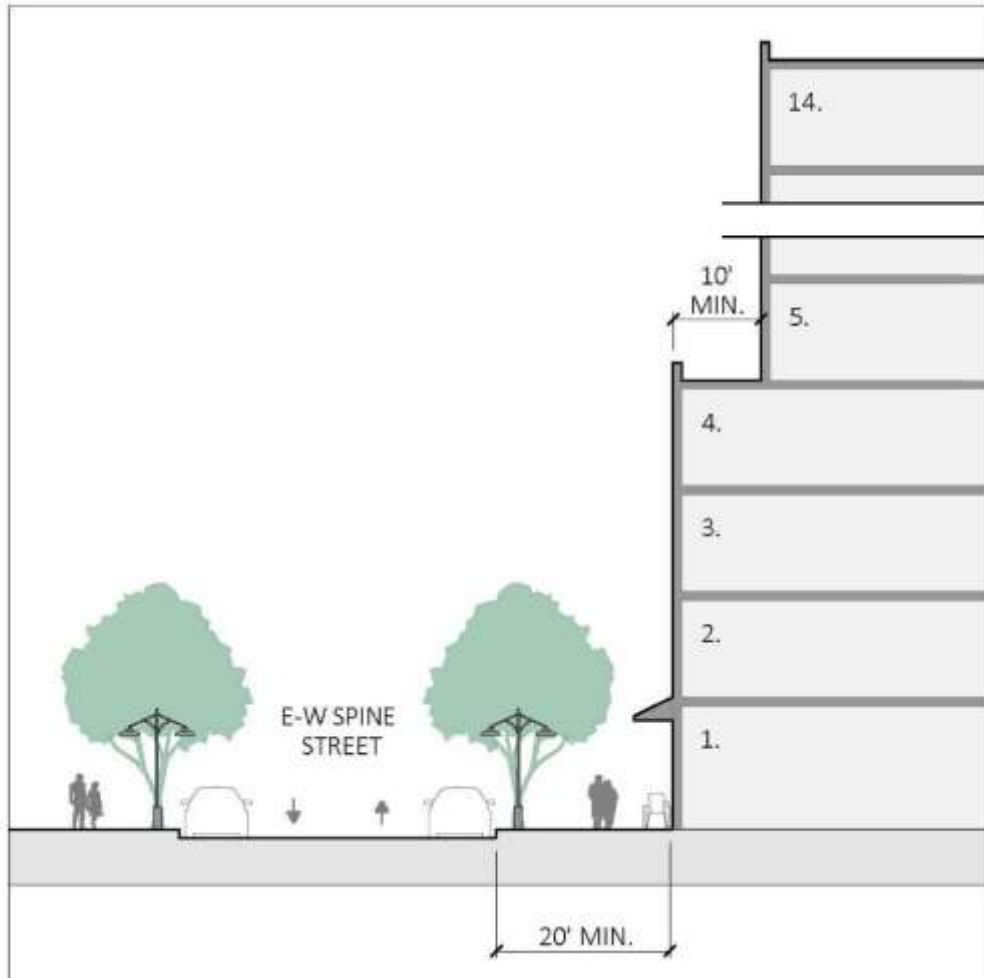
Regulating Plan



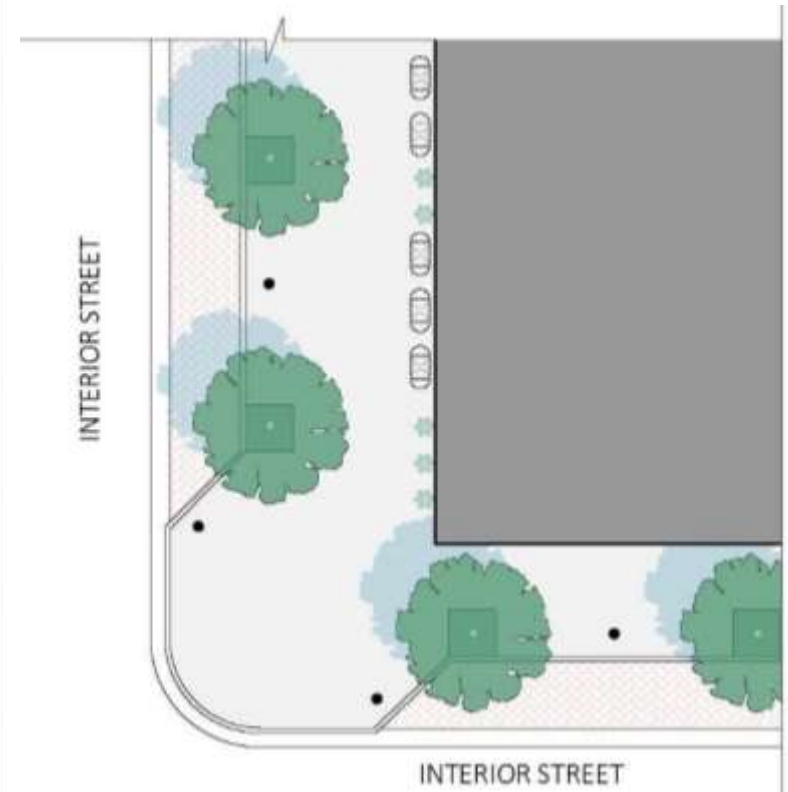
Interior streets



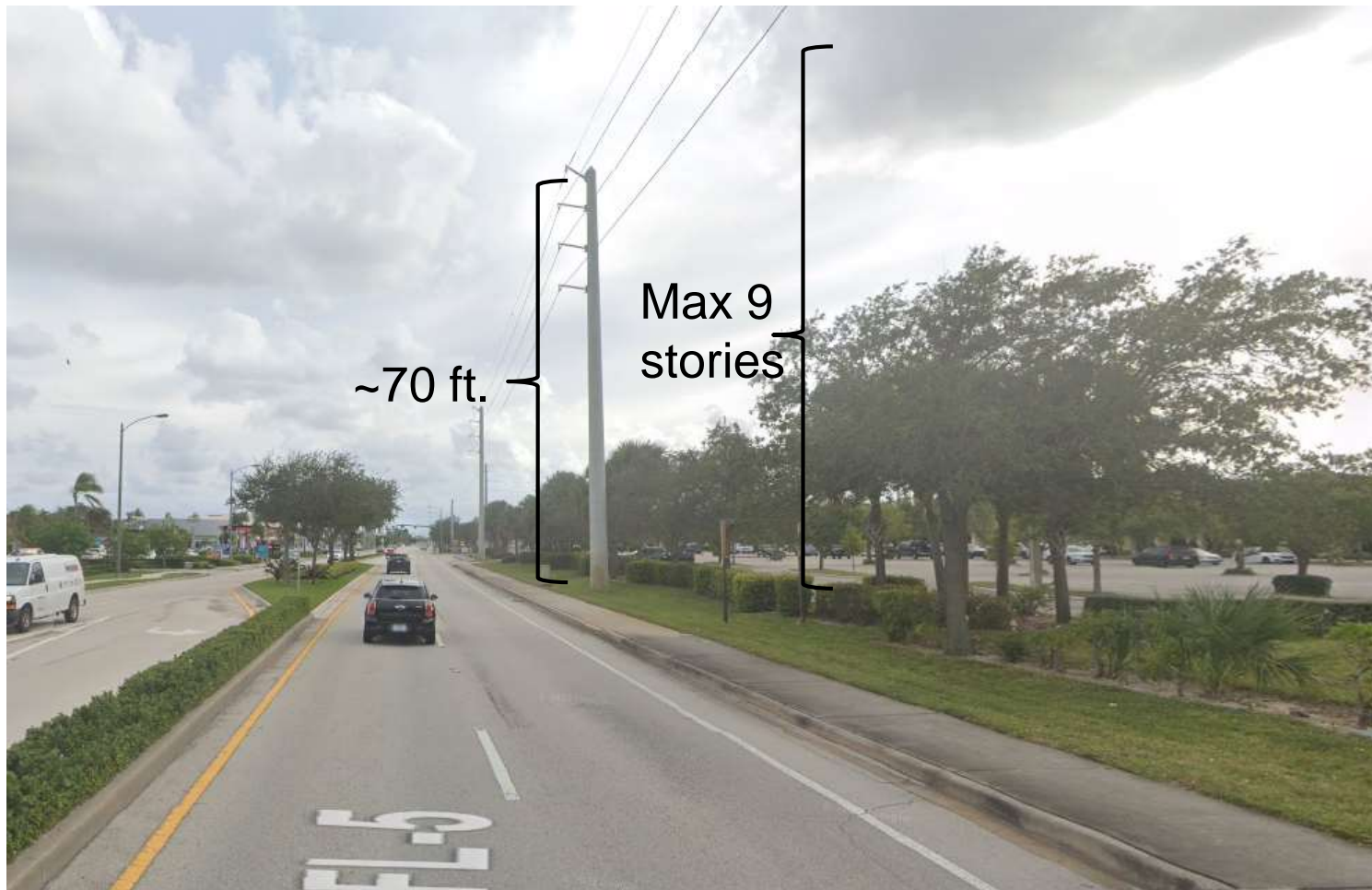
Regulating Plan



Main east/west street



Regulating Plan



Undergrounding not feasible. Cost prohibitive, unlikely to be supported by FPL

Code Amendments

May 2022- Initial draft with property owner

June 2022- Meetings with Planning Commission and Council

July 14, 2022- Council workshop to discuss conceptual renderings before Code was finalized

November 1, 2022- First Planning Commission meeting

November 11, 2022- Village Council workshop

December 6, 2022- Second Planning Commission meeting

Comprehensive Plan

FAR restriction overall for all building types. Specified in land development regulations.

Added language for exemption of the C3 properties to the density of residential uses

Utility concurrency

Since it does not affect a large area, a specific development plan with maximum SF potential for the buildings and uses can be established through PUD process for detailed review by utility providers and traffic concurrency.

Comprehensive Plan

Seacoast Utility Authority Letter- January 3, 2023

Assuming 2000 multifamily units and 50,000 SF of commercial= **16%** of currently available water demand and **13%** of available wastewater demand.



Schedule

- First Reading Village Council
- Transmittal of comprehensive plan changes to the State of Florida
- Second Reading Village Council for final approval of C3 code amendment
- THEN, PUD application can be submitted

Conclusion

Staff's analysis concludes the regulations are
consistent with:

Citizen's Master Plan

Market Study

Comprehensive Plan

Lake Park Regulations

And recommends approval of the application with
no proposed conditions



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: March 15, 2023

Agenda Item No.

Agenda Title: Town Code Signage Amendment to Create a New Public District Signage Category.

[] SPECIAL PRESENTATION/REPORTS [] CONSENT AGENDA
[] BOARD APPOINTMENT [] OLD BUSINESS
[X] **ORDINANCE**
[] NEW BUSINESS
[] OTHER

Approved by Town Manager John D'Agostino Digitally signed by John D'Agostino
DN: cn=John D'Agostino, o=Town of Lake Park,
ou=Town Manager,
email=jd'agostino@lakeparkflorida.gov, c=US
Date: 2023.03.08 12:05:08 -05'00' **Date:** _____

Anders Viane – Planner

Name/Title

| | | |
|---|--|---|
| Originating Department: Community Development | Costs: \$ Legal Review Funding Source: Legal Acct. 108 [] Finance _____ | Attachments: ➔ Ordinance __-2023 |
| Advertised: Date: N/A Paper: [] 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 AV Please initial one. |

Summary Explanation/Background:

This item is being brought forward to facilitate the planned digital monument sign proposed for Town Hall. Currently, digital and animated signage is not permitted throughout the Town nor do they exist for any specific performance standards pertaining to government signs in the Town Code. This proposed Ordinance creates a new subsection devoted to Public District signage. It proposes to utilize the already established Town Code signage categories of wall, monument, and various other miscellaneous signage categories for Town (i.e. Public District) signage. Additionally, the new language exempts the Town from the prohibition on digital and animated signage. This will enable such a sign in front of Town Hall (for now, maybe at other locations as well in the future), as previously discussed and favored by the Town Commission.

Recommended Motion: I move to “**APPROVE**” Ordinance __-2023.



Vision Zero

Town of Lake Park

March 15, 2023





Vision Zero

A commitment to
**Zero Traffic
Fatalities and
Serious Injuries.**

Everyone has the right to move safely in their communities, and that system **designers** and **policy makers** share the responsibility to ensure safe systems for travel.



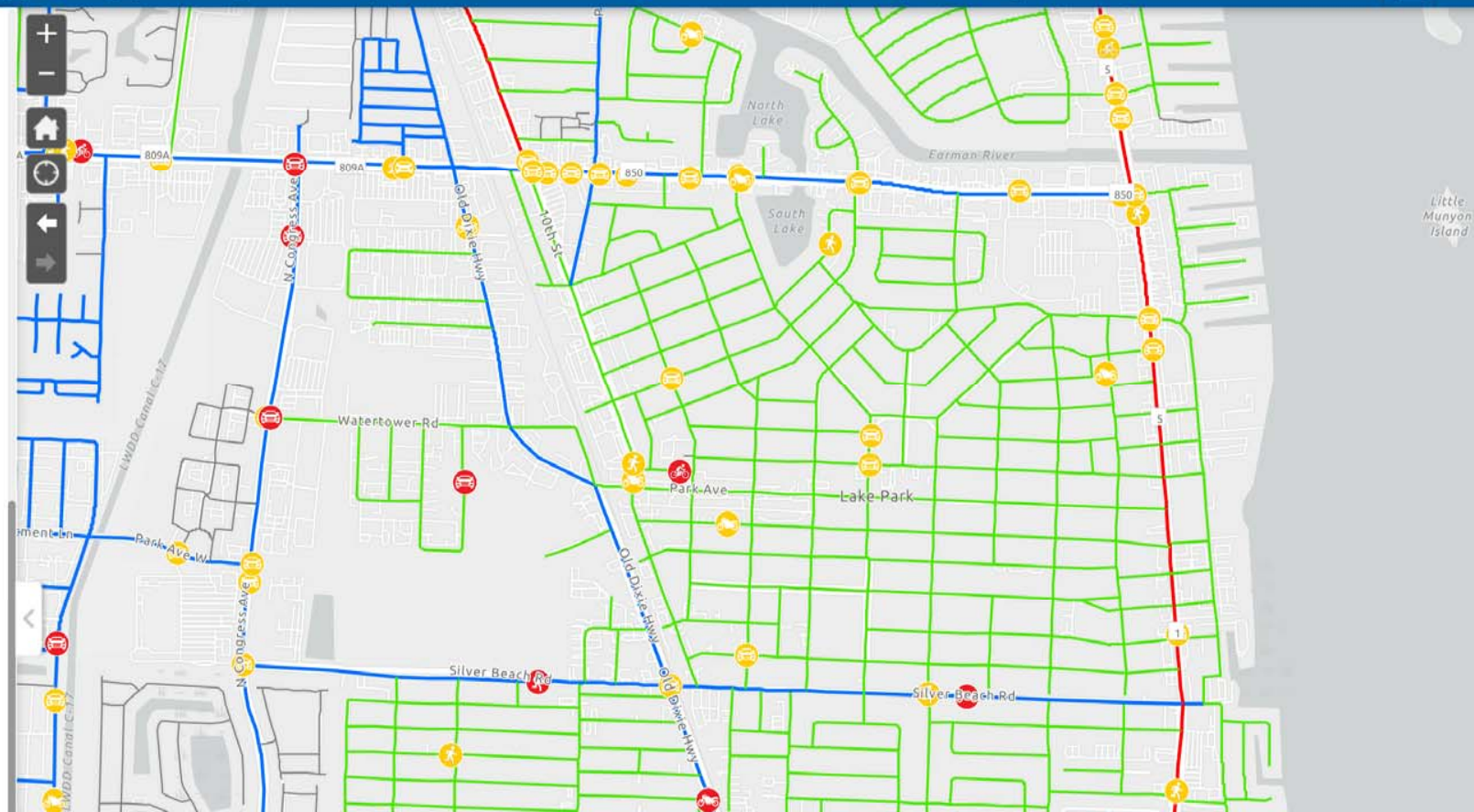
Reality



Fatal & Serious Injury Crashes

Town of Lake Park 2016-2021

- Motorcycle - Fatality
- Vehicle - Fatality
- Pedestrian - Severe Injury
- Bicycle - Severe Injury
- Motorcycle - Severe Injury
- Vehicle - Severe Injury
- ☐ Rail Network
- ☐ Frequent Transit Network
- ☐ Transit Hubs
- ☐ Palm Tran Bus Stops
- ☐ Federal Aid Roadways
- ☒ Roadway Ownership
 - LOCAL/CITY
 - COUNTY
 - FDOT
 - PRIVATE
- ☐ Roadway Functional Classification
- ☐ Lane Repurposing Candidates
- ☐ LRTP 2045 Projects





Vision Zero Principles



Political
Commitment



Community
Engagement



Equity



Action Plan



Cooperation &
Collaboration



Data driven



Multidisciplinary
Leadership



Systems-based
Approach



Transparency

What is Vision Zero?

VISION ZERO NETWORK

VisionZeroNetwork.org



TRADITIONAL APPROACH

Traffic deaths are **INEVITABLE**

PERFECT human behavior

Prevent **COLLISIONS**

INDIVIDUAL responsibility

Saving lives is **EXPENSIVE**

VS

VISION ZERO

Traffic deaths are **PREVENTABLE**

Integrate **HUMAN FAILING** in approach

Prevent **FATAL AND SEVERE CRASHES**

SYSTEMS approach

Saving lives is **NOT EXPENSIVE**

Safe Systems + Redundancy

Safe Systems = Safe Mobility



Proven Safety Countermeasures:

SPEED MANAGEMENT



Speed Safety
Cameras



Variable Speed Limits



Appropriate Speed
Limits for All Road
Users

PEDESTRIAN/BICYCLIST



Crosswalk Visibility
Enhancements



Bicycle Lanes



Rectangular Rapid
Flashing Beacons



Leading Pedestrian
Interval



Medians and
Pedestrian Refuge
Islands in Urban and
Suburban Areas



Pedestrian Hybrid
Beacons



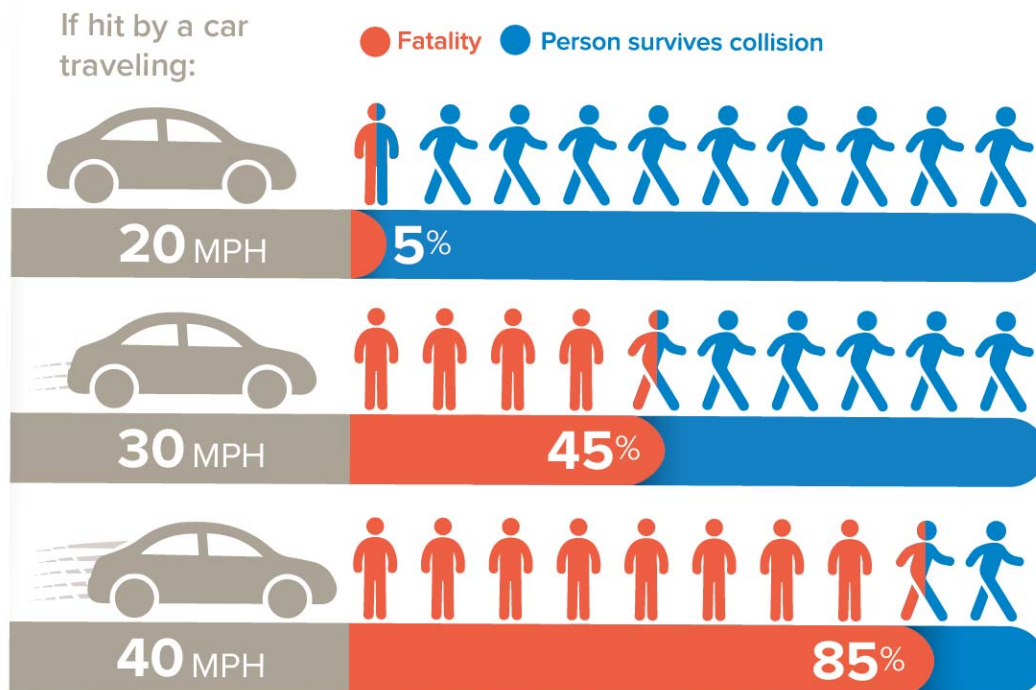
Road Diets (Roadway
Reconfiguration)



Walkways

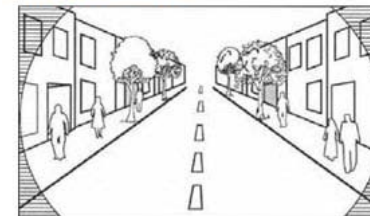
[Safety.fhwa.dot.gov/provencountermeasures](https://safety.fhwa.dot.gov/provencountermeasures)

Reducing Kinetic Energy (Speed)

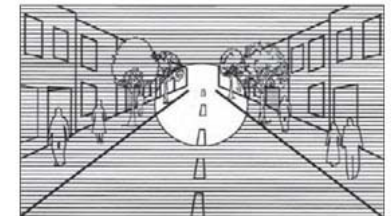


National Traffic Safety Board (2017) Reducing Speeding-Related Crashes Involving Passenger Vehicles.
Available from: <https://www.nts.gov/safety/safety-studies/Documents/SS1701.pdf>

WHY SPEED MATTERS

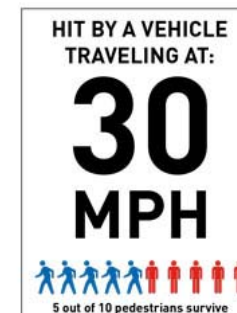
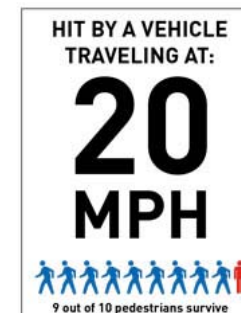


Field of vision at 15 MPH



Field of vision at 30 to 40 MPH

A driver's field of vision increases as speed decreases. At lower speeds, drivers can see more of their surroundings and have more time to see and react to potential hazards.



Speed is especially lethal for vulnerable users like pedestrians and people biking. The risk of injury and death increases as speed increases.

Why Florida?

Florida ranked #2 most dangerous state for pedestrians
(previously #1)

THE TOP 20

Most dangerous metropolitan areas for pedestrians (2016-2020)

● Top 1-10 ● Top 11-20

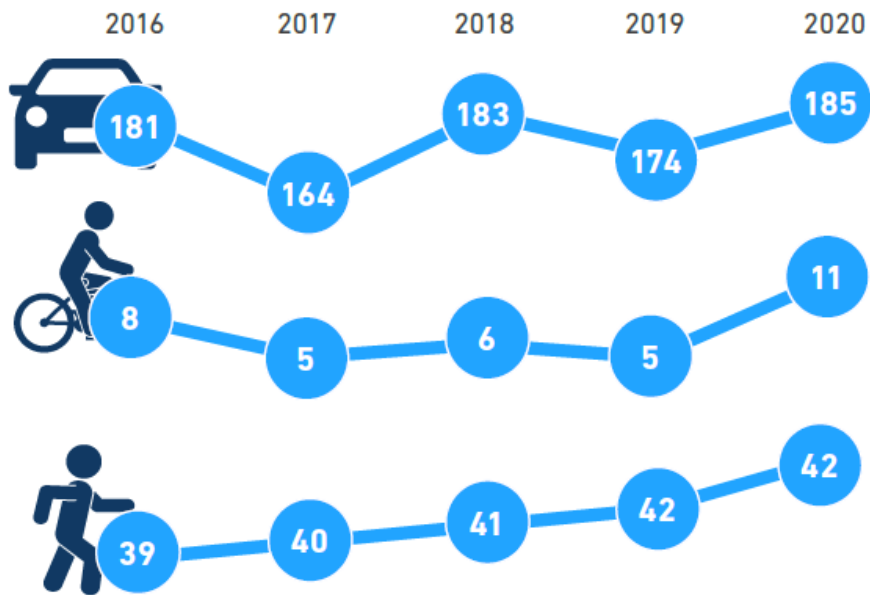


Smart Growth America Dangerous by Design 2022



Palm Beach County – Vision Zero

Palm Beach County Fatalities



FDOT Signal 4 Data

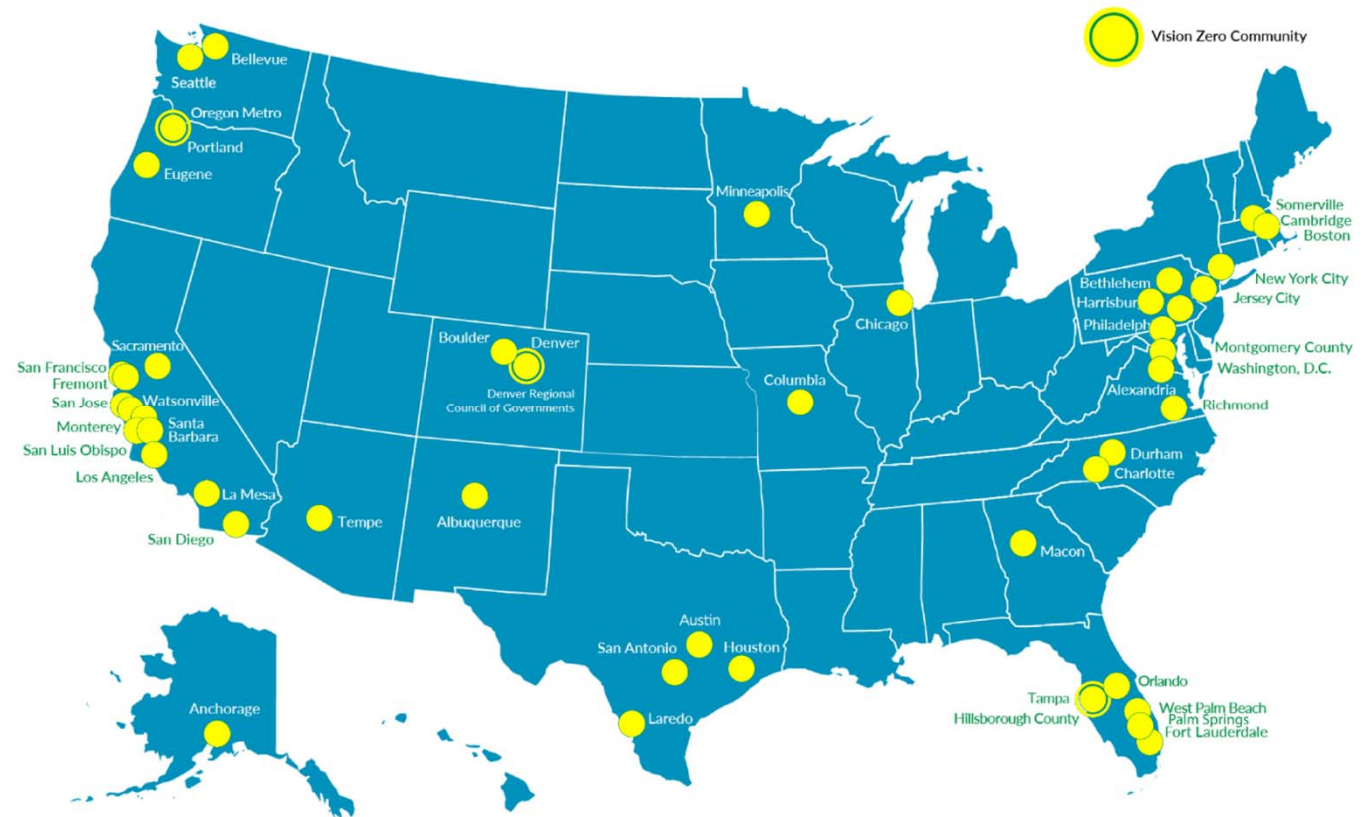


PalmBeachTPA.org/Safety

- Resolution
- Data
- Funding
- Resources

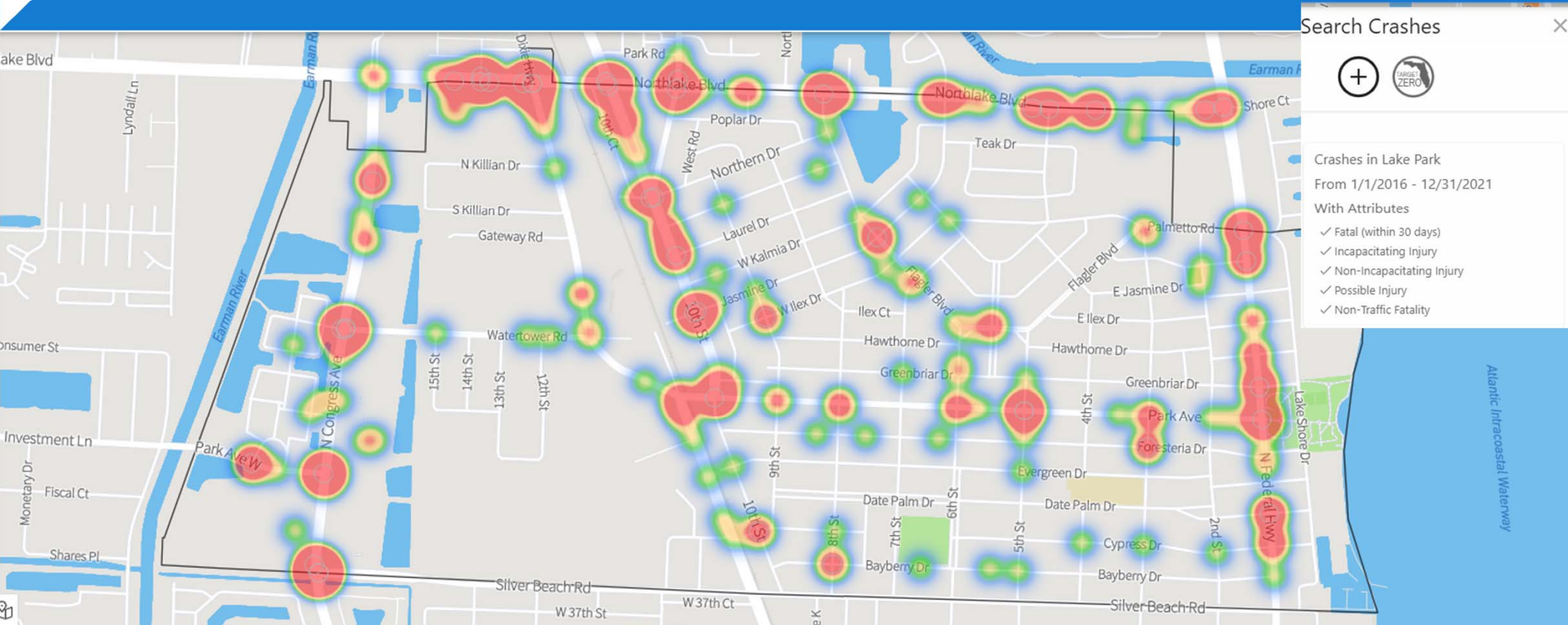
Vision Zero Communities

1. Belle Glade
2. Boynton Beach
3. Delray Beach
4. Greenacres
5. Juno Beach
6. Jupiter
7. Lake Worth Beach
8. Palm Springs
9. West Palm Beach
10. Wellington
11. West Lake



Map Date: November 2020, Courtesy Vision Zero Network

All Traffic Crashes in Lake Park 2016-2021



Vision Zero Next Steps

- ✓ *Adopt Local Vision Zero Resolution*
- Develop Local Action Plan
- Create Local Task force
- Learn more & stay informed:
 - PalmBeachTPA.org/Safety
 - VisionZeroNetwork.org
- Seek Grant Funding Opportunities:
 - PalmBeachTPA.org/Funding
 - AlertTodayFlorida.com/HVE
 - Transportation.gov/SS4A



**1. BUILD A
ROBUST DATA
FRAMEWORK**



**2. SET
MEASURABLE
GOALS WITH
A CLEAR
TIMELINE FOR
IMPLEMENTATION**



**3. BE
ACCOUNTABLE**



**4. ENSURE
TRANSPARENCY**

VISION ZERO NETWORK

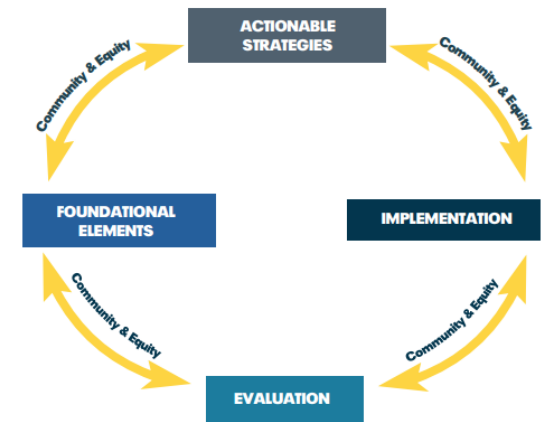
Vision, Strategies, Action:
Guidelines for an Effective
Vision Zero Action Plan

December 2017

Creating a Vision Zero Action Plan

Foundational Elements

Actionable Strategies



TPA Grant Funding Programs

**PALM BEACH**
Transportation
Planning Agency



STATE ROAD MODIFICATIONS
Total Funds: ~\$20.4M/Year
Funding Range: \$500K-\$5M
Eligible On State Roads
Project Examples:

- Complete Streets
- Traffic Calming
- Intersection Modifications

LOCAL INITIATIVES
Total Funds: ~\$20M/Year
Funding Range: \$250K-\$5M
Eligible On Federal-Aid Roads
Project Examples:

- Complete Streets
- Transit Capital
- Freight Efficiency

TRANSPORTATION ALTERNATIVES
Total Funds: ~\$3.3M/Year
Funding Range: \$250K-\$1M
Eligible On and Off Roads
Project Examples:

- Pedestrian & Bicycle Facilities
- Safe Routes to School
- Safety-Related Infrastructure

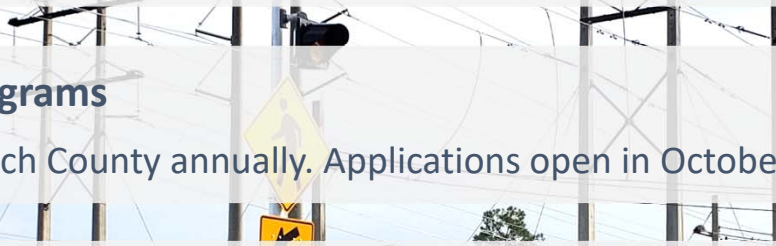
PalmBeachTPA.org/Funding

Funding Opportunities (tools)

S | S
4 | A

Safe Streets and Roads for All (SS4A) Grant Program

\$1 Billion in US for FY 2023. Cycle Opening in April.



TPA Funding Programs

\$28 M in Palm Beach County annually. Applications open in October 2022.



Highway Safety Improvement Program (HSIP)

\$157 M annually for Florida. Prioritized by FDOT.



Local and Regional Project Assistance (RAISE) grants

\$1.5 B in US for FY 2022. Information TBD.

Questions?



Brian Ruscher, AICP
Deputy Director of Multimodal Development
Bruscher@PalmBeachTPA.Org
www.palmbeachtpa.org/safety



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: March 15, 2023

Originating Department: Communications and Grants
Bethlehem Community Empowerment Center 2021-2022 Grant

Agenda Title: Funding Allocation Extension Request

Approved by Town Manager: John D'Agostino Digitally signed by John D'Agostino
DN: cn=John D'Agostino, o=Town of Lake Park,
ou=Town Manager,
email=jdagostino@lakeparkflorida.gov, c=US
Date: 2023.03.06 10:23:25 -05'00' **Date:** _____

Cost of Item: \$0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: N/A **Newspaper:** _____

Attachments: N/A

Please initial one:

_____ Yes I have notified everyone

MA Not applicable in this case

Summary Explanation/Background:

When possible, the Town of Lake Park allocates funds to its small and large grant program; small grants are for citizens of the Town, and large grants are for local businesses and organizations. A total of \$20,000 (later amended to \$25,000) was allocated for the Town's grantmaking program in the 2021-2022 fiscal year, \$10,000 of which was awarded to Bethlehem Community Empowerment Center for the renovation of its field and the creation of a new multi-purpose field to be used for a variety of community events.

The Town's grantmaking program is a reimbursement program through which grant recipients pay for goods and services covered by the grant and are reimbursed by the Town upon submission of receipts. The grant application stated (in bold lettering, as presented) **As part of its application, the applicant must demonstrate the ability to complete the proposed project and expend all grant funds no later than August 31, 2022. Any funds that are not expended by this date will be forfeited unless prior written approval is provided by the Town Manager.**

In early 2023, the grant recipient reached out to Staff to say that the project had been completed and to inquire about where to send the required documentation. Staff informed the caller that the deadline for submission had passed several months prior, and it was unknown whether the organization could still receive the funding. As the application states the Town Manager can grant extensions prior to the due date, which has passed, the decision rests with the Town Commission.

At the end of the 2021-2022 fiscal year, the unused \$10,000 from the grantmaking program were moved to the Town's fund balance, where it remains at this time, and can be reallocated for this purpose if the Commission so desires.

Mr. Saul Chevelon is here this evening on behalf of Bethlehem Community Empowerment Center.

Recommended Motion:

At the Town Commission's discretion based on the information provided above.



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: March 15, 2023

Originating Department: Communications and Grants

Agenda Title: Town Grantmaking Program Application Results

Approved by Town Manager: John D'Agostino Digitally signed by John D'Agostino
DN: cn=John D'Agostino, o=Town of Lake Park,
ou=Town Manager,
email=jdagostino@lakeparkflorida.gov, c=US
Date: 2023.03.08 12:09:44 -05'00' **Date:** _____

Cost of Item: \$0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised: _____

Date: N/A **Newspaper:** _____

Attachments: Grant Applications From All Applicants And Scoring Sheets From Each

Please initial one:

MA

Yes I have notified everyone
Not applicable in this case

Summary Explanation/Background:

When possible, the Town of Lake Park allocates funds to its small and large grant program; small grants, which can be up to \$500, are for citizens of the Town, and large grants, which can be from \$500.01 up to the limit of available funding, are for local business and not-for-profit organizations. For the 2022-2023 fiscal year, \$10,000 was allocated for the Town's grantmaking program. The Town received six applications requesting a combined total of \$52,500.

The applications were reviewed by a three-person grant review committee comprised of the Town Manager and two Staff Members. All applications and scoring sheets are attached for thorough review.

The applicants, presented in alphabetical order, are as follows:

Coastal Middle & High School

Requesting \$10,000 for a crime deterrent system; rentals for prom, graduation and gala; end-of-year trip.

*Applicant provided hotel rate documentation for one hotel, but requested funding for another; both are outside of Palm Beach County

Average reviewer score: 51

Faith-Based Academy Of Patriots Returning To Eden (FAPRE)

Requesting \$10,000 for Haitian Flag Day celebration

*Application not completed and no required attachments provided

**Applicant already in the TOLP Special Events Department budget for \$1,000 in FY 2022-2023 for this event

Average reviewer score: 37

JETSETV F.C.

Requesting \$10,000 for one-day or two-day street soccer program to be held in October, designed to replace week-long soccer program generally held the week between when school ends and camp starts, because activities cannot be held in Bert Bostrom Park when it is under construction to install underground drainage tanks.

*Applicant already in the TOLP Special Events Department budget for \$15,000 in FY 2022-2023 for weeklong soccer program; unknown at this time if organization will be funded in FY 2023-2024 budget

Average reviewer score: 80

Lake Park Historical Society

Requesting \$7,500 for assistance with the organization and production of the Kelsey City 5K Run/Walk scheduled for December 9, 2023

Average reviewer score: 82

Taylor Thierry Illume U

Requesting \$10,000 for advertising and marketing materials to try to interest local businesses in a paid marketing and business coaching course

*Most attachments are not provided

**Applicant has not provided any indication that business is eligible to operate in Lake Park or Palm Beach County

Average reviewer score: 44

The Family Development Center

Requesting \$5,000 to support four major camp activities and adventures at Destiny Fulfilled, the applicant's summer youth empowerment program.

Average reviewer score: 108

Recommended Motion:

At the Town Commission's discretion based on the information provided above.