



Lake Park Town Commission, Florida

Live Local Act Workshop Minutes

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

Wednesday August 07, 2024 6:00 P.M.

Roger Michaud	—	Mayor
Kimberly Glas Castro	—	Vice Mayor
Michael Hensley	—	Commissioner
Mary Beth Taylor	—	Commissioner
Judith Thomas	—	Commissioner
John D’Agostino	—	Town Manager
Thomas J. Baird	—	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 contract the Town Clerk’s office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER/ROLL CALL

6:03 P.M.

PRESENT

Mayor Roger Michaud

Vice-Mayor Kimberly Glas-Castro

Commissioner Mary-Beth Taylor

Commissioner Judith Thomas

Commissioner Michael Hensley

PLEDGE OF ALLEGIANCE

Mayor Michaud led the pledge.

SPECIAL PRESENTATION/REPORT:

1. Proposed Ordinance to Implement the LIVE LOCAL ACT - Creating Chapter 65 of the Town Code Entitled "Affordable and Workforce Housing".

Town Planner Karen Golonka presented to the Commission. See Exhibit "A". Commissioner Taylor asked what the height density was set as and when was that set. Planner Golonka explained that the heights were set at a maximum of 15-stories, which were in the Town Code. The Commission discussed how the Workforce Housing Rent versus Income impacted the Town. They also asked questions relating to the Palm Beach County median income slide. Commissioner Thomas expressed concern that the Ordinance does not address the urban area of Town. According to the slide, teachers do not qualify for Workforce Housing. She also expressed concern with the State regulation language pertaining to buffering and was not sure how buffering would be accomplished in the Town. Vice-Mayor Glas-Castro felt that it should allow for all income levels and felt that this made no sense. She expressed concerns with the language that states that the Town would consider parking reduction. She also wondered how the monitoring of the affordability would be handled. She asked if they would be monitored or would the Town partner with Palm Beach County and have them monitor for the Town. Planner Golonka stated that a third party such as a housing trust would be hired to assist with monitoring at the applicant's expense. Attorney Baird stated that this Ordinance would not address all of the concerns discussed. He stated that those concerns would need to be addressed through a Comprehensive Plan policy and the Land Development Regulations. He stated that some of the information would be vetted during the Density Workshop. Commissioner Thomas asked how could they proceed with a Zoning In Progress still in effect. Town Attorney Baird stated that Zoning In Progress would need to be extended by Resolution at a future meeting.

Planner Golonka explained the second Ordinance. Vice-Mayor Glas-Castro stated that personally it was not the number of units, but the massing. She suggested that mass be reviewed and other incentives provided. Commissioner Thomas agreed with Vice-Mayor Glas-Castro. She stated that it should not only apply to residential properties, but also to commercial properties.

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.

John Linden expressed concern with the height density allowable on projects. He questioned the incentives that would be provided on future projects. The topic should wait until the Density Workshop on August 21st.

Ralph Moscoso expressed concern with the income brackets in the spreadsheets. He expressed concern with the height density on the proposed project on 10th Street and Park Avenue. He suggested everyone read the legislation.

Mayor Michaud stated that the next step would be for staff to bring the item back for additional discussion.

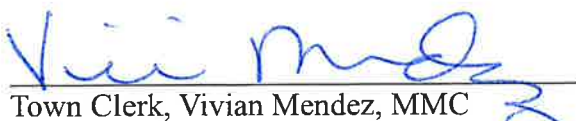
ADJOURNMENT:

7:20 P.M.


FUTURE MEETING DATE: Next Scheduled Workshop will be held on August 21, 2024.



Mayor Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans

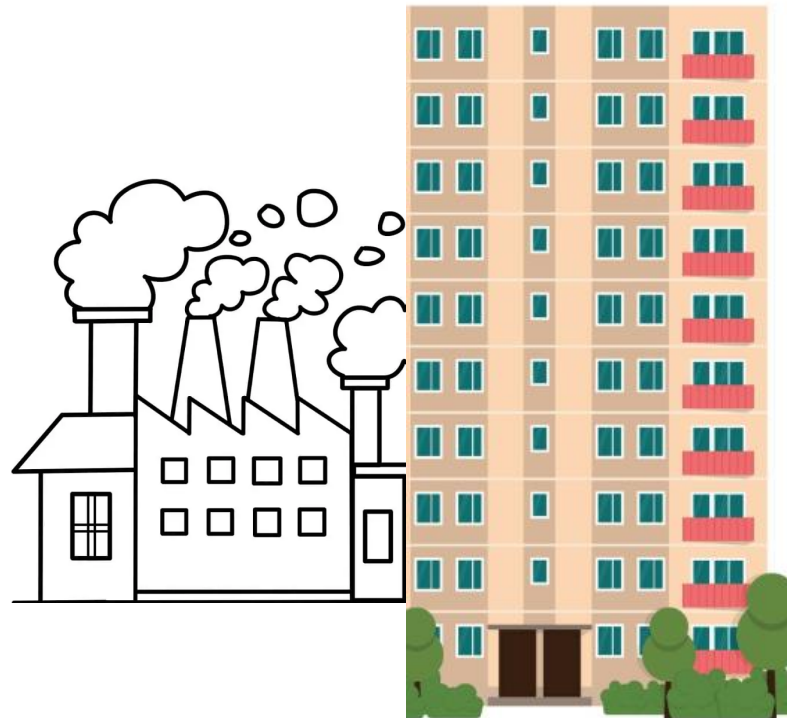


Approved on this 4th of September, 2024



LIVE LOCAL ACT WORKSHOP

WITH THE LAKE PARK TOWN COMMISSION

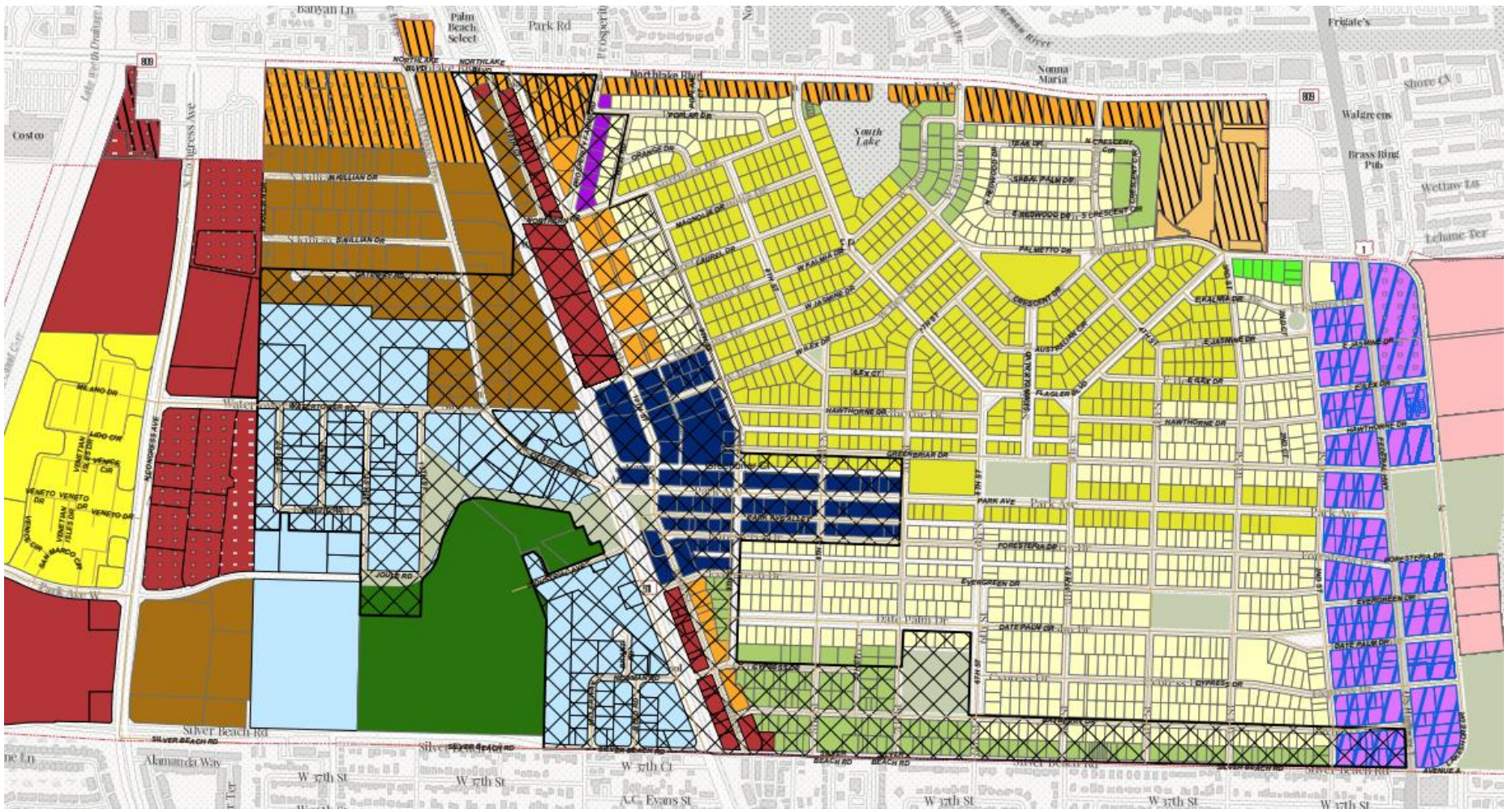


Community Development Dept.

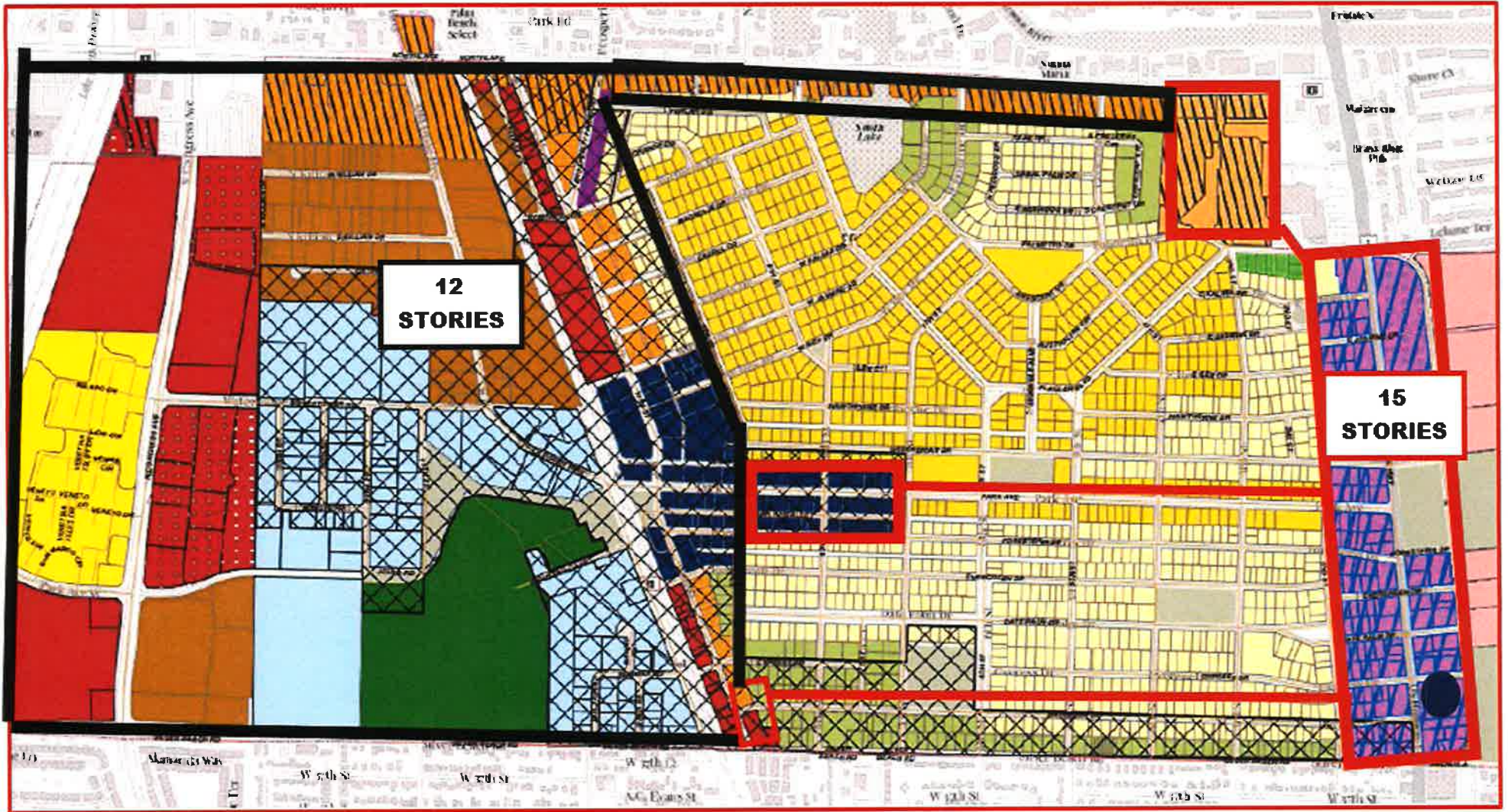
LLA: MUST ALLOW QUALIFIED PROJECTS IN DISTRICTS THAT PERMIT COMMERCIAL, INDUSTRIAL , OR MIXED USE

INDUSTRIAL DISTRICTS: BROWN (C-4) AND LT BLUE (CLIC) **COMMERCIAL:** ORANGE (C-1), RED(C-2), AND PURPLE (C1B)

MIXED USE DISTRICTS: DARK BLUE (PADD), LIGHT ORANGE (C-3) AND PURPLE/BLUE STRIPES (FHMUDO)



ALLOWABLE HEIGHTS UNDER LLA - BASED ON 1 MILE RANGE |



Governing Districts PADD and core area of FHMUDO (C-3)

PALM BEACH COUNTY INCOME GUIDELINES

Palm Beach County Median Income = \$104,000.00

2024 INCOME LIMITS

	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Extremely Low-Income 30% Median	\$22,550	\$25,750	\$28,950	\$32,150	\$36,580	\$41,960	\$47,340	\$52,720
Very Low-Income 50% Median	\$37,500	\$42,850	\$48,200	\$53,550	\$57,850	\$62,150	\$66,400	\$70,700
Low-Income 80% Median	\$60,000	\$68,550	\$77,100	\$85,650	\$92,550	\$99,400	\$106,250	\$113,100
Moderate Income 120% Median	\$90,000	\$102,840	\$115,680	\$128,520	\$138,840	\$149,160	\$159,360	\$169,680

Source: HUD Income Limits are adjusted annually.



Workforce Housing Program (WHP)

2024 Rents and Incomes

Effective July 1, 2024

WHP prices are set annually, based on the provisions of Article 5.G.1.A.3.c.2 of the Unified Land Development Code reflected below, and the following:

2024 PBC Median Family Income: \$104,000 (per HUD)

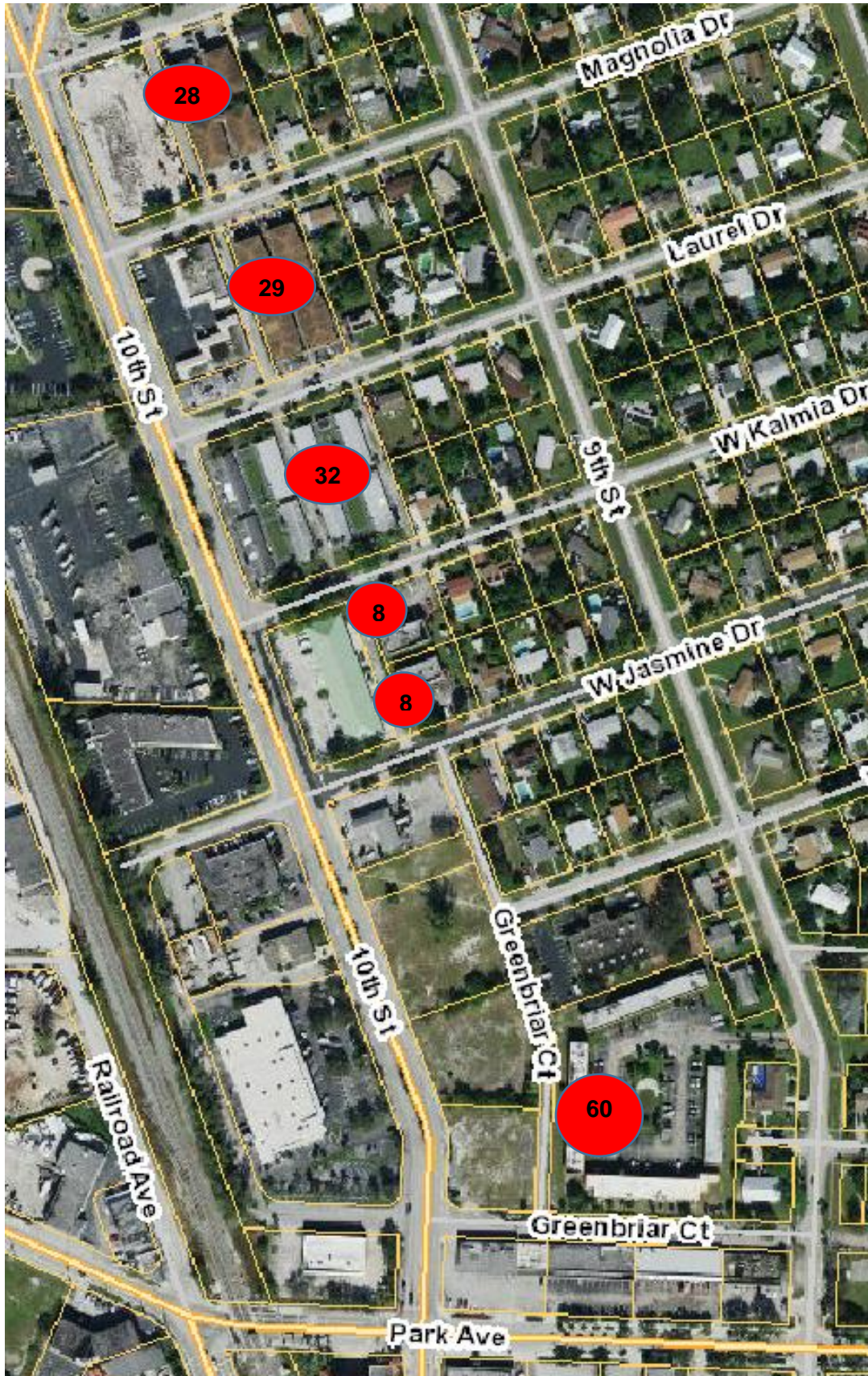
WHP Income Category		Studio	1 BR	2 BR	3BR	4BR	
Low	60-80% of MFI	\$62,400 - \$83,200	\$1,125 - 1,500	\$1,205 - 1,607	\$1,446 - 1,928	\$1,671 - 2,228	\$1,864 - 2,486
Moderate 1	>80-100% of MFI	>\$83,200 - \$104,000	\$1,500 - 1,875	\$1,607 - 2,009	\$1,928 - 2,410	\$2,228 - 2,785	\$2,486 - 3,108
Moderate 2	>100-120% of MFI	\$104,000 - \$124,800	\$1,875 - 2,250	\$2,009 - 2,410	\$2,410 - 2,892	\$2,785 - 3,342	\$3,108 - 3,729
Middle	>120-140% of MFI	>\$124,800 - \$145,600	\$2,250 - 2,625	\$2,410 - 2,812	\$2,892 - 3,374	\$3,342 - 3,899	\$3,729 - 4,350

**ADDRESSING AMBIGUITIES WITHIN THE LIVE LOCAL ACT
PROPOSED TOWN ORDINANCE (new chapter 65)**

TOWN CONCERNS with LLA ACT F.S. Chapter 166.04151 (7)	RESPONSE: PROPOSED ORDINANCE (Chapter 65 of the Town Code)
Creates potential inconsistencies with the Comprehensive Plan	Creation of Chapter 65 to the Town Code - regulations to address LLA issues.
Town must allow in commercial and industrial districts	Specific regulations to address potential incompatibilities
Stipulates allowable height shall be highest allowed in the municipality within 1 mile of proposed site.	Would allow up to 12, 15 stories or 18 stories, depending on max. height within 1 mile. No height waiver proposed.
Unclear if “highest allowed density” refers to by-right densities or whether it includes bonus densities.	Legislature amended act to specify it means highest base density. Ordinance <u>does not</u> provide for bonus density. Therefore maximum density is 48 du /acre.
Requires 40% units be “affordable”. <i>Concern that a developer will only choose only the top affordable income.</i>	Defines workforce housing by four income categories, requires that ALL categories must be used.
Requires that regulations that allow multi-family be used. <i>Not specific.</i>	Uses C-3 District regulations, as they include design requirements and are more detailed than the R-2.
Silent on incompatibly of commercial and industrial uses. This is a particular concern with any industrial locations.	<p>Mitigation Approach:</p> <ul style="list-style-type: none"> • Buffering from adjacent Industrial uses – min. 40 ft. + district requirements • Minimum open space/recreation • Analysis or industrial impacts within 300 ft. of project

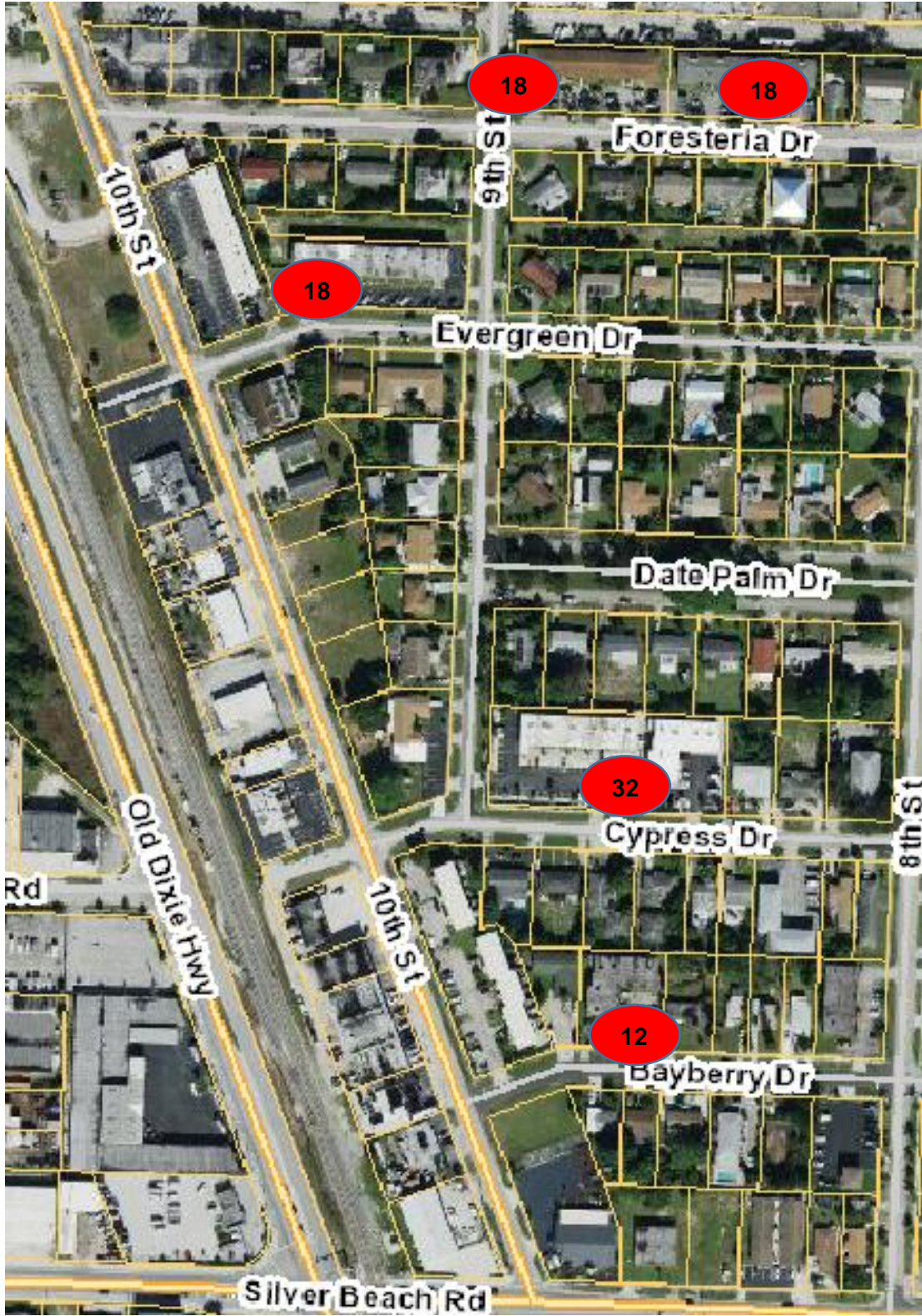
TOWN CONCERNS with LLA ACT F.S. Chapter 166.04151 (7)	RESPONSE: PROPOSED ORDINANCE
<p>Silent on quality of “affordable units”</p>	<ul style="list-style-type: none"> • Affordable units be of similar quality to market units • Be integrated throughout project • Number of bedrooms be proportional to number of bedrooms in market rate
<p>Mandates administrative approval only. <i>Concern with absence of Public Hearings for community input.</i></p>	<p>Sets out an administrative review process which includes a mandatory “workshop”, with legal notice and notice to property owners within 300 ft.</p>
<p>No required baseline for project</p>	<p>Requires a HOP be submitted along with Site Plan. HOP documents compliance with the above requirements, requires information such as timeline and financing, etc.</p>
<p>Requires monitoring for duration of project – 30 years, but provides no guidance.</p>	<p>Establishes process:</p> <ul style="list-style-type: none"> • Requires deed restrictions for project duration • Establishes specific monitoring requirements with annual reporting. Establishes review process. • Requires developer to fund the review and monitoring process

**10th Street area, north of Park Ave.
Affordable Rental Complexes with 8 or more units = 165 Units**



source: PAPA

10th Street area, south of Park Ave.
Rental Complexes with 8 or more units = 98 Units



- There are a number of duplex and four-plex structures in the area – at least 25 units

**TOTAL 263 AFFORDABLE UNITS IN 11 APT. COMPLEXES
(WITH 8 OR MORE UNITS)**



Town of Lake Park
PUBLIC COMMENT CARD

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

Meeting Date AUG/7/24

Cards must be submitted before the item is discussed!!
***Three (3) minute limitation on all comments

Name: John Linden
Address: 560 N. Redwood DR

If you are interested in receiving Town information through Email, please provide your E-mail address: NO

I would like to make comments on the following Agenda Item:
LIVE LOCAL ACT WORKSHOP

I would like to make comments on the following Non-Agenda Item(s):

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.



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Meeting Date Aug 7, 2024

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name: Rafael Moscoso
Address: 425 GREENBRIAR Dr

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:
1- LIVE Local Act

I would like to make comments on the following Non-Agenda Item(s):

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