



Minutes
Town of Lake Park, Florida
Commission Workshop
Monday, August 26, 2013, 6:30 PM
Town Commission Chamber, 535 Park Avenue

The Town Commission met for the purpose of a Commission Workshop on Monday, August 26, 2013 at 6:30 p.m. Present were Mayor James DuBois, Vice-Mayor Kimberly Glas-Castro, Commissioners Erin Flaherty, Michael O'Rourke and Kathleen Rapoza, Town Manager Dale S. Sugerman, and Town Clerk Vivian Mendez.

Town Clerk Mendez performed the roll call and Mayor DuBois led the pledge of allegiance.

C. DISCUSSION:

Master Coordination of the Western Community

- **Developed commercial property**
- **Developed industrial property**
- **Army Reserve Center**
- **Vacant parcels**
- **Areas still served by septic sewer**
- **Roadway improvements**
- **Conservation area**
- **Future train station**

Town Manager Sugerman introduced and explained the purpose of the workshop and what topics would be covered.

Community Development Department Director Nadia DiTommaso gave a PowerPoint presentation (see attached Exhibit "A").

The Commission discussed roadway and transit improvements, County thoroughfare plan in the Western Area of the Town and the effect it will have on development.

Vice-Mayor Glas-Castro suggested that a thoroughfare plan be added to the Town's Comprehensive Plan.

The Commission discussed the importance of building the Park Avenue Extension and intersection of Dixie Highway and Park Avenue.

Vice-Mayor Glas-Castro suggested that the Town do a sketch of a train station on the parcel located south of the Fire Station on Park Avenue in order to be able to show the Town's vision for the site.

The Commission stated support for locating a train station on the Town owned property south of the Fire Station on Park Avenue.

Commissioner O'Rourke discussed areas still served by septic sewer.

Town Manager Sugerman explained that the Town does not provide sewer service and that this service is provided by the Seacoast Utility Authority (Seacoast). He stated that he has spoken with Seacoast regarding providing sewer service to these areas. He explained that the Town does not pay for the project, but the property owners that receive the benefit will pay for the project. He explained that it can be done as a twenty (20) year bond issue and the Town would be the conduit for the bond and Seacoast would be doing the design, construction and installation and the Town would be responsible for billing the property owners for the benefit.

The Commission reached consensus to direct the Town Manager to begin discussion with the Seacoast Utility Authority for development of wastewater/sanitary lines to the area still served by septic sewer.

The Commission discussed the Silver Beach Road improvements.

The Commission reached consensus to direct the Town Manager to write a letter of support regarding the Silver Beach Road improvements and installation of a roundabout as designated in the design plan.

The Commission reached consensus to continue to pursue and participate in discussions regarding locating a train station within the Town.

The Commission reached consensus to continue to work with Palm Beach County regarding the alignment and extension of Park Avenue.

Vice-Mayor Glas-Castro suggested that staff, Planning and Zoning Board Members that are planners, and herself form a task force to work on concepts and drawings, prioritize objectives, and develop a vision for the development of Silver Beach Road, Dixie Highway, Park Avenue and 10th Street area.

The Commission reached consensus to support Vice-Mayor Glas-Castro's suggestion and a presentation would be made to the Commission when completed.

ADJOURNMENT

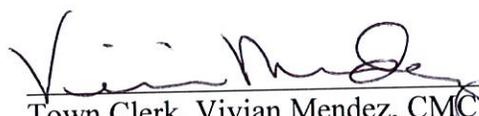
There being no further business to come before the Commission and after a motion to adjourn by Commissioner Rapoza and seconded by Commissioner Flaherty, and by unanimous vote, the meeting adjourned at 8:32 p.m.



Mayor James DuBois



Deputy Town Clerk, Shari Canada, CMC



Town Clerk, Vivian Mendez, CMC

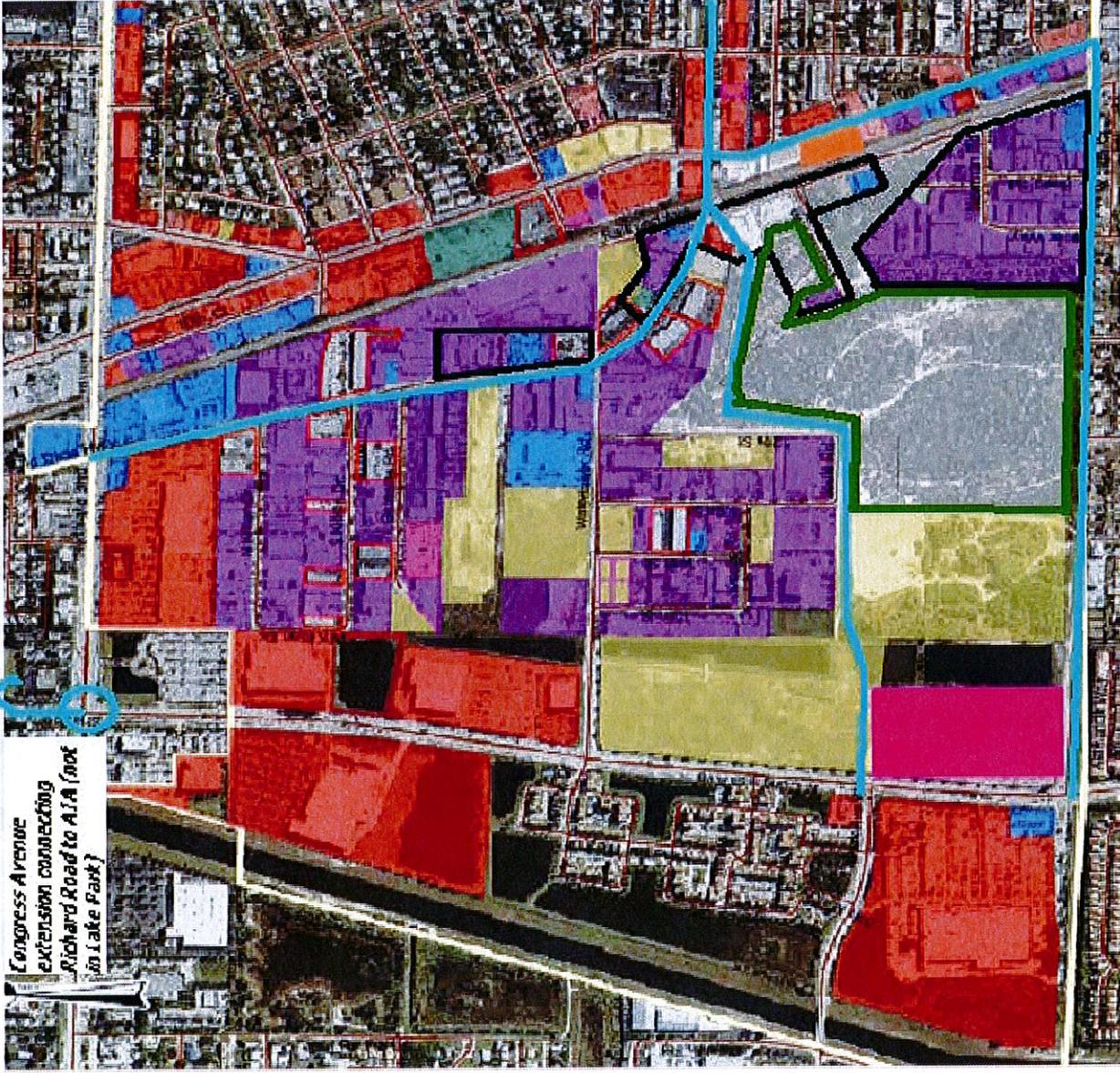


FLORIDA
Approved on this 10 of September, 2013

Exhibit "A"

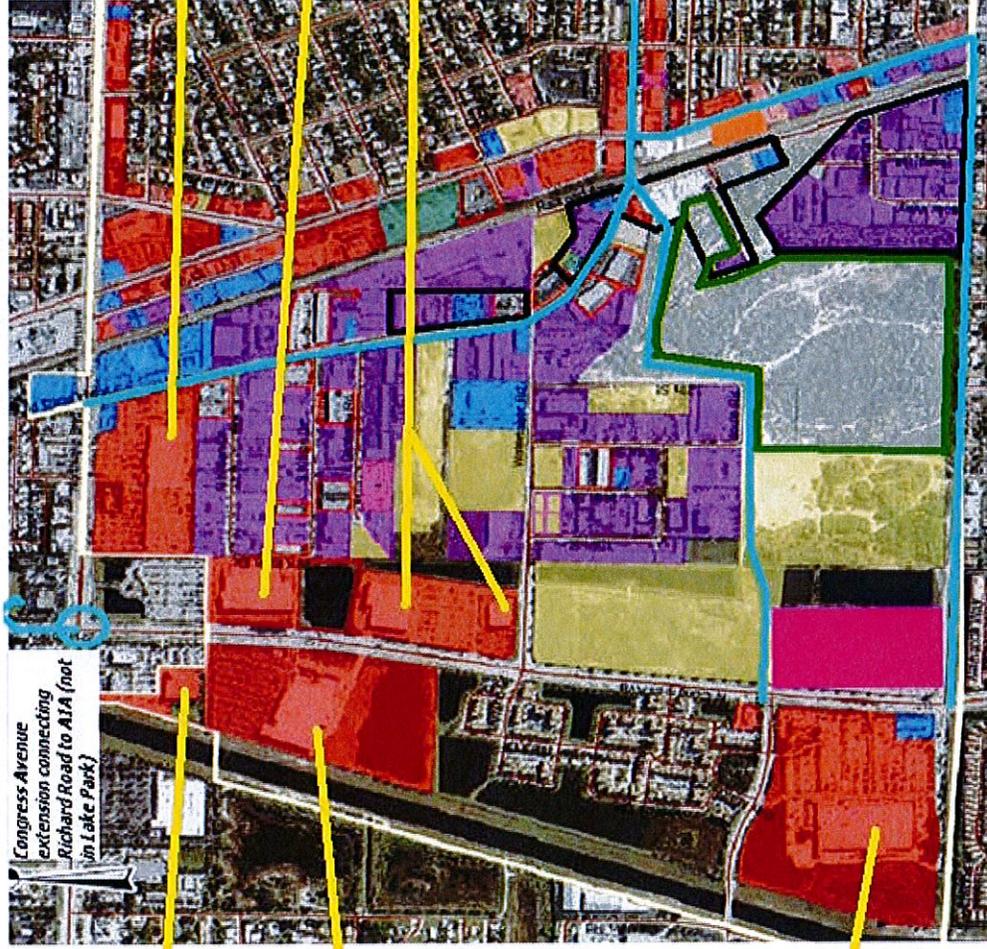
LEGEND

- Developed Commercial Properties
- Developed Industrial Properties
- Army Reserve Center
- Vacant Parcels
- Areas still served by Septic
- Roadway Improvements (contingent on PBC and Town funds)
- Conservation Area
- Future Train Station



Western Area Components Map

Developed Commercial



L.A. Fitness

Loews

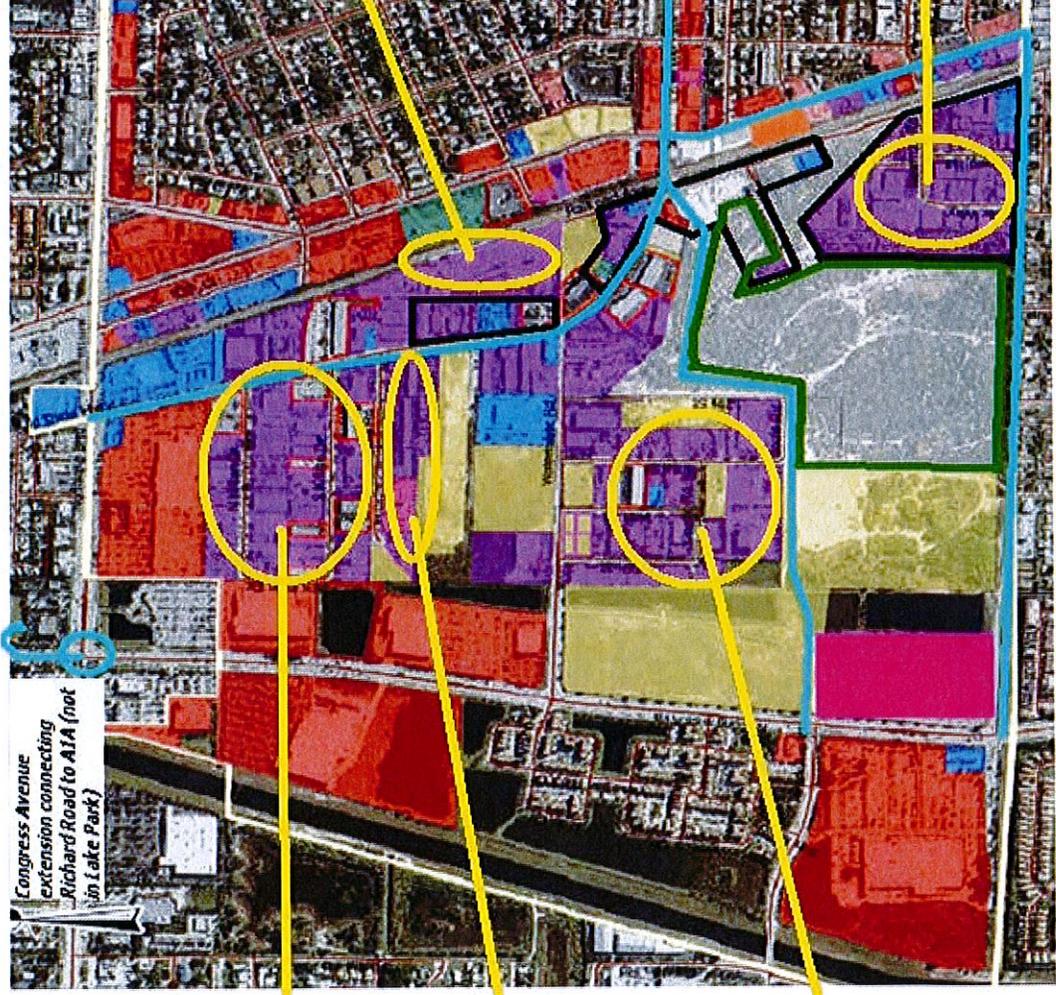
Walmart

K-Mart & Chick Fil-A

Target

Kohl's & Petsmart

Developed Industrial



**Northlake
Business
Park**

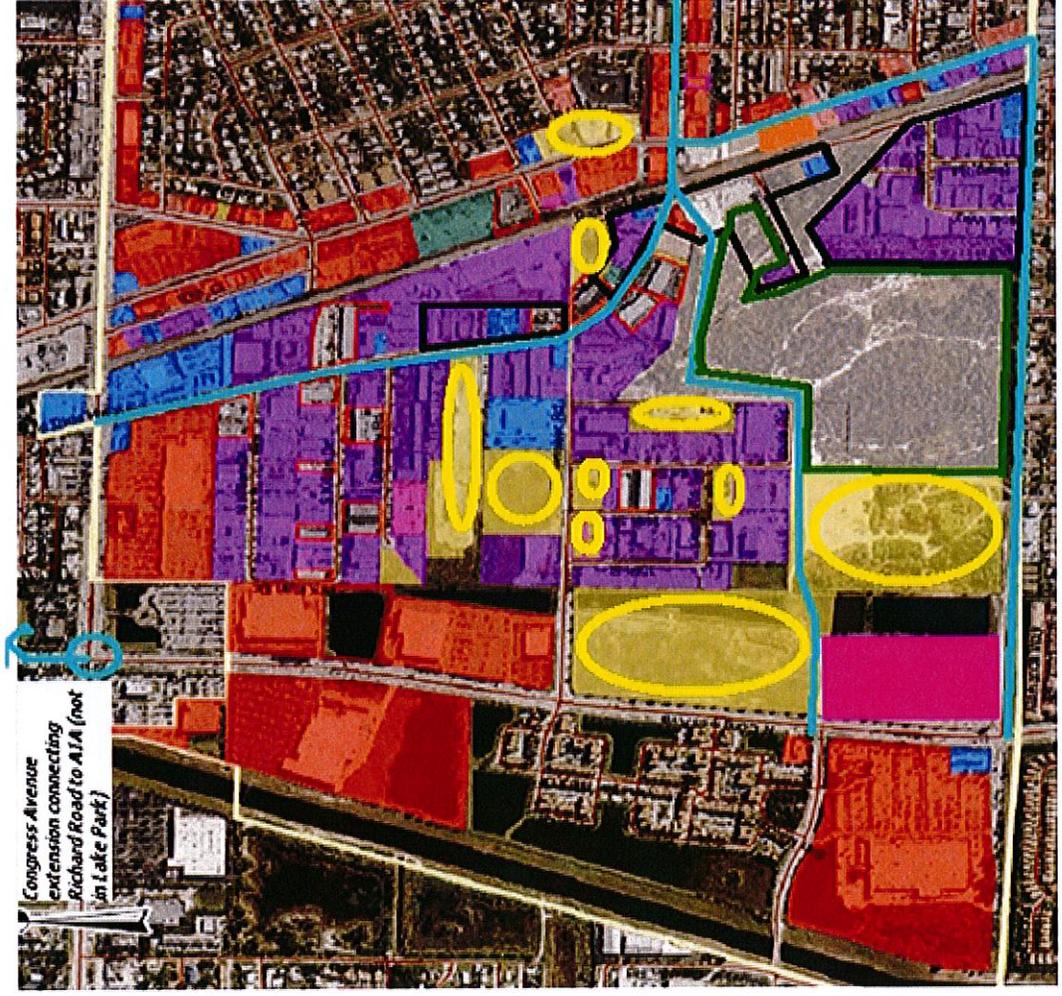
**Gateway
Industrial
Park**

**Water Tower
Industrial Park**

**Rinker / Cemex
Materials
(801 Railroad
Avenue)**

**Tri-City
Industrial Park**

Vacant Parcels



Congress Avenue extension connecting Richard Road to AIA (not in Lake Park)

Lot Size

Land Use/Zoning

Areas still served by Septic

Budget-level cost estimate for public sewer systems for each area that would require individual property owner assessments

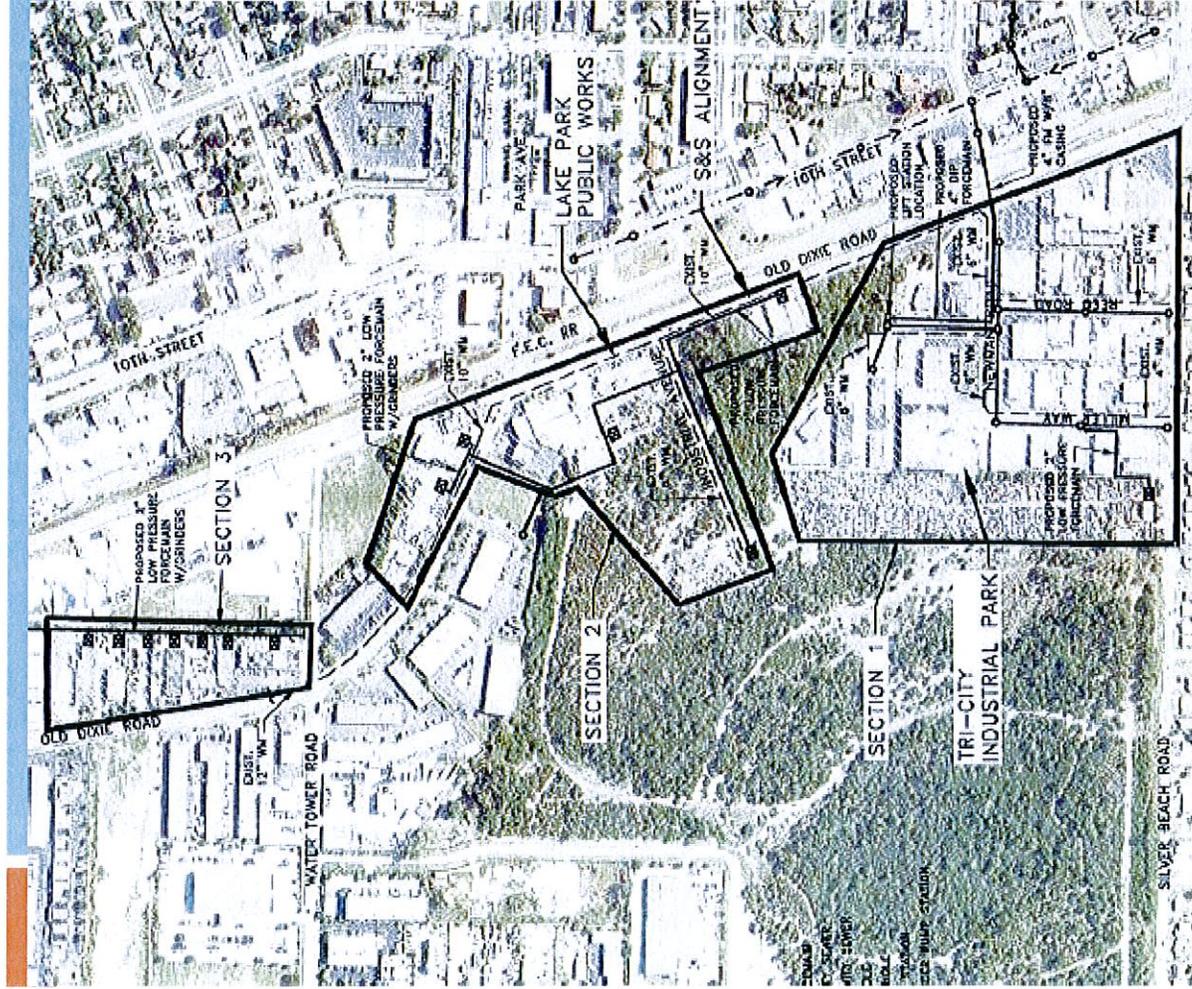
(prepared in October 2012):

**Tri-City Industrial Park:
\$990,120**

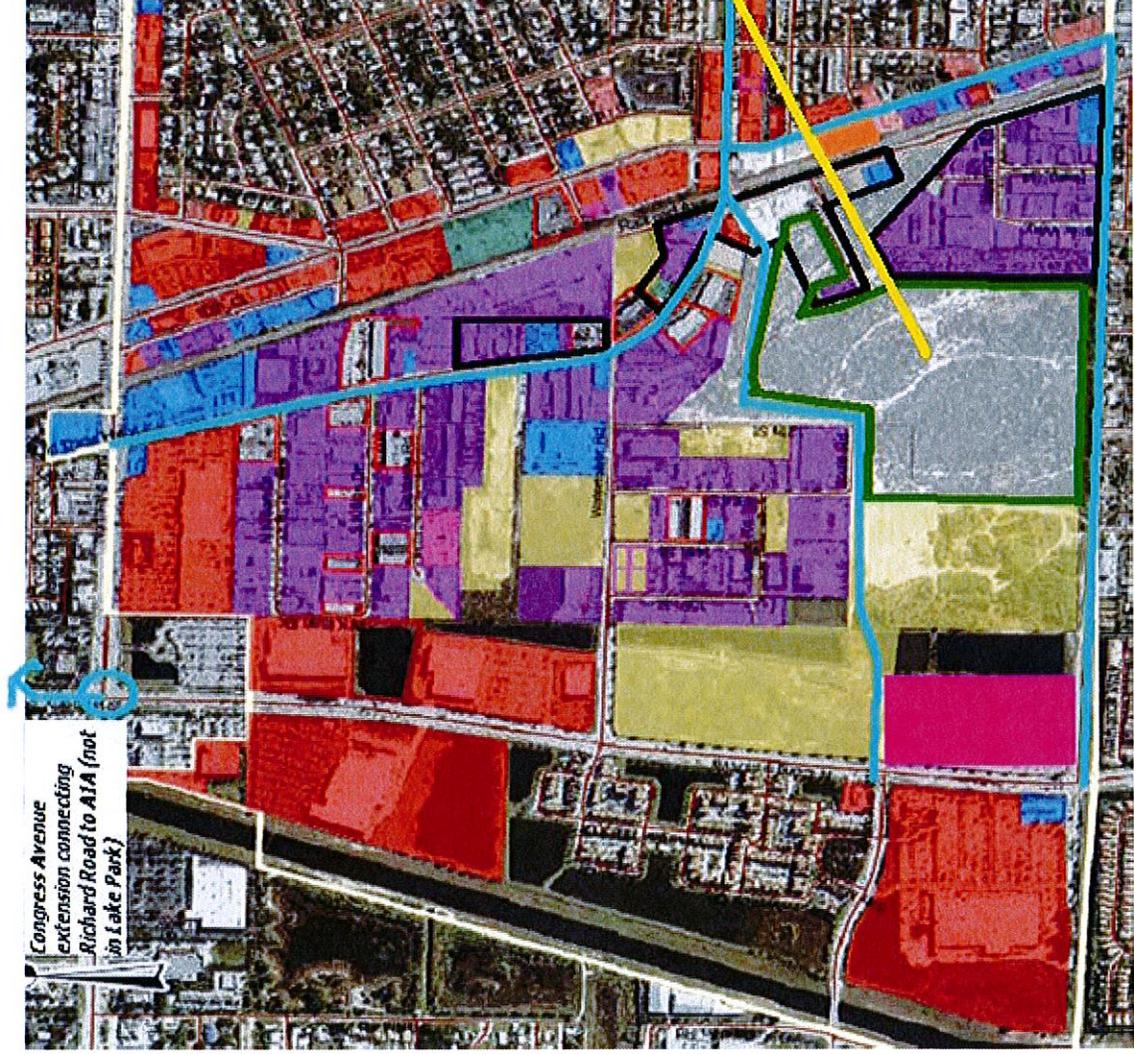
**Lake Park Public Works:
\$120,930**

**Commercial Area at Water Tower
Road and Old Dixie Highway:
\$51,150**

TOTAL: \$1,162,200



Conservation Area



Congress Avenue extension connecting Richard Road to AIA (not in Lake Park)

Palm Beach County Scrub Site

Train Station Site

1/2-Mile Station Area

Jobs

people employed (2013)^{***}
2,730
new jobs^{****}
310

Housing

total residents (2013)^{***}
2,930
new housing units^{****}
—

value of new housing^{****}
\$0

New Commercial

new development (sq. ft.)^{*}
94,000
value of new development^{***}
\$7,500,000

New Revenue

at station
\$100,000
non-at station
\$18,000

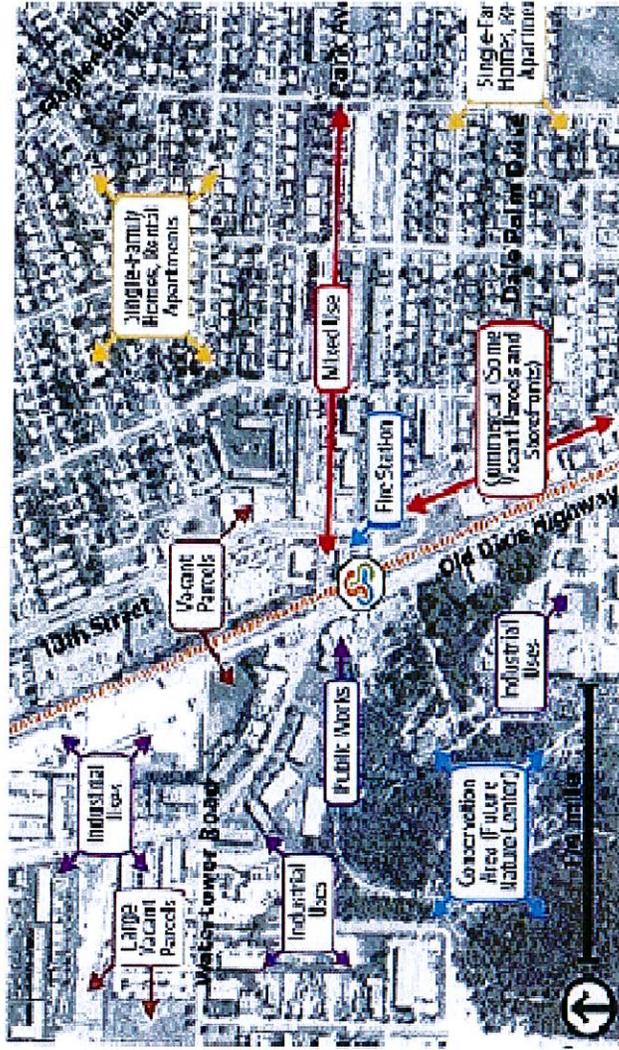
* Estimated for 2015-2025 with station

** FDOT SERPM Model (6.5.2)

*** Tri-Rail Coastal Service Station Area Market and Economic Analysis, April 2013



Train Station Site



Legend: Proposed station, community, retail, residential, industrial, vacant

Strengths and Opportunities

- Approximately 100 acres of vacant industrial land west of the station preserved as a conservation area.
- Diverse mix of residential development within walking distance of the station.
- Good pedestrian access to existing development east and south from the proposed station.
- Municipal offices located near the station serve as a regional destination.
- Development initiatives in place support TOD.
- Redevelopment opportunity of 5.3-acre parcel of vacant land owned by the Town of Lake Park.

Weaknesses and Barriers

- Industrial zoning limits opportunity for transit-oriented infill or redevelopment to the west of the station.



OPEN DISCUSSION



AGENDA

Lake Park Town Commission
Town of Lake Park, Florida
Commission Workshop
Monday, August 26, 2013, 6:30 p.m.
Lake Park Town Hall
535 Park Avenue

James DuBois	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
Erin T. Flaherty	—	Commissioner
Michael O'Rourke	—	Commissioner
Kathleen Rapoza	—	Commissioner
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Dale S. Sugerman, Ph.D.	—	Town Manager
Thomas J. Baird, Esq.	—	Town Attorney
Vivian Mendez, CMC	—	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.*

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

B. **PLEDGE OF ALLEGIANCE**

C. **DISCUSSION:**

Master Coordination of the Western Community

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D. **ADJOURNMENT**