



TOWN MANAGER COMMENTS

TOWN COMMISSION MEETING Wednesday, March 15, 2023

COMMUNITY DEVELOPMENT

1. **Oceana Coffee (1301 10th Street):** As we are all aware, Oceana Coffee's project slated for 1301 10th Street, will be presenting a site plan amendment application to the P&Z Board and Town Commission, along with a request to amend their CRA Grant Agreement to reflect the revised plans. Flexibility is needed due to increased construction costs, a serious and real-life issue affecting development projects nationwide. It is anticipated that all the requests will move forward in April. Since Oceana Coffee continues to be a committed partner to the Town, they would also like to start hiring locally and provide preference to Lake Park residents. Their current openings are located at their existing Tequesta locations and ultimately, when fully constructed, positions will both be transferred and be created in Lake Park also. They are interested in taking an advance on hiring locally and are in search of full-time and part-time employees to fill barista positions, Manager positions, and other positions. If any Lake Park resident is interested, please visit their website at www.oceanacoffee.com and click on their *Employment* tab on the bottom-left of their main page. Interested applicants can also reach out on Oceana Coffee's Facebook or Instagram pages, or call 561-401-2453.
2. **Industrial Projects:** All of the industrial projects are moving forward in various stages of construction. This includes DXD Self-Storage (south Watertower Road); Dalfen Industrial (north side of Watertower Road); Lake Park Innovation (within the Congress Business Park PUD); Silver Beach Industrial (between Silver Beach and the new Park Avenue extension); and Clean Sweep (east side of Watertower adjacent to railroad tracks). The additional Office/Warehouse project within the Congress Business Park PUD has completed construction.
3. **229 Cypress Drive:** A new single-family home is being constructed at this location. It is approximately 2,500 square feet and moving forward well.
4. **Brooklyn Cupcakes (796 10th Street):** Provided their updates to the CRA Board. They anticipate opening in April 2023 and will invite the Commission to a grand opening. Details are forthcoming.
5. **Nautilus 220:** Is on track and moving forward well. It is anticipated that a request to extend their early morning concrete pours will be required and this will be brought forward to the Town Commission as needed in the coming months.
6. **Site Plan Applications in Review:** There are several more projects in site plan review at the Staff level. They will be moving forward to the P&Z Board and Town

Commission once all staff comments are satisfied. These include: Park Avenue/10th Street (southeast side) mixed-used project proposing 16 stories and 720 units at the moment; Target outdoor curbside, covered pickup areas and parking lot improvements; Empire Landscape (industrial area) office/warehouse new construction; Texas Roadhouse restaurant (within the Congress Business Park PUD); and Northlake Promenade Apartments (5 stories; 250 units in the C-3 area that is still pending Public approval for the façade improvements and streetscape improvements).

7. **Park Avenue Downtown District (PADD) extension:** In order to accommodate some additional midsize mixed use projects and create a more prominent redevelopment pattern from Silver Beach Road, moving north along 10th Street into the downtown, Staff is working through land use amendments and zoning changes that will propose to expand the PADD area further south along 10th Street. This is a result of several internal discussions and discussions with outside development professionals. It is also anticipated that the PADD district may require some text amendments geared towards allowing more flexible parking space dimensions, along with regulating the prescribed maximum heights in feet only, rather than in stories and in feet, since this presents development challenges. In addition, the land use designation in the downtown currently allows a 48 units per acre to be utilized throughout the entire downtown on a first-come, first-serve basis with just over 1,300 units available for new construction. Since the Town already regulates aesthetic impacts by prescribing maximum building heights in our zoning and each project will continue to be subject to their individual concurrency reviews for traffic, water/sewer, school capacity, and so on, Staff is exploring changing the units per acre mechanism of calculating density to an FAR methodology. The FAR methodology (which is similar to what was heard in the North Palm Beach presentation this evening for the C-3), provides a much-needed flexibility element to development projects that are reliant on market conditions, rather than a unit per acre prescription. In keeping maximum building heights in the zoning, the community is protected by the overall visual impacts of development, but the developer is provided with flexibility on what can be included within the actual building envelope. Essentially, we would continue to regulate intensity (building heights), but allow flexibility for density (dwelling units). This is a work in progress and amendments will be brought forward to the P&Z Board and Town Commission in the coming months.
8. **Site Plan Applications:** CD Staff is in discussions on site plan applications on a daily basis (more than those commented on tonight). For all development related proposals and information, the Department can always be contacted at 561-881-3319 or 561-881-3320. Some of these include additional projects in the downtown area, one significant, large-scale project on the northeast side of Park Avenue/10th Street and another midsize project on the south side of 10th in the proposed PADD expansion area.

HUMAN RESOURCES

Job Openings:

The following positions are currently being advertised:

- Irrigation Technician – Pay range: \$17.01 to \$26.37 per hour. Deadline for receipt of applications is 5:00 p.m. on **March 29, 2023**
- Camp Counselor – (Four positions) Part-time temporary for the 2023 Summer Camp Program. Pay Range: \$12.98 to \$20.12 per hour. Deadline for receipt of applications is 5:00 p.m. on **March 31, 2023**
- Marketing Specialist – Salary range: \$46,391.03 to \$71,906.09 per year. Deadline for receipt of applications is 5:00 p.m. on **April 3, 2023**
- Marina Director – Salary range: \$96,731.20 to \$149,933.35. Deadline for receipt of applications is 5:00 p.m. on **April 14, 2023**

To view the complete job postings for the above positions or to download an employment application, please visit the Town's official website at www.lakeparkflorida.gov . For additional information please contact the Town's Human Resources Department at 561-881-3300 Option 8.

PUBLIC WORKS

1. A **Stakeholders Meeting** will take place tomorrow, **Thursday, March 16, 2023, from 6:00 p.m. to 8:00 p.m.**, in the Town Hall Commission Chambers to present a design progress update on the proposed **Streetscape and Landscape Improvements for Park Avenue (Between 7th and 10th Street) and 10th Street (between Park Avenue and Northern Drive)**. During this meeting, we welcome members of the public to provide comments and ask questions regarding planned design and implementation timeline for this Community Redevelopment Agency (CRA) project. A direct mailer related to this event has been sent out to Town addresses. Additional project information is also available on the Town's website by searching for keyword: "**Capital Projects**" or by contacting the Department of Public Works at (561) 881-3345 or email publicworks@lakeparkflorida.gov.
2. The department is anticipating receiving 60% design plans for the **Park Avenue Lane Reduction (Road Diet) Project** and would like to propose a third public workshop to present a design update on **Saturday, May 6, 2023, from 9:00 a.m.—Noon**. We would like input from the Town Commission on the proposed date.
3. Bid solicitations have been completed for the construction of the **Town Hall Monument Sign** and for the **Resurfacing and Restriping of Tennis Courts** at Kelsey Park and Lake Shore Park. Both projects will appear on the Agenda for the April 19 meeting of the Town Commission and pending approval, will be completed soon thereafter.

SPECIAL EVENTS

Centennial Historical Homes Tour & Harry S. Kelsey Birthday Celebration

The Centennial Celebration Committee and Lake Park Historical Society will host a Historical Homes Tour and a Birthday Celebration for our founder, Harry S. Kelsey on **Sunday, March 26**. The event begins with the Historical Homes Tour leaving from Town Hall at 1:00 pm. Participants will have the option to walk, bike or board one of two old-fashioned trolleys while learning about some of the Town's historical homes. The Birthday Celebration will be held in Kelsey Park immediately following the tour. To register or for more information please contact the Special Events Department at 561-840-0160.

SUNSET CELEBRATION

The Town of Lake Park will host its monthly Sunset Celebration on **Friday, March 31** from 6:00 pm – 9:00 pm at the Lake Park Harbor Marina. This month's event will feature live entertainment from Neverglades Band! There will be a full cash bar, happy hour prices, and a variety of food and arts & crafts vendors. For more information contact the Special Events Department at 561-840-0160.



Centennial Historical Homes Tour

Sunday, March 26

1:00 PM - 3:00 PM

Join the Centennial Celebration Committee and the Lake Park Historical Society as we celebrate Lake Park's 100th anniversary by hosting a tour of historical homes in our amazing town. Participants will have the option to board one of two old-fashioned trolleys, bike, or walk along the route. The first tour will leave Town Hall (535 Park Avenue) promptly at 1:00 pm. Tour guides from the Lake Park Historical Society will provide a brief history of each home as we travel throughout town.

The event is free, however the old-fashioned trolleys have limited seating and will require pre-registration on a first-come, first-served basis.

Please contact the Special Events Department at 561-840-0160 or specialevents@lakeparkflorida.gov to register and for more information.



THE CENTENNIAL
CELEBRATION COMMITTEE
& LAKE PARK HISTORICAL
SOCIETY PROUDLY PRESENT

A Birthday Celebration
IN HONOR OF
Harry S. Kelsey

SUNDAY | MARCH 26
3:00 PM - 6:00 PM
KELSEY PARK
601 US HIGHWAY 1
LAKE PARK, FL 33403

TO RSVP PLEASE CONTACT
THE SPECIAL EVENTS DEPARTMENT
AT 561-840-0160 OR
SPECIALEVENTS@LAKEPARKFLORIDA.GOV.

PLEASE SCAN THE QR CODE
FOR MORE INFORMATION ABOUT
THE CENTENNIAL CELEBRATION



SUNSET CELEBRATION

FREE MUSIC CONCERT

FEATURING

NEVERGLADES



**LIVE MUSIC * HAPPY HOUR * FOOD VENDORS
FREE ADMISSION & PARKING**

FRIDAY, MARCH 31

6:00 PM - 9:00 PM

LAKE PARK HARBOR MARINA

105 LAKE SHORE DRIVE

LAKE PARK, FL 33403

NO OUTSIDE FOOD OR DRINKS

FOR MORE INFORMATION

CALL 561-840-0160 OR EMAIL

SPECIALEVENTS@LAKEPARKFLORIDA.GOV

