

**MINUTES
CITY OF LAKE WORTH
TRI-CITY COMMISSION
COMMUNITY REDEVELOPMENT AGENCY
PLANNING & ZONING BOARD
WORKSHOP MEETING
APRIL 14, 2009**

The meeting was called to order by Vice Mayor Jo-Ann Golden on the above date at 6:02 PM in the Compass Community Center, located at 201 North Dixie Highway, Lake Worth, Florida.

I. ROLL CALL:

City Commission:

Present were Mayor Jeff Clemens (arrived 6:20 PM); Vice Mayor Jo-Ann Golden; and Commissioners Retha Lowe, Cara Jennings, and Suzanne Mulvehill. Also present were City Attorney Larry Karns and Deputy City Clerk Valerie Hurley. Acting City Manager Laura Hannah was absent.

Planning & Zoning Board (P&Z):

Present were Chairperson John Paxman, Vice Chairperson Philip Spinelli, Vincent DeVito (arrived 6:07 PM), and Jamie Todd Foreman (arrived 6:03 PM). Also present were Alternate Members Ron Exline and Lynda Mahoney. Dorreen McGunagle, Anne Hctor, and Edmond LeBlanc were absent.

Community Redevelopment Agency (CRA):

Present were Chairperson Mark Rickards, Wes Blackman, Edward Grimm, Donna Ross, Shanon Materio, and Wayne Marcinkoski. Vice Chairperson Brendan Lynch was absent. Also present were Executive Director Joan Oliva and Attorney David Tolces.

II. NEW BUSINESS:

A. Discuss Treasure Coast Regional Planning Council Transportation Plan

Dana Little, Treasure Coast Regional Planning Council (TCRPC), thanked the previous Commission and Steering Committee for their work on the Transit-Oriented Development Charrette. He advised that the area for the Lake Worth charrette extended from 10th Avenue North to 6th Avenue South and from Congress Avenue to the Intracoastal Waterway. A week-long charrette was held, and the objective of the charrette was to plan for a Florida East Coast (FEC) passenger rail service and to create a plan that enhanced and encouraged all modes of transportation in the downtown area. The charrette focused on identifying appropriate future transit stations and transit-oriented

development (TOD) districts along the FEC corridor and the Lake Worth Tri-Rail station.

He explained that from the charrette, a Citizens' Master Plan was created identifying three transit-oriented opportunities. The Plan identified a corresponding new TOD district around the station and new stations along the FEC corridor. The first station was a "town center" at the intersection of Lake Avenue and the FEC tracks that would serve as the City's focal downtown station. The second station would be located at the intersection of 10th Avenue South and the FEC, which could become a "Park-n-Ride" type station that could serve the surrounding neighborhood.

The charrette also examined infill and redevelopment opportunities and strategies to maximize the City's potential for transit. The charrette report suggested the City re-examine its system of one-way streets, maximize its current alley systems, and continue its tradition of supporting pedestrians and bicyclists. The charrette report analyzed the Lake Worth Road roundabout in detail, with recommended modifications to improve safety for pedestrians and vehicle navigation.

The report also examined opportunities to make the City more sustainable. He said the current mix of retail uses did not fully serve the residents because there was a lack of essential retail such as groceries, clothing, and hardware. Most residents had to travel outside the City to do basic shopping. The report suggested the community consider how much and what type of retail was desirable because the City was currently lacking a significant market share of jobs and revenue to other communities. The City appeared to have insufficient office and industrial space, with much of the existing commercial and industrial space reaching obsolescence. The Citizens' Master Plan clarified the 2001 Park of Commerce Charrette Report recommendations for an industrial park with supporting uses.

He said the Commission and the CRA members needed to accept the Citizens' Master Plan and prioritize the action items.

Chairperson Paxman advised that the Plan was previously presented to P&Z Board members.

Vice Mayor Golden asked about parking on Dixie Highway

Rachel Bach, Community Services Director, answered that the City needed to negotiate with the Department of Transportation to increase setback requirements.

Mayor Clemens asked if the TOD was the direction the Commission wanted to go.

Commissioner Jennings asked about height restrictions.

Ms. Bach said the Strategic Master Plan would be the City's guide for density.

Chairperson Paxman commented on the need to move City Hall.

Mr. Blackman said the Plan outlined broad possibilities with a lot of flexibility. The City needed more retail. He asked for direction from the Commission on whether or not to move forward.

Ms. Materio said the Plan was visionary.

Ms. Mahoney advised that more retail was needed. The train would either carry people to work in Lake Worth or take them to work outside the area.

Mr. Little said the local Park-n-Ride on 10th Avenue North would have 300-500 parking spaces. This station would allow people from the west to travel north or south to work. The downtown station would be a destination station for downtown amenities.

Vice Mayor Golden said it would be valid to do something with the trolley and improve the roundabout area to decrease accidents. Some streets could be converted to two-way traffic, but some could not. With the economy, she said she did not know how the demographics of the area would change. She said she wanted to accept the Citizens' Master Plan, but implementation would not happen now. She advised that some of the short-term items could be done.

Ms. Bach suggested the Commission direct staff to prepare priorities.

Mr. Exline said the Citizens' Master Plan was the best plan available. The City needed to decide where City Hall would be located.

Mayor Clemens asked how the Plan would fit into the zoning code and land development regulations.

Ms. Bach answered that the Plan was in line with P&Z Board members' recommendations.

Chairperson Paxman said the Plan brought more flexible uses into the TOD zone.

Chairperson Rickards commented that the Commissioners needed to set goals that they wanted the CRA to pursue.

Joan Oliva, CRA Executive Director, recommended discussing priorities during a joint workshop meeting with the Commission.

Ms. Materio said the Dixie Highway corridor was in the CRA's district and there were prime commercial properties that were vacant.

Ms. Bach said the only area along Dixie Highway for a "decent size" retail business was in the north area; retail uses were not allowed in the Park of Commerce.

Ms. Mahoney advised that the Dixie Highway corridor was very important, under utilized, and good for commercial development. Palm Tran could travel north on Dixie Highway and return to the transit stations.


Mr. Little explained that by accepting the Plan, the City would not be bound.

Mayor Clemens suggested the Commissioners submit their individual comments regarding individual facets of the Plan to Mr. Little.

Mr. Marcinkoski advised that the Plan was a guide.

III. ADJOURNMENT:

Consensus: To adjourn the meeting at 7:15 PM.



Mark Rickards, Chair LWCRA

ATTEST:



Emilia Theodossakos
Recording Secretary LWCRA

Minutes Approved: June 16, 2009 by City Commission

A digital audio recording of this meeting will be available in the Office of the City Clerk.