TOWN OF LANTANA

Town Hall
500 Greynolds Circle
Lantana, FL 33462

Lantana Beach Master Plan Community Workshop
March 14, 2026 - 9:00 AM

For information regarding the procedures for public participation during a Town Council meeting, please refer to the end of this agenda.

***THIS TOWN COUNCIL MEETING CAN BE ACCESSED ONLINE FOR LISTENING PURPOSES ONLY. PLEASE SEE THE LAST PAGE FOR DETAILS.**

1. **WELCOME AND INTRODUCTIONS.**

2. **MISCELLANEOUS.**
   - **a.** Lantana Beach Master Plan Presentation by CPZ Architects, Inc.

3. **PUBLIC COMMENTS.**

4. **NEXT STEPS AND TIMELINE.**

5. **ADJOURNMENT.**

Listen to the Town Council Meeting: Visit https://www.lantana.org/266/Town-Agendas and click "View Event" next to the meeting date for the live broadcast. The link will be available when the meeting starts. The recording wil be available on-demand after the meeting in the Past Events section.

PROCEDURES FOR PUBLIC PARTICIPATION

Any citizen is entitled to be heard on an official agenda item when the Town Council calls for public comment **OR** any matter not on the agenda under the “Public Comments” section. Citizens desiring to address the Town Council shall step up to the microphone at the podium, state their name and address in an audible voice for the record, and, unless the Chair grants additional time, shall limit their address to three (3) minutes. Citizens who wish to address the Council **MUST** complete a blue public comment card and present it to the Town Clerk before the item is discussed and wait for the Mayor to announce when it is their turn to speak. Likewise, if the public wishes to speak on a matter on the consent agenda, they must complete a blue card and present it to the Town Clerk before the start of the meeting.

Americans with Disabilities Act: In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format (large print) upon request. Special accommodations can be provided upon request with three

(3) workings days advance notice of any meeting, by contacting Kathleen Dominguez, Town Clerk at Lantana Town Hall, 500 Greynolds Circle, Lantana, Florida, (561) 540-5000.

TOWN OF LANTANA

Agenda Item Summary

AGENDA ITEM No.: 2a

PREPARED BY: Kathleen Dominguez, CMC, Town Clerk

MEETING DATE: March 14, 2026

AGENDA ITEM: Lantana Beach Master Plan Presentation by CPZ Architects, Inc.

ISSUE/BACKGROUND:

ATTACHMENT(S):

1. Lantana Beach Master Plan.pdf
2. Lantana Beach Master Plan Community Workshop - TM Presentation.pdf

SAMPLE MOTION:

N/A



1. PAVILION/ AMPHITHEATER
2. LAWN SEATING
3. BERMED SEATING
4. EXISTING TREE CANOPY
5. PROPOSED TREE CANOPY
6. SAND VOLLEYBALL
7. FISHING PIER
8. EXISTING LIFT STATION
9. RESTAURANT/ EVENT PAVILION
10. SHOWERS/ RESTROOM
11. PLAYGROUND
12. SPLASHPAD
13. PICNIC AREA
14. EXISTING ENTRANCE
15. EXISTING EXIT
16. PROMENADE
17. MARINE SAFETY
18. LIFE SAFETY TOWER (NORTH)
19. LIFE SAFETY TOWER (SOUTH)
20. BEACH ACCESS
21. PIZZA SHOP
22. BEACH SHOP
23. ICE CREAM SHOP
24. COASTAL CONSTRUCTION CONTROL LINE
25. OPEN SPACE/ EVENT LAWN
26. MEAN HIGH WATER LINE (APPROX.)
27. MAINTENANCE PATH
28. RAMPED BEACH ACCESS
29. EXISTING SURFACE PARKING (FUTURE PARKING GARAGE)
30. WAYFINDING
31. EXISTING LOADING ZONE
32. LOOKOUT TOWER
33. FUTURE PROMENADE EXTENSION

LANTANA BEACH PARK MASTER PLAN

Town of Lantana Beach

CPZ ARCHITECTS, INC.

cma chen moore and associates
500 S Australian Ave., Suite 850, West Palm Beach, FL. 33401
Tel. (561) 746-6900

4316 West Broward Boulevard, Plantation, Fl. 33317
200 N El Mar Drive, Suite 200, Jensen Beach, Fl. 34957
Tel (954) 792-8525 • www.cpzarchitects.com • AA# 26000685

Lantana Beach Master Plan

Community Workshop

March 14, 2026
9:00 a.m. - 12:00 p.m.
Town Hall
Council Chambers





Welcome

- Introductions
  - Opening Remarks by Town Manager Brian Raducci
  - How Did We Get Here?
- Miscellaneous
  - Lantana Beach Master Plan Presentation by CPZ Architects, Inc.
- Public Comments
- Next Steps & Timeline
  - How Do We Fund Our Lantana Beach Master Plan Project?
  - Closing Remarks by Town Manager Brian Raducci
- Adjournment

Opening Remarks

Welcome & thank you for joining us today.

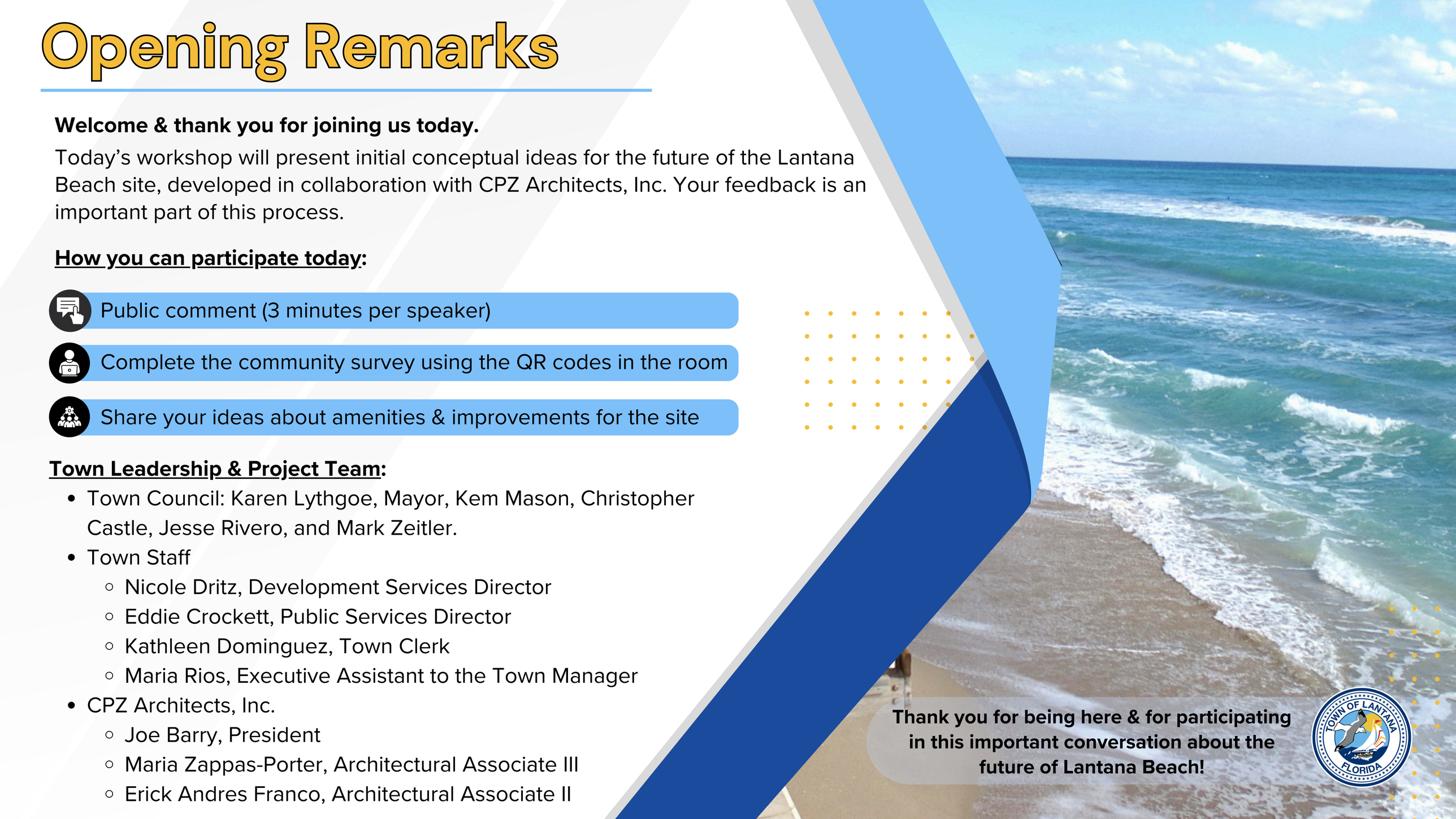
Today's workshop will present initial conceptual ideas for the future of the Lantana Beach site, developed in collaboration with CPZ Architects, Inc. Your feedback is an important part of this process.

How you can participate today:

- Public comment (3 minutes per speaker)
- Complete the community survey using the QR codes in the room
- Share your ideas about amenities & improvements for the site

Town Leadership & Project Team:

- Town Council: Karen Lythgoe, Mayor, Kem Mason, Christopher Castle, Jesse Rivero, and Mark Zeitler.
- Town Staff
  - Nicole Dritz, Development Services Director
  - Eddie Crockett, Public Services Director
  - Kathleen Dominguez, Town Clerk
  - Maria Rios, Executive Assistant to the Town Manager
- CPZ Architects, Inc.
  - Joe Barry, President
  - Maria Zappas-Porter, Architectural Associate III
  - Erick Andres Franco, Architectural Associate II



Thank you for being here & for participating in this important conversation about the future of Lantana Beach!

How Did We Get Here?

- **04/19/2024 Visioning Session**
  - Initial discussion about potential improvements to Lantana Beach, project not prioritized due to competing needs.
- **04/11/2025 Visioning Session**
  - Lantana Beach improvements identified as a major priority.
  - Concerns discussed about the condition of park facilities.
  - Consensus:
    - Gather public input from residents & stakeholders.
    - Work with CPZ Architects, Inc. to develop a conceptual site plan.
  - Goals:
    - Improve site use in a cost-effective way.
    - Minimize disruption to existing amenities.
    - Allow time to secure funding.





How Did We Get Here?

(Continued)

Based on this consensus, the following steps were undertaken:

- **January 2025**: Town Council approved the agreement. Since then, they have worked with the Police Department (EOC) & Public Services Department (Metal Canopy).
  - Lantana Beach Master Plan.
    - Scope Includes:
      - Site assessment.
      - Public outreach.
      - Conceptual site planning.
      - Cost estimates & phasing.
      - Environmental & permitting coordination.



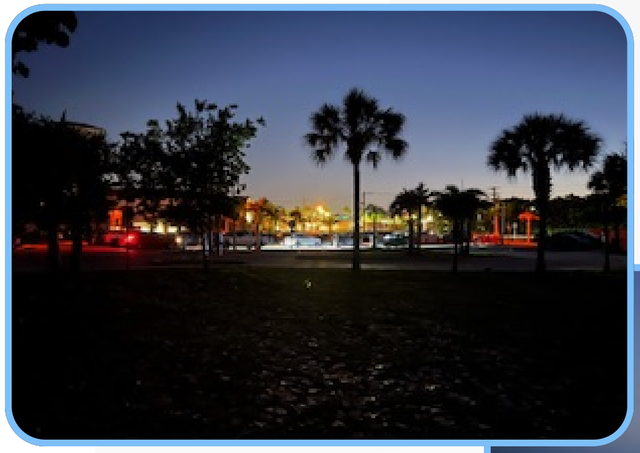


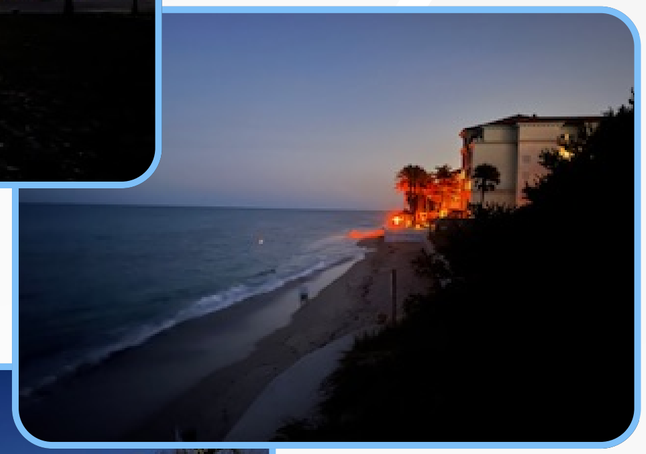
How Did We Get Here?

(Continued)

Potential Project Challenges:

- Environmental impacts (i.e., to the dune, sea oats, & sea grapes).
- We would need to obtain permits from the Florida Department of Environmental Protection (FDEP).
- Coastal Construction Control Line (Pavilion is east of the line which may increase construction costs - pilings may be required).
- Design would need to consider ADA Compliance.
- Potential limitations to parking, playground, the beach, & special events (i.e., beach cleanups) during construction.
- Lantana Beach is very dark at night, limiting its usage (consider impact to sea turtles).
- Long-term maintenance costs.
- The cost will be expensive, funding will most likely require a phased multipronged approach.









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How Do We Fund Our Lantana Beach Master Plan Project?

Potential Funding Opportunities:

- Budgeted Funds $1.2M ($100k from General Fund $1.1M from Infrastructure Surtax Funds)
- Additional future budget appropriations/utilization of reserves.
- Grants/Appropriations (unlikely).
- Seek external Public/Private Partnerships (i.e., potential leasing opportunities).
- Higher Parking Rates.
- Increased User Potential Financing Opportunities (i.e., General Obligations Bonds).
- May be some combination of any of the above.



Current Town Charter Article
Long–Term Leases/Sale of Property

ARTICLE III. - LEGISLATIVE

Sec. 10. - Initiative & referendum.

(i) *Long-term lease of Town-owned real property.*

(1) Any proposed lease of Town-owned real property for a term of more than five (5) years (excluding property utilized for communications devices), shall be subject to a vote of the registered electors of the Town & must be approved by the majority of those voting prior to the lease becoming effective.



ARTICLE III. - LEGISLATIVE

Sec. 10. - Initiative & referendum.

(h) *Sale of certain Town-owned real property.*

(1) *Referendum required.* The proposed sale of certain Town-owned real property shall be subject to a vote of the registered electors of the Town & must be approved by a majority of those voting prior to the sale becoming effective. Real property subject to this referendum provision shall include all property utilized for parks or recreational uses & all preserve areas existing as of the effective date of this charter amendment as well as all other Town-owned real property unless exempt under subparagraph (2) below.

Town-Owned Vacant Parcel 206, 210 & 302 N Lake Dr

Lot Size: 0.5889 Acres

Dock Size: approx. 135, 239, 145 ft, respectively

Currently Zoned R15 (SF, MF Residential)

In 05/2024 the Town received two (2) appraisals for all three (3) parcels in the aggregate (.5889 acres):

- Anderson Carr $4,250,000
- S. F. Holden, Inc $3,080,000
- Average: $3,665,000



Other Nearby Parks



Current Town Charter Article
Long-Term Leases/Sale of Property
(Continued)



Existing language makes it difficult at best to consider potential sale or land swap opportunities in a timely fashion:

- A potential buyer may not extend their offer for a long enough period of time to effectuate a transaction.

Would you consider staff seeking public input to determine if this language should possibly be revised?

- Staff would hold well-advertised public information meetings so that voters would understand the issues/concerns.
- Other community safeguards/protective measures could be put in place that would provide the public with an opportunity to be heard prior to any such sale or land swap opportunities being considered:
  - Workshops.
  - Followed by an ordinance which would be heard at two (2) public hearings prior to any sale or land swap taking place.
  - Town Council approval of the pending transaction would be required.

After the workshop & completion of the community survey, staff will evaluate the level of public interest & feedback to help guide the next steps of the Lantana Beach Master Plan.

- As a result, this would determine whether a special election (mail ballot election) is required.

Closing Remarks

Thank you for taking part in today's discussion about the future of Lantana Beach.

Next Steps:

- Please complete the community survey before leaving
- Scan the QR codes available throughout the room
- Survey available in English, Spanish, & Creole

Survey will remain open for two (2) weeks.

Survey results will be presented at the Town Council Visioning Session on April 10, 2026, from 8:00 a.m. to 2:00 p.m. at Finland House.

Your feedback will help guide the next steps of this project!

SCAN ME

English

Spanish

Creole



Thanks for your participation!

