



Lake Park Town Commission, Florida
Special Call Community Redevelopment Agency
Meeting Minutes

Wednesday, December 20, 2023 at 6:30 PM

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

Roger Michaud	—	Chair
Kimberly Glas-Castro	—	Vice-Chair
John Linden	—	Agency Member
Carmen Rodriguez	—	Agency Member
Mary Beth Taylor	—	Agency Member
Judith Thomas	—	Agency Member
Henry K. Stark	—	Agency Member
John O. D’Agostino	—	Executive Director
Thomas J. Baird, Esq.	—	Agency Attorney
Vivian Mendez, MMC	—	Agency 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.

CALL TO ORDER/ROLL CALL

6:35 P.M.

PRESENT

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member John Linden

Board Member Judith Thomas

ABSENT

Board Member Carmen Rodriguez

Board Member Mary-Beth Taylor

Board Member Henry Stark

PLEDGE OF ALLEGIANCE

Amy Angelo of Oceana Coffee lead the pledge.

SPECIAL PRESENTATION/REPORT:

NONE

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 Agency Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

NONE

EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

Board Member Thomas stated that the Holiday Lights are delightful and wanted to thank the Town.

Chair Michaud stated that he received positive comments from someone in Boynton Beach about the Holiday Lights.

Board Member Linden talked about being Santa and felt that the Town's Holiday events have been a huge success for the Town.

Executive Director provided comments (Exhibit A)

CONSENT AGENDA:

Motion made to approve the Consent Agenda by Board Member Thomas, Seconded by Board Member Linden.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Linden, Board Member Thomas

1. December 6, 2023 Community Redevelopment Agency Meeting Minutes.

NEW BUSINESS:

2. 1301 10th Street – Lake Park Group Progress Report and 2nd Grant Disbursement.

Executive Director D'Agostino explained the item. Ms. Amy Angelo introduced the project. Patrick Stroebel from Morganti Group explained the progress of the project and that vertical construction had begun. He provided photo evidence to support this.

Vice-Chair Glas-Castro asked when the next inspection would be. Mr. Stroebel stated that the next inspection would be for the underground work for plumbing and electrical and they plan to have that inspection done on December 29, 2023 and the following inspection would be the mason block wall inspection and slab floor inspection possibly in the middle of January 2024.

Board Member Thomas stated that she is concerned with how slowly this project is progressing and asked if the Board could be updated as to why.

Board Member Linden stated that he also has concerns with the rate of construction. He asked the Town Attorney to weigh in as to whether Oceana is fulfilling their contractual agreement and Town Attorney Baird stated that they are.

Ms. Angelo stated that everything is progressing as it should outside of some challenges they had in the beginning. Mr. Stroebel mentioned some issues they had with Seacoast but stated that they will definitely complete the project by the deadline.

Vice-Chair Glas-Castro stated that she has concerns with them meeting their final deadline by December 2024.

Chair Michaud asked Oceana representatives if they could provide the Board with quarterly reports on the progress of the project. Mr. Stroebel agreed with this request.

Board Member Thomas made a motion to approve the disbursement of the grant money.

Seconded by Board Member Linden.

Board Member Thomas re-stated that she doesn't like how slowly this project is progressing and is requesting that Oceana provide updates to the Board when there are issues that come up.

Vice-Mayor Glas-Castro stated that she has concerns with staff wanting to release the disbursement without input from the Board. She stated that there will not be any further disbursements if they are not meeting the terms of the agreement. Executive Director

D'Agostino stated that staff was not going to disburse funds without bringing the item before the Board.

He stated that Oceana has met the terms of the agreement, but agrees that staff will come back before the Board before any further disbursements are made.

Voting Aye: all

AGENCY MEMBER REQUESTS:

ADJOURNMENT:

7:28 P.M.

Motion to adjourn made by Board Member Linden. Seconded by Vice-Chair Glas-Castro.

Voting Aye: All

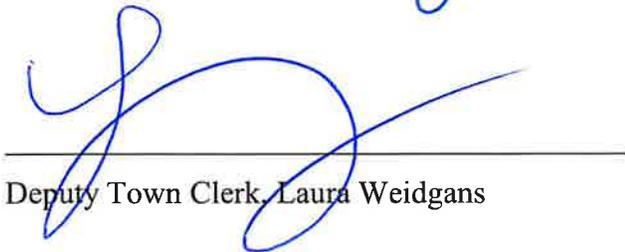
FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on March 6, 2024.



Chair, Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans



Approved on this 6 of March, 2024



CRA EXECUTIVE DIRECTOR COMMENTS

SPECIAL CALL COMMUNITY REDEVELOPMENT AGENCY MEETING Wednesday, December 20, 2023

COMMUNITY REDEVELOPMENT

- **Oceana Coffee at 1301 10th Street** will be having an 'official' groundbreaking ceremony on January 19. Additional details are forthcoming. All other project details are being provided as an actual agenda item on this evening's agenda.
- **Two CRA expansion areas** were previously presented to the CRA Board and approved by the Board and transmitted to the County. A meeting with the County is scheduled for January 2024 to discuss the Finding of Necessity at a staff level. We are hopeful it will then move forward to their Board of Commissioners sometime thereafter. The CRA Executive Director will update the CRA Board following the County meeting as needed.
- **754 Park Avenue:** Staff met with the owner, his team and his contractor again on November 28 and received updates in early December. At our meeting, we reviewed their permit resubmittal requirements (for the exterior redevelopment of the property) again and they guaranteed the Town would receive a complete permit submittal by the start of December. This did not occur. We did receive updates in that the resubmittal is forthcoming this month. While it has yet to be received, Code Compliance has a code case (with a final Order from the Magistrate) for the permits and the property owner must be in receipt of all permits by mid-February to continue on with construction, or they will start getting fined and a lien will be recorded against the property. The owner remains interested in getting the exterior completed so that the building can get marketed to end users and his contractor explains that much of the delays are a result of the old plans being held by the prior professionals and so, these releases have taken some time and design changes on the plans were then required also. They are wrapping this all up now for a resubmittal. Staff will continue to stay on top of it.
- Staff has been in discussions with the **Kelsey Market (903 Park Avenue) owners on Park Avenue**. Staff met with them to discuss some code violations and encourage them to revitalize their property and possibly work with the neighboring owner as well. The owner is open to the idea and is currently working with an architect and engineer to develop plans and a cost estimate. A CRA grant may be requested, but more information is forthcoming.
- **801 Park Avenue (One Park Place):** Staff has meet with the owner several times. The owner is working with a consultant on developing plans for the redevelopment of the alleyway directly behind their property to accommodate

additional parking. Once the plans are ready, along with construction costs, discussions on a CRA partnership for a possibly cost sharing will be coordinated. A dessert and coffee shop tenant (cheesecakes and more) is in negotiations with the owner on their two easternmost ground floor units. The tenant (Wow Concoctions) is a mother-daughter run business and the business owners live in Town and have been in business for several years (their previous location was in Jupiter). Staff is working with them on coordinating build out, grease trap requirements, and so on. Hopefully they will be able to open in early to mid-2024.

- **10th Street corridor (south of Park Avenue):** Staff is in continued discussions with several property owners along 10th, south of Evergreen Drive. A vision plan that includes an extension of the downtown into this area is in continued discussions, so as to promote redevelopment in this area as well, promote streetscape improvements, and promote a refreshed entryway coming from Silver Beach Road, with a blend of active uses, residential and open spaces. A follow-up (internal) meeting with stakeholders was held last week. At this meeting, it was determined that Staff should consider a master plan for this portion of 10th Street. The CRA Executive Director directed staff to develop a process in early 2024 that would include retaining a consultant to develop our vision and design plans for the 10th Street corridor, between Evergreen Drive and Silver Beach Road. These plans will then facilitate redevelopment on the private parcels and serve as a transitional zone leading into our downtown area. More information is forthcoming.

HUMAN RESOURCES

Job Opening:

The following job opening is being advertised for the Community Redevelopment Agency:

- Community Redevelopment Administrator – Salary rate \$90,000.00 per year. This position is open until filled.

To view the complete job posting for the above position 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 and choose Option 8.

HOLIDAY LIGHTS DISPLAY

We have received, and continue to receive, overwhelmingly positive responses from people who have visited the Holiday Light Displays. A few of the many comments include:

- *Thank you so much! The lights are beautiful and enchanting!!! Such a wonderful gift for everyone to enjoy!! Lake Park is a great little town!!!*
- *Went by the other night. The lights and decorations are beautiful! Thank you for the holiday cheer.*
- *We loved it with our little kids!! Drove through it last night in the rain & went to Culver's after for shakes & fries.*

- *We went by and took a walk around. Everyone was so friendly and kind. Wishing each other "Happy holidays"! we stopped into Camilli's Pizza. So delicious and the team was so friendly and helpful. A great find. Pizza and Christmas Lights. It couldn't get better!*
- *Thanks Lake Park for the great display of lights!*

The Holiday Lights Display will continue to run every night through January 1.