



Lake Park Town Commission, Florida

Regular Commission Meeting

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

Wednesday August 21, 2024

Immediately Following the Commission Budget Workshop

Roger Michaud	—	Mayor
Kimberly Glas Castro	—	Vice Mayor
Michael Hensley	—	Commissioner
Mary Beth Taylor	—	Commissioner
Judith Thomas	—	Commissioner
John D’Agostino	—	Town Manager
Thomas J. Baird.	—	Town Attorney
Vivian Mendez, MMC	—	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 contract the Town Clerk’s office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER/ROLL CALL

10:01 P.M.

PRESENT

Mayor Roger Michaud

Vice-Mayor Kimberly Glas-Castro

Commissioner Mary-Beth Taylor

Commissioner Judith Thomas

Commissioner Michael Hensley

PLEDGE OF ALLEGIANCE

The pledge was bypassed as it was conducted earlier.

Mayor Michaud announced that due to time constraints, the Regular Commission Meeting would be heard before the Density Workshop

SPECIAL PRESENTATION/REPORT:

1. Presentation on Aquatic/Community Center in Bert Bostrom Park

Community Redevelopment Agency Administrator Allison Justice presented the item (Exhibit A).

Vice-Mayor Glas-Castro asked if the grant was for design and construction. Community Redevelopment Agency Administrator Justice stated that the grant could only be used for design, the construction would need to be matched. Vice-Mayor Glas-Castro asked if we could just move forward with the design and not move forward with construction. Grant Writer/Chief Public Information Officer Merrell Angstreich stated that yes, this is possible. Vice-Mayor Glas-Castro suggested holding off on the construction portion until they could ascertain the desires of the community. Commissioner Taylor agreed with this.

Public Comment:

-John Linden spoke about the Aquatic/Community Center and is not in favor of either as he does not feel that the Town can afford the annual costs involved.

Motion made to move item #8 so that it could be heard in conjunction with this presentation made by Vice-Mayor Glas-Castro, Seconded by Commissioner Thomas. Voting Aye: All.

8. Resolution 57-08-24 Authorizing And Directing The Mayor To Sign The Grant Agreement With Palm Beach County For Funding Through The Community Development Block Grant Program For The Design And Construction Of An Aquatic Center And A Community Center.

Motion to approve Resolution 57-08-24 with modification to remove “construction” from the language so that it is only for the design, made by Vice-Mayor Glas-Castro. Seconded by Commissioner Hensley. Voting Aye: All.

Motion made to move Commissioner Comments to the end of this agenda made by Vice-Mayor Glas-Castro, Seconded by Commissioner Thomas. Voting Aye: All

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

-John Linden spoke about rushing through meetings.

CONSENT AGENDA:

All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

2. Resolution 56-08-24 Classifying Certain Town Owned Library Personal Property As Surplus.

Motion to approve Resolution 56-08-24 made by Commissioner Thomas, Seconded by Vice-Mayor Glas-Castro. Voting Aye: All.

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION): NONE

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING: NONE

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

3. ORDINANCE 07-2024 Mobile Vendors, including Mobile Food Dispensing Vehicles (i.e. Food Trucks).

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 22, ARTICLE III, SECTIONS 22-101 THROUGH 22-113 ENTITLED "STREET AND MOBILE VENDORS"; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Manager D'Agostino explained the item. Town Planner Anders Viane explained that the Ordinance had been modified from first reading as per the Commission's direction to modify the procedure of the storage of the food trucks and clarify how unlawful parking will be enforced.

Motion to approve Ordinance 07-2024 on second reading made by Commissioner Thomas, seconded by Commissioner Hensley. Voting Aye: All.

Town Attorney Baird read the Ordinance by title only.

4. ORDINANCE 08-2024 Creating a New Section 30-6 Pertaining to the Operation of Micromobility Devices, Golf Carts, Low Speed Vehicle and Motorized Scooters and Amending Chapter 30 Pertaining to High-Capacity Passenger or Work Vans.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 30, ARTICLE I TO CREATE A NEW SECTION 30-6 PERTAINING TO THE OPERATION OF MICROMOBILITY DEVICES, GOLF CARTS, LOW SPEED VEHICLES, AND MOTORIZED SCOOTERS; PROVIDING FOR THE AMENDMENT OF CHAPTER 30, ARTICLE II SECTION 30-35 PERTAINING TO HIGH-CAPACITY PASSENGER OR WORK VANS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Manager D'Agostino explained the item. Town Planner Viane stated that per the Commission's direction the multi-modal pathway definition and references have been updated.

Commissioner Taylor asked about the definition of high capacity vehicles and if a resident with such a vehicle would be able to park outside their house. Town Planner Viane stated that it would not be permissible. Community Development Director Nadia DiTommaso clarified that each property is allowed one work van to park in front of their property. Commissioner Hensley asked for additional clarification for residents with more than one work vehicle. Community Development Director DiTommaso stated that this would only apply to commercial vehicles with commercial signage, not to personal pick-up trucks.

Public Comment:

-Patricia Leduc appreciates there being rules and regulations to follow. She asked if there could be some clarification as to the requirements of low speed vehicles and if that includes golf carts.

Town Planner Viane stated golf carts are subject to registration and insurance requirements along with any vehicle operating on the road.

Vice-Mayor Glas-Castro stated that the language in the Ordinance does not reflect this. Community Development Director DiTommaso clarified that if a golf cart is only used on a golf course, then the licensing requirements would not apply. Commissioner Thomas interpreted the language to say that only the vehicle operator needs to be insured. There was a discussion about the definition of a low speed vehicle, the intent of the Ordinance and vehicle requirements. Palm Beach County Sheriff's Office (PBSO) Captain Gendreau clarified that any vehicle that operates on the road is subject to the requirement of registration and insurance.

Town Attorney Baird suggested continuing the item to allow time to clean up the language of the Ordinance. Mayor Michaud agreed.

Motion to continue Ordinance 08-2024 to September 4, 2024 made by Vice-Mayor Glas-Castro, seconded by Commissioner Hensley. Voting aye: All.

Motion made to move Item #6 up for discussion made by Vice-Mayor Glas-Castro, seconded by Commissioner Thomas. Voting aye: All.

6. Resolution 49-08-24 Authorizing the Construction of the Access Management Plan from Silver Beach Road to Palmetto Road (FDOT).

Town Manager D'Agostino explained the item.

Motion made to approve Resolution 49-08-24 made by Vice-Mayor Glas-Castro, seconded by Commissioner Thomas. Voting Aye: All.

7. Resolution 55-08-24 Amending Resolution 84-10-23 which declared zoning in progress pertaining to the development of regulations for affordable or workforce housing by amending section 5 to extend the zoning in progress to March 31, 2025.5.

Motion made to approve Resolution 55-08-24 made by Vice-Mayor Glas-Castro, seconded by Commissioner Thomas. Voting aye: All.

5. ORDINANCE NO. 09-2024 Establish New Regulations for the Use of Parks.
AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 18, ARTICLE III ENTITLED “PARK REGULATIONS”; PROVIDING FOR THE AMENDMENT OF DIVISION 1 TO ESTABLISH NEW REGULATIONS FOR THE USE OF PARKS, INCLUDING HOURS OF OPERATION, A FEE SCHEDULE AND THE ENFORCEMENT OF THE REGULATIONS; PROVIDING FOR THE AMENDMENT OF DIVISION 2, ENTITLED “PERMIT FOR GROUP ACTIVITIES” PERTAINING TO SPECIAL PERMITS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to continue Ordinance 09-2024 to September 4, 2024 made by Vice-Mayor Glas-Castro, seconded by Commissioner Thomas. Voting aye: All.

OLD BUSINESS:

Item #6 & 7 moved to be heard after item #4.

NEW BUSINESS:

Item #8 moved to appear after Special Presentation.

9. Resolution 58-08-24 Authorizing And Directing The Town’s Grants Writer To Complete And Submit An Application To The Department Of Transportation Under The Reconnecting Communities Program To Obtain Funds To Begin The Park Avenue Extension Project.

Town Manager D’Agostino explained the item. Motion to approve Resolution 58-08-24 made by Vice-Mayor Glas-Castro, seconded by Commissioner Thomas. Voting aye: All.

PUBLIC COMMENT:

-Shana Phelan said she was against the grant for the extension.

-Patricia Leduc spoke against the extension.

REQUEST FOR FUTURE AGENDA ITEMS: Bypassed due to time constraints.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

This section moved to the end of the agenda. Bypassed due to time constraints.

ADJOURNMENT:


Meeting adjourned by expiration of time.

11:01pm

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on September 4, 2024.



Mayor Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans



Approved on this 4th of September, 2024



Town of Lake Park & Lake Park CRA

*Bert Bostrom Park
Capital Improvements*

Presented to: Lake Park Town Commission, August 21, 2024



Agenda

- ❑ **Current Project Overview**
- ❑ **Benefits of an Aquatic Center**
- ❑ **Aquatic Center**
 - ***Estimated Costs/Revenues***
- ❑ **Benefits of a Community Center**
- ❑ **Community Center**
 - ***Estimated Costs/Revenues***
- ❑ **Estimated Cost Overview**
- ❑ **Community Outreach**
- ❑ **Next Steps**





Bert Bostrom Park Infrastructure



Scope of Work:

- Drainage Improvements

Funding Sources:

- Town (Design): \$189,055
- Federal Funds (Construction): \$5,621,838
 - Florida Commerce CDBG-MIT Grant

Amenities

- New High quality turf
- Multi-Purpose Field

Estimated Completion Date: July 2025





Aquatic Center Benefits to Lake Park



Trends:

- Community pools began closing around 2008 - Financial Strains
- Resurgence of popularity recently
- Pool not likely to financially sustain itself

Quality of Life Benefits:

- ✓ Promote Physical and Mental Fitness
- ✓ Increase Public Safety and Water Safety
 - Lifeguard Training, Swimming Lessons
- ✓ Offer Career Opportunities
- ✓ Improve Wellness Equality
- ✓ Build Community Relationships
- ✓ Enhance Civic Pride and Neighborhood Value





Aquatic Center Estimated Capital Costs



Assumptions:

- 6-8 Lanes
- 50 Meters
- Kids Pool/Splash Area
- Approx. 5,000 SF
- 4,000 SF Locker Rooms/Concession Area



ESTIMATED COST:

Construction: \$3,600,000 - \$4,000,000

Design: \$400,000



Aquatic Center Potential Capital Funding



ESTIMATED COST:

Construction: \$3,600,000 - \$4,000,000

Design: \$400,000

Committed Funding:

1. Grant: \$400,000 (for Design)
2. Private Donation (amount TBD)
 1. One Donation Committed
 2. Can Solicit Others

Potential Funding:

1. Grants: Federal/State/Local
2. Other Private Donations
3. Town of Lake Park: Capital Contribution
4. CRA Bond



Aquatic Center Operational Costs



Assumptions:

- Staffing (Full and Part Time)
- Utilities
- Repair/Maintenance (Chemicals)
- Insurance
- Uniforms/Operating Supplies
- Contracted Services

ESTIMATED COST:

\$500,000 - \$600,000 Annually





Aquatic Center Operational Revenue



Revenue Sources:

- Admissions
- Memberships
- Swim Lessons
- Private Parties
- Classes
- Special Events
- Rentals
- Concessions



REVENUES:

\$150,000 - \$250,000 Annually





Aquatic Center Overview

Capital:

Cost \$4,000,000

Funded: \$400,000 + ??

Operations:

Cost \$500,000 - \$600,000

Revenues \$150,000 - \$250,000

Annual Net Cost to Town: \$350,000



Community Center Benefits to Lake Park



State and Federal Funding Opportunities for:

- Energy Efficiency
- Climate Action/Pollution Reduction
- Emergency Response
- Resiliency

Currently No Community Facility in Lake Park for Children and Families

Benefits:

- ✓ Social Interaction
- ✓ Fitness/Wellness/Recreation
- ✓ Educational Programs
- ✓ Support Services
- ✓ Economic Impact
- ✓ Emergency Operations/Resilience
- ✓ Cultural Impact





Community Center Capital Costs



Assumptions:

- 22,000SF – 40,000SF
- 9,000 SF Gymnasium
- Multipurpose Rooms
- Prep Kitchen
- Offices
- Potential EOC
- Potential Hurricane Shelter
- LEED Certified

ESTIMATED COST:

Construction: \$11,000,000 - \$18,000,000

Design: \$1,000,000





Community Center Potential Capital Funding



ESTIMATED COST:

Construction: \$11,00,000 - \$18,000,000

Design: \$1,000,000

Committed Funding:

1. Grant: \$400,000 (for Design with Aquatic Center)

Potential Funding:

1. Grants: Federal/State/Local
2. Other Private Donations
3. CRA Bond



Community Center Operational Costs



Assumptions:

- \$8-20 PSF (USED \$15/SF)
- Staffing (FT/PT)
- Repair/Maintenance/Cleaning
- Utilities/Technology
- Insurance
- Programming and Activities
- Operational Supplies

ESTIMATED COST:

\$375,000 - \$600,000 Annually
*Some Shared Costs with Aquatic Center and
Some Staffing Already Employed by Town*





Community Center Operational Revenue



Revenue Sources:

- Summer/Winter Camp
- Rentals
 - Facility
 - Gymnasium
 - Furnishings
- Memberships
- Classes
- Athletic Leagues
- Concessions

ESTIMATED REVENUES:
\$25,000 - \$50,000



Community Center Overview



Capital:

Cost \$11,000,000 - \$18,000,000

Funded: \$

Operations:

Cost \$375,000 - \$600,000

Revenues \$25,000 - \$50,000

Annual Net Cost to Town: \$325,000- \$550,000



Bert Bostrom Other Capital Expenses



Burt Bostrom Park Improvements				
		Estimated Cost	Funded?	Funding Source
Playground				
	Shade Sails	\$ 125,000	N	
	Equipment	\$ 50,000	N	
Basketball Courts				
	1 Court	\$ 20,000	N	
	2 Courts	\$ 30,000	N	
Parking				
	For Both Facilitie	\$1,200,000	Partial	
Landscaping				
	Additional	\$ 75,000	N	
TOTAL OPTION 1		\$1,345,000		
TOTAL OPTION 2		\$1,355,000		

Total Estimated Capital Costs:

1. Aquatic Center: \$4,400,000
2. Community Center: \$12,000,000
3. Other/Park: \$1,350,000

\$17,750,000

Annual Operational Funding:

1. Aquatic Center: \$350,000
2. Community Center: \$325,000 - 550,000
(Includes staff already employed by town)

\$675,000 - \$900,000



NEXT STEPS

If decision is yes to move forward with exploration of an Aquatic and/or Community Center



✓ **TONIGHT- AUGUST 21, 2024** – Direct staff to issue RFP/RFQ for Design Services for Designer with experience with parks and community center design.

❑ September 24: Issue RFP/RFQ for design

❑ OCTOBER 24: Select most qualified designer to negotiate a contract (will be a Phased Design beginning with a Conceptual Master Plan)

❑ October/November 24: Approval of design contract by Town Commission

❑ November/December 24: Begin Community Outreach and Conceptual Design process and estimated costs for the entire Bert Bostrom Park

❑ FEBRUARY 25: Select Conceptual Design and Direction on Next Steps

ONGOING:

- **Explore Grants and Other Funding Opportunities**
- **Establish Non-Profit for Private Donations**



Discussion / Questions



Resources

City of Riviera Beach

City of West Palm Beach

Village of North Palm Beach

City of Delray Beach

Town of Lauderdale

City of Gainesville

Palm Beach County

City of Miami Springs

City of Cutler Bay

City of Melbourne

Chat GPT AI





Town of Lake Park
PUBLIC COMMENT CARD

Commission Meeting

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

Meeting Date 8/21/2024

Cards must be submitted before the item is discussed!!
***Three (3) minute limitation on all comments

Name: John Linden
Address: 568 N Redwood Dr

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):
GENERAL COMMENTS

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.



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Meeting Date 8/21/24

Cards must be submitted before the item is discussed!!
***Three (3) minute limitation on all comments

Name: Patricia Leduc
Address: 409 2nd Street

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following **Agenda Item**:
Commission meeting - ordinance and resolution # 09-2024 - Golf Carts

I would like to make comments on the following **Non-Agenda Item(s)**:

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.



Town of Lake Park
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Meeting Date 8/31/2024

Cards must be submitted before the item is discussed!!
***Three (3) minute limitation on all comments

Name: John L. Linden
Address: 568 N. Redwood Dr

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:
#8 CONSTRUCTION

I would like to make comments on the following Non-Agenda Item(s):

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Town of Lake Park
PUBLIC COMMENT CARD

Commission
Meeting

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Meeting Date 8/21/24

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Name: Patricia Ledo
Address: 409 2nd Street

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following **Agenda Item**:
Commission meeting New Business #9 Park Ave Ext.

I would like to make comments on the following **Non-Agenda Item(s)**:

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Meeting Date 8-21-24

Cards must be submitted before the item is discussed!!
***Three (3) minute limitation on all comments

Name: Shana Phelan
Address: 718 Evergreen Dr.

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:
New Business #9

I would like to make comments on the following Non-Agenda Item(s):

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.