



Lake Park Town Commission, Florida
Community Redevelopment Agency (CRA)
Meeting Minutes

Wednesday, June 05, 2024 at 6:30 PM

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

Roger Michaud	—	Chair
Kimberly Glas-Castro	—	Vice-Chair
Michael Hensley	—	Agency Member
Carmen Rodriguez	—	Agency Member
Mary Beth Taylor	—	Agency Member
Judith Thomas	—	Agency Member
Vacant	—	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

6:37 P.M.

PRESENT

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member Carmen Rodriguez

Board Member Mary-Beth Taylor

Board Member Judith Thomas

Board Member Michael Hensley

PLEDGE OF ALLEGIANCE

Led by Mr. Brady Drew

SPECIAL PRESENTATION/REPORT:

1. Quarterly construction update by Oceana Coffee.

Ms. Amy Angelo presented to the Board (Exhibit "A"). Project Manager Patrick Stroebel from Morganti provided a construction update (Exhibit B). The Board thanked them for the presentations.

2. Presentation and discussion of new CRA Incentive Programs.

CRA Administrator Allison Justice presented to the Board (Exhibit "C"). Board Member Taylor asked questions regarding eligibility of landlords for the Plant and Pave project. CRA Administrator Justice explained that landlords would be eligible, but the Board could discuss their desires for eligibility requirements. Vice-Chair Glas-Castro asked about the Strategic Investment program and assessed values. CRA Administrator Justice stated that assessed values would be post-construction. Vice-Chair Glas-Castro asked about the Reda program and what the maximum would be that the CRA would provide. CRA Administrator Justice stated there will be a cap and the sunset date cannot be extended. CRA Administrator Justice stated that only the Beautify Lake Park program and the Grand Opening would be administratively approved. Vice-Chair Glas-Castro asked that the Executive Director include a list of CRA projects within the next budget cycle so that the Board can be aware of the ongoing projects as they relate to the budget. Chair Michaud asked if permitting will be required for the Strategic Investment program. CRA Administrator Justice advised that there will not be costs for permitting. Chair Michaud clarified that changes would not affect values until the next calendar year. Chair Michaud asked for an inventory of homes in the CRA. CRA Administrator Justice advised that she would put that together and provide to the Board. Board Member Rodriguez asked about the Reda project and clarified the mechanics of the incentive. CRA Administrator Justice advised that any incentives given would have to be given due to developers providing a public benefit such as a park or affordable housing, etc. Board Member Thomas asked if there is a limit on the number of grants that can be requested. CRA Administrator Justice stated that only one grant could be requested in a five year period unless it was a business the Town was actively recruiting, then multiple grants could be considered. Board Member Thomas made a suggestion for the Façade and Exterior Improvements project to be approved administratively. It was agreed that these incentive items will come back before the Board as a Resolution for Board approval and items that are to be approved administratively would come before the Board as a separate line item

with a set amount of money. Board Member Thomas suggested the involvement of the County and other entities with the larger incentive projects.

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.

-Jo Porter- 139 Evergreen Drive would like to save the mural in the CRA.

EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

CRA Administrator Justice provided updates (Exhibit D). Executive Director D'Agostino gave an update on some CRA budget items.

Board Member Taylor spoke in support of the mural. She stated that bike racks were donated by Jo Porter and thanked her for donating them.

Board Member Thomas spoke about all the great things in the CRA.

Board Member Rodriguez spoke in favor of the mural.

Vice-Chair Glas-Castro would like to see the CRA work with the property owner to maintain the mural.

Chair Michaud agrees that the mural is a staple in our community.

CONSENT AGENDA:

Consent Agenda item 4 was pulled from the agenda because the agreement is not ready.

3. May 1, 2024 Special Call Community Redevelopment Agency Meeting Minutes

Motion to approve item #3 made by Board Member Taylor, seconded by Board Member Rodriguez.

Voting Aye: All.

Item #4 has been pulled from the agenda by staff.

4. Resolution 36-06-24 Authorizing and Directing the Chair to Execute a Third Amendment to the Agreement with Vincent and Sons Landscaping, Inc., for the Provision of Professional Landscape Maintenance Services within the Boundaries of the Community Redevelopment Agency.

NEW BUSINESS:

NONE

AGENCY MEMBER REQUESTS:

Chair Michaud requests for staff to contact the property owner regarding the mural.

ADJOURNMENT:

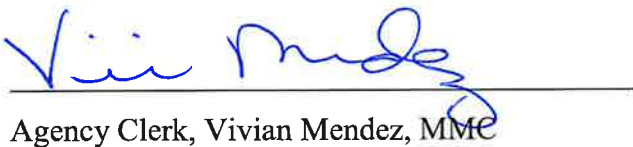
Motion to adjourn made by Board Member Rodriguez, seconded by Board Member Taylor.


Voting Aye: All

Meeting adjourned 7:57 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on September 4, 2024.


Chair, Roger D. Michaud


Agency Clerk, Vivian Mendez, MMC

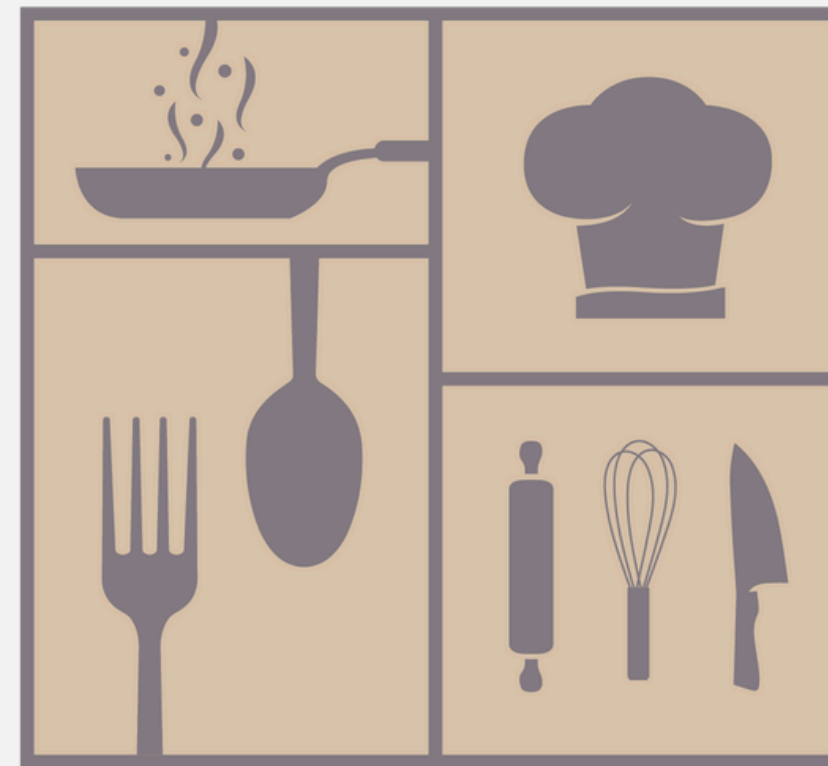

Deputy Agency Clerk, Laura Weidgans



Approved on this 17 of July, 2024

Presented By:
Carmen Rodriguez

culinary.info@culinary-studio.com
@culinary.studio



culinary
STUDIO

a kitchen collective club

Exhibit A



Welcome Message



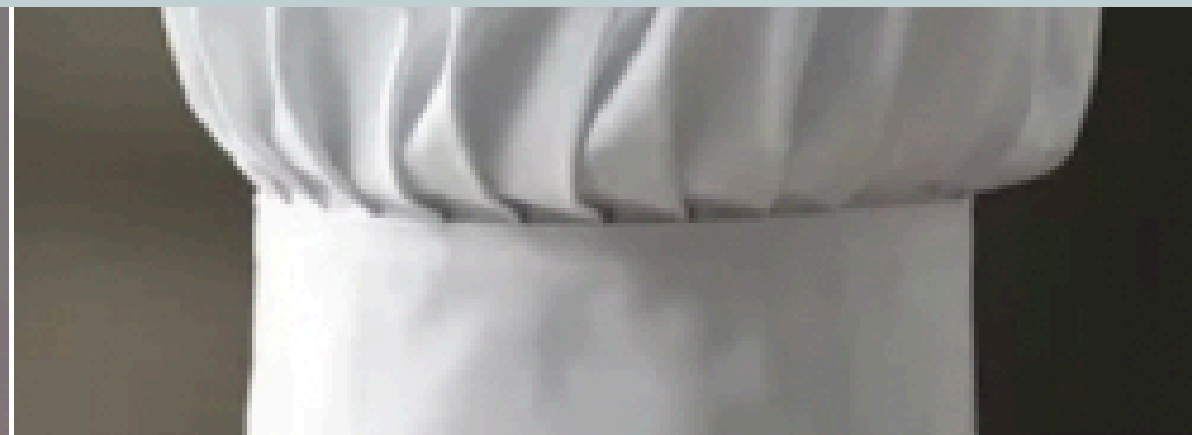
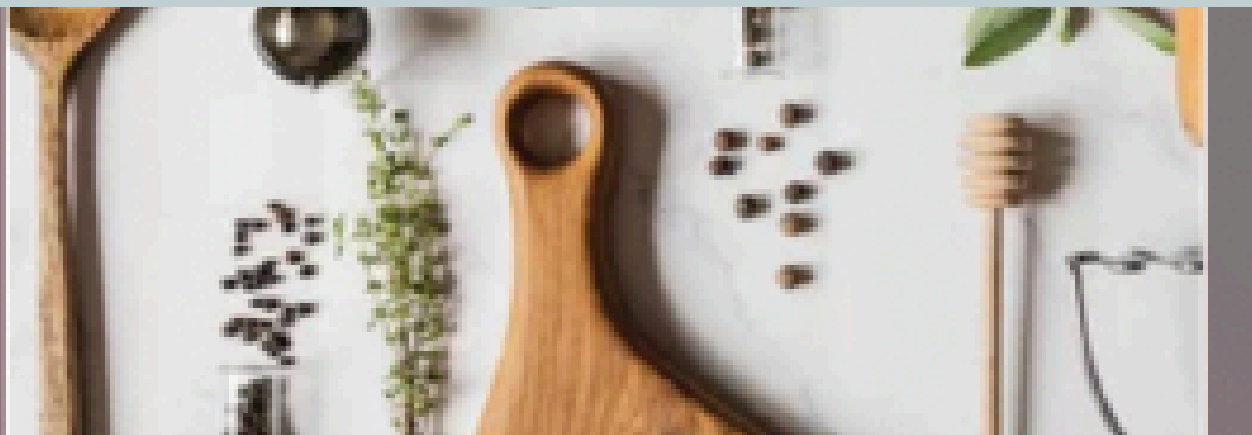
As the founder of Culinary Studios and the visionary behind Oceana Coffee, I am delighted to invite you into our world of creativity, culture, and community. Just as Oceana Coffee embodies the artistry and craftsmanship of exceptional coffee, Culinary Studios is a celebration of culinary excellence and innovation.

So, let's roll up our sleeves, sharpen our knives, and dive into the delicious world of culinary exploration. Here's to new beginnings, shared experiences, and the joy of creating something extraordinary—whether it's a perfectly brewed cup of Oceana Coffee or a culinary masterpiece.

Welcome to Culinary Studios—where every dish tells a story.

Warmest regards,

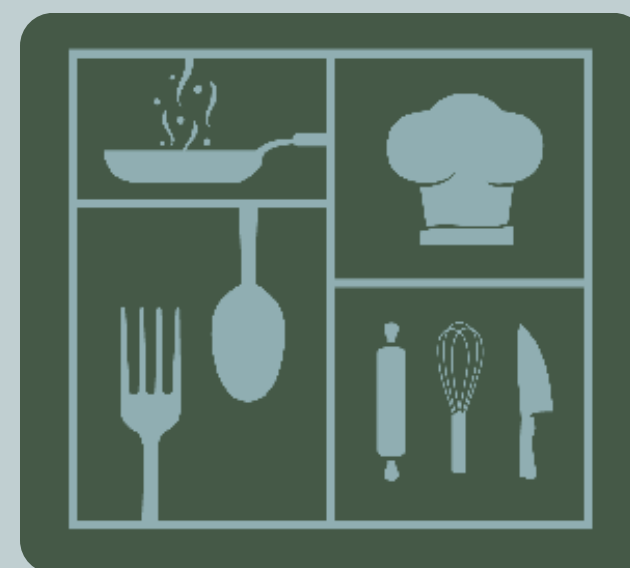
Amy Angelo and the Culinary Studios Team





About Us

Welcome to Culinary Studio, a membership based commercial kitchen. Where passion for food meets creativity and community. Nestled in the heart of Lake Park, Florida, Culinary Studio is a vibrant hub for culinary enthusiasts, aspiring chefs, and food entrepreneurs alike.

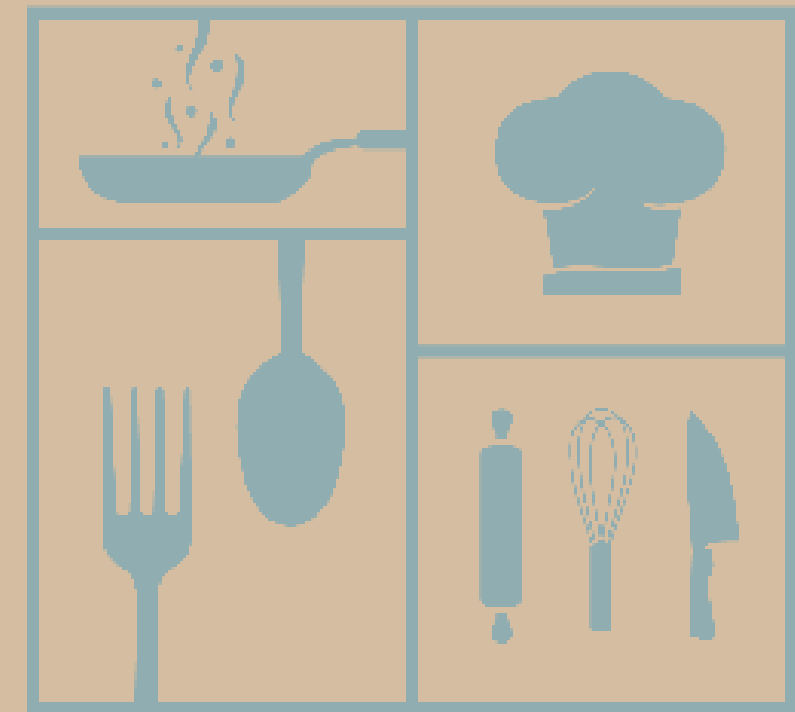


What sets us apart is our commitment to fostering a supportive and inclusive community where creativity flourishes, connections are forged, and dreams are realized. Whether you're here to learn, create, or connect, you'll find a warm and welcoming environment where culinary passion knows no bounds.

Kitchen Collective Club

- Shared Resources
- Collaborative Learning
- Network Opportunities
- Community Engagement
- Creative Collaborations
- Supportive Environment

A culinary collective is about belonging to a community that shares a passion for food and cooking, while also offering opportunities for collaboration, learning, and growth in both culinary skills and entrepreneurial endeavors.



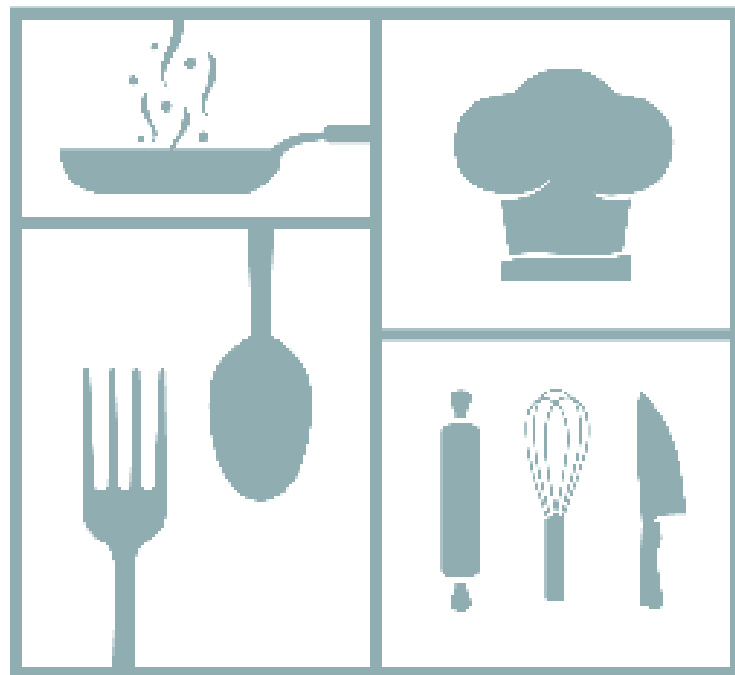


Our Vision & Mission

We strive to create a welcoming and inclusive space where individuals from all walks of life can come together to explore the rich tapestry of culinary arts, celebrate diverse cultural traditions, and unleash their culinary potential. Our vision is to cultivate a vibrant community of food lovers, chefs, entrepreneurs, and artisans who share a passion for culinary excellence and a commitment to making a difference in the world.

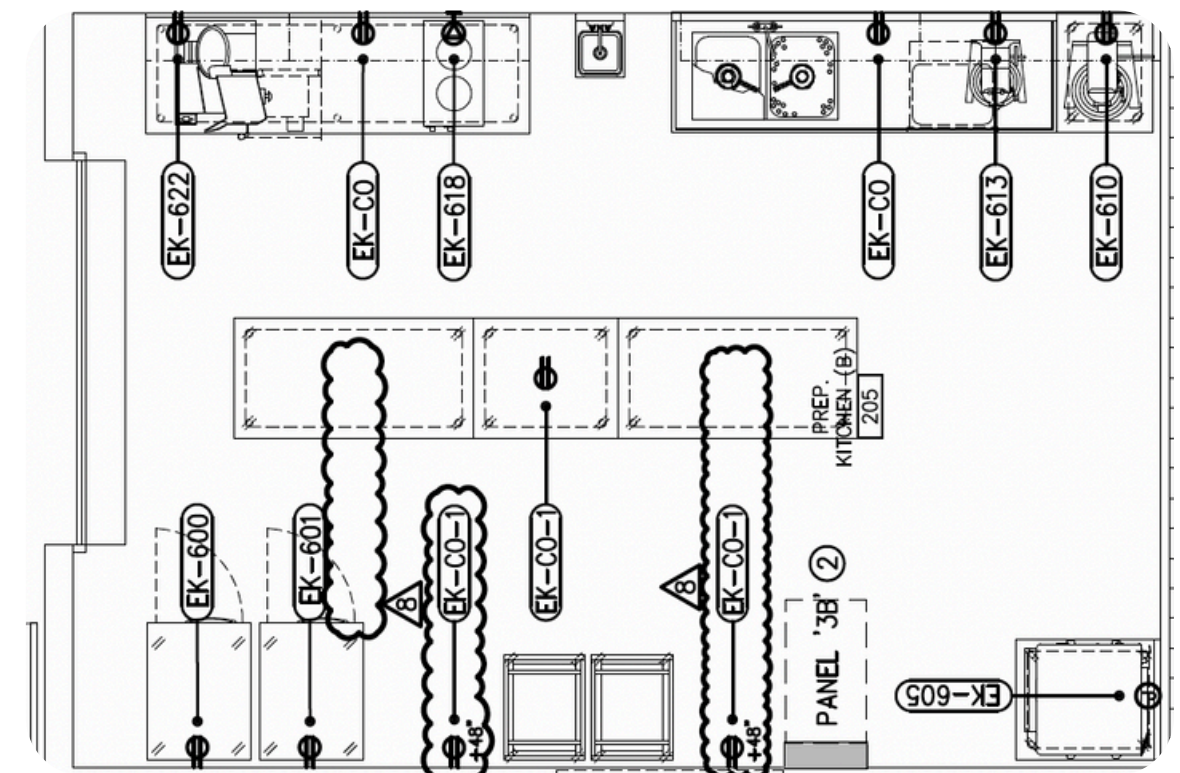
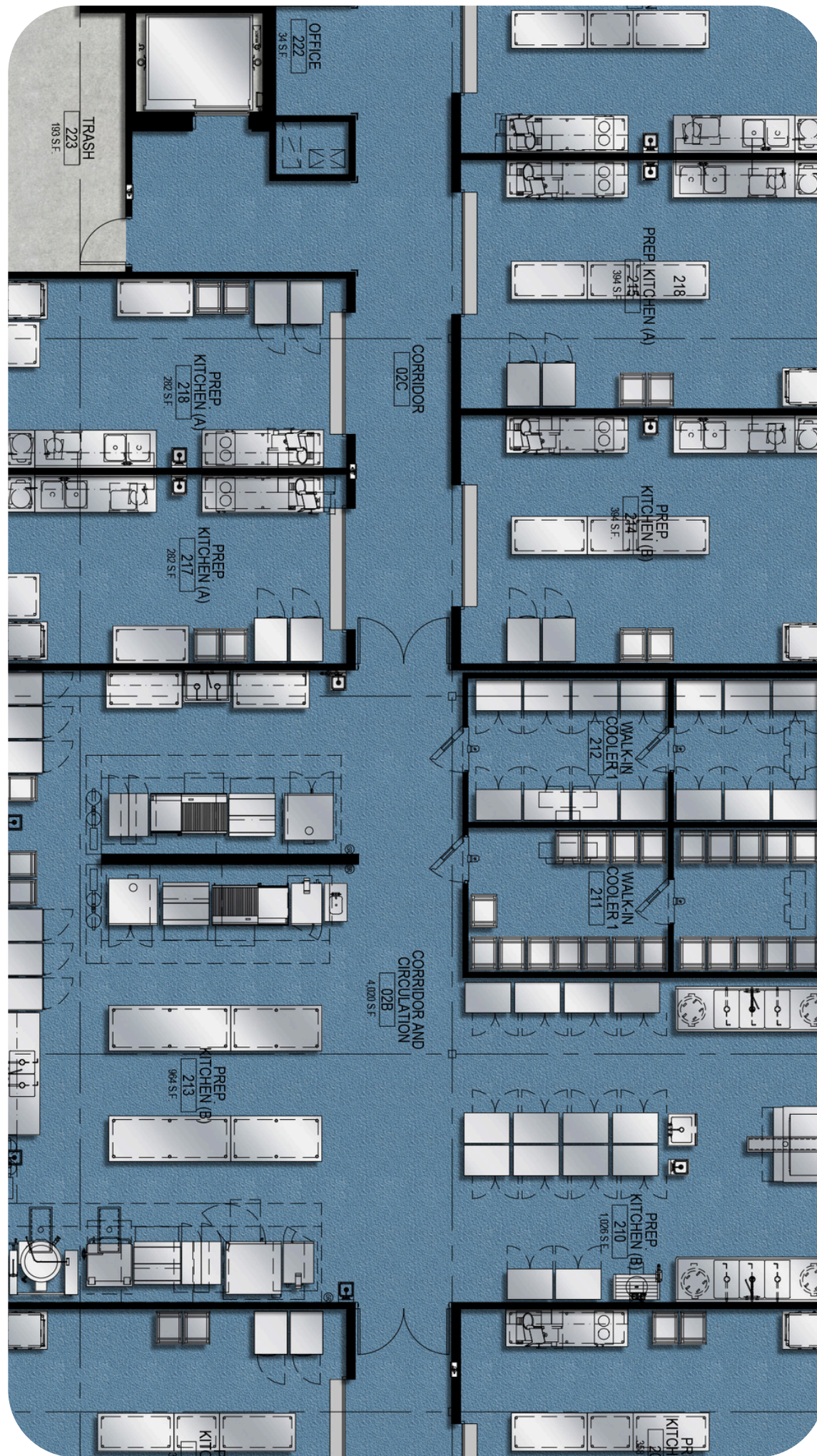
Through our innovative programs, immersive experiences, and collaborative initiatives, we aim to empower individuals to discover the joy of cooking, unlock their creativity, and pursue their culinary dreams.

THE KITCHEN

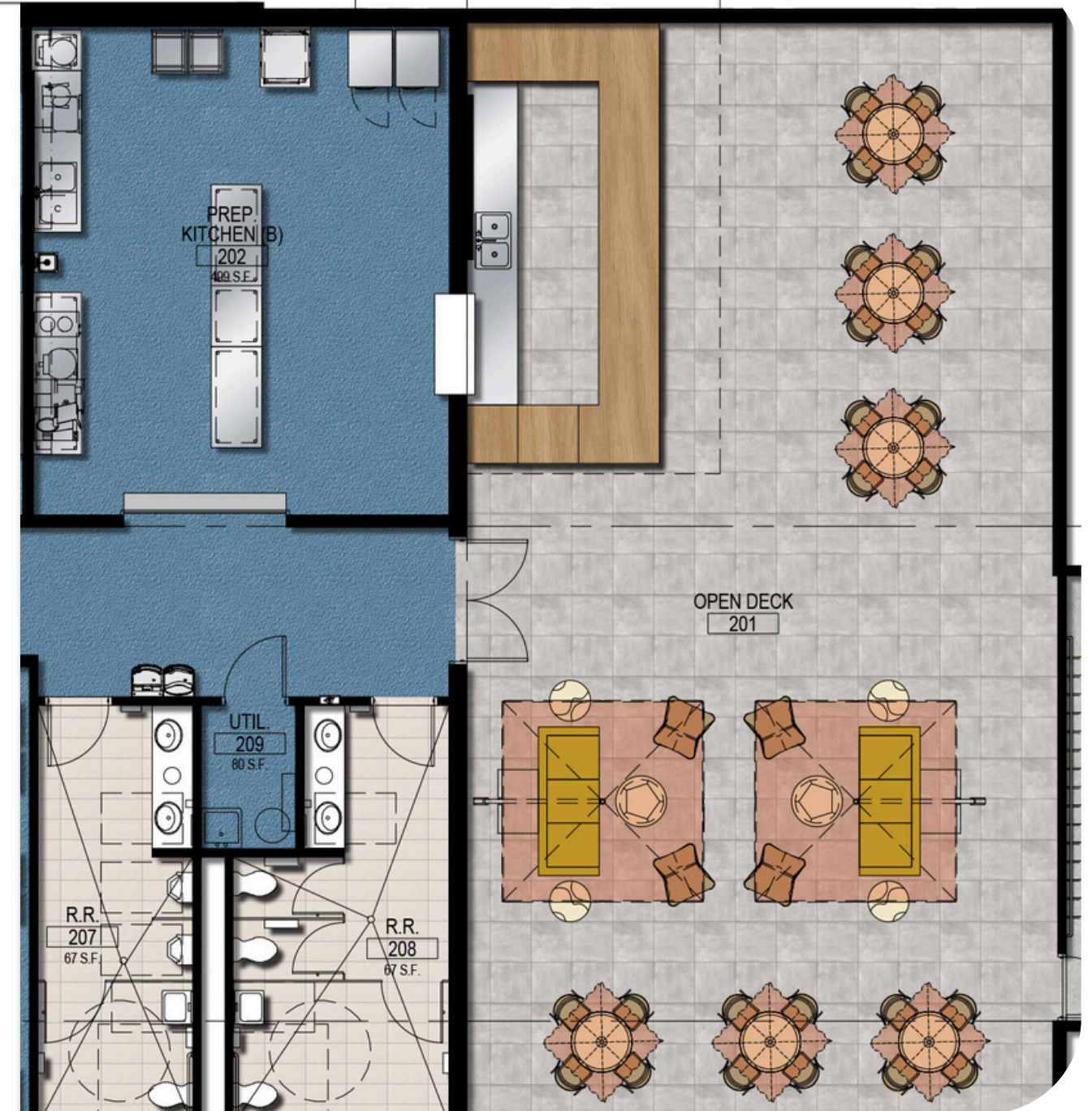


We have memberships in various levels available. Our professional commercial grade kitchen facility offers 3 hot lines complete with convection ovens, fryers, flat tops, steamers, gas cooktops, refrigeration and freezer space needed to produce your menu in an efficient and cleanly manner in a fully licensed kitchen built to the specifications of the Florida Department of Agriculture and DBPR standards. Use of the communal warewashing area is open to all members.

Spaces Built for Chefs & Creatives



The Event Space



Membership

DIAMOND PRIVATE STUDIO

- Approx. 400 sq. ft.
- 120/240 Outlets
- Hand Sink & Prep Sink
- 2 Stainless Tables
- 24/7 Access

PLATINUM

- 80 Hours
- 4 Free Events
- 1 Cold Rack
- 1 Freezer Rack
- Dry Storage Rack

GOLD

- 60 Hours
- 2 Free Events
- 1 Cold Rack
- Dry Storage Rack

SILVER

- 30 Hours
- 1 Free Event

BASELINE

- 20 Hours

KICKSTARTER

- 10 Hours

*50% discount on Event Space bookings first year

The Team Behind Us

Teamwork Is The Key



Amy Angelo
Founder



Carmen Rodriguez
Community | Mentorship



Amy Duell
Operations | Membership

Get Connected With Us

Contact Information



+561-206-2443



@culinary.studio



culinary.info@culinary-studio.com



culinary-studio.com



1301 10th St.,
Lake Park, FL 33403



THANKS

Follow Us On Social Media
@culinary.studio

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Exhibit B

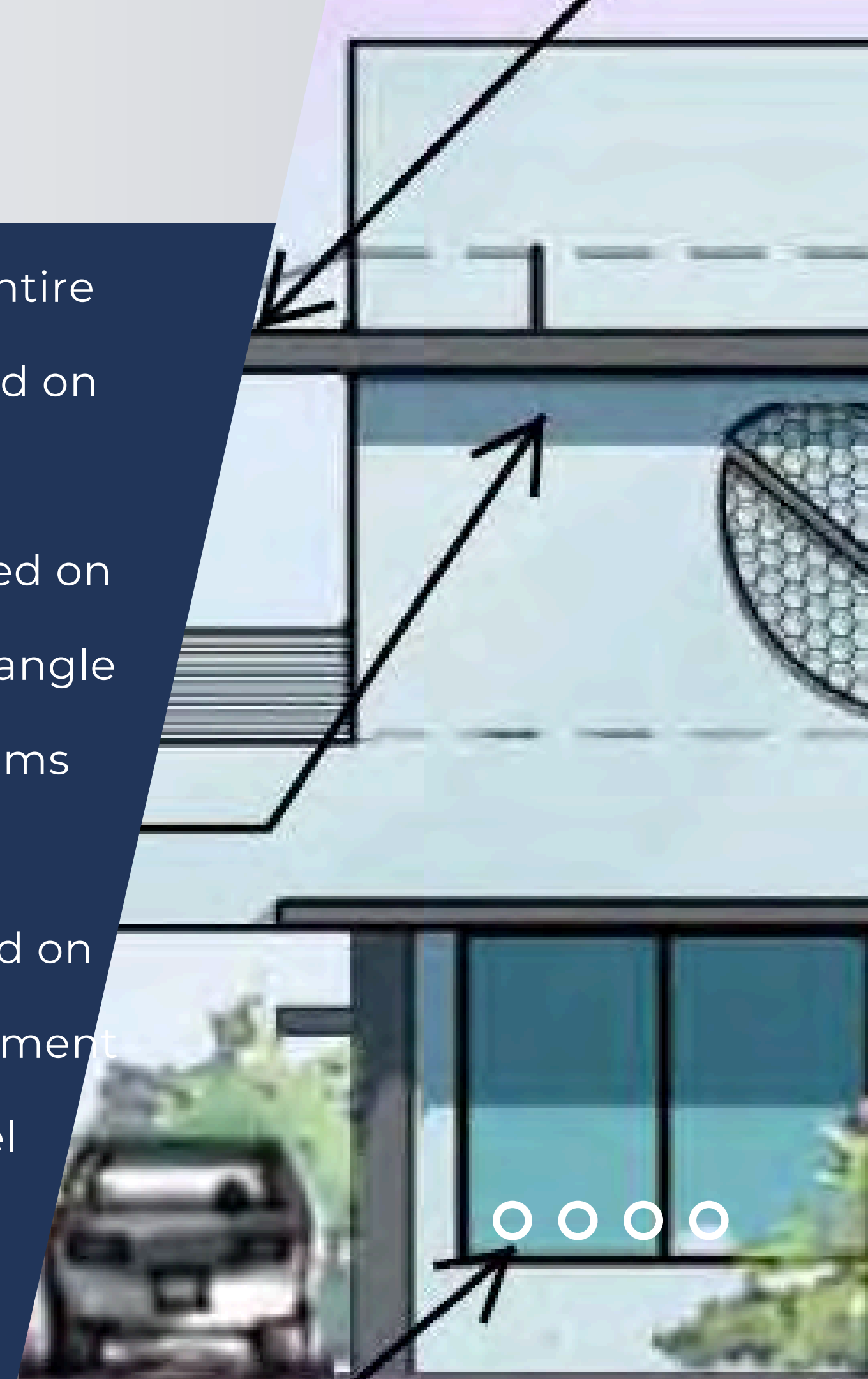
LAKE PARK, FL
OCEANA COFFEE HEADQUARTERS
CULINARY STUDIOS
FLORIDA CANNING CO,

CONSTRUCTION PROGRESS REPORT

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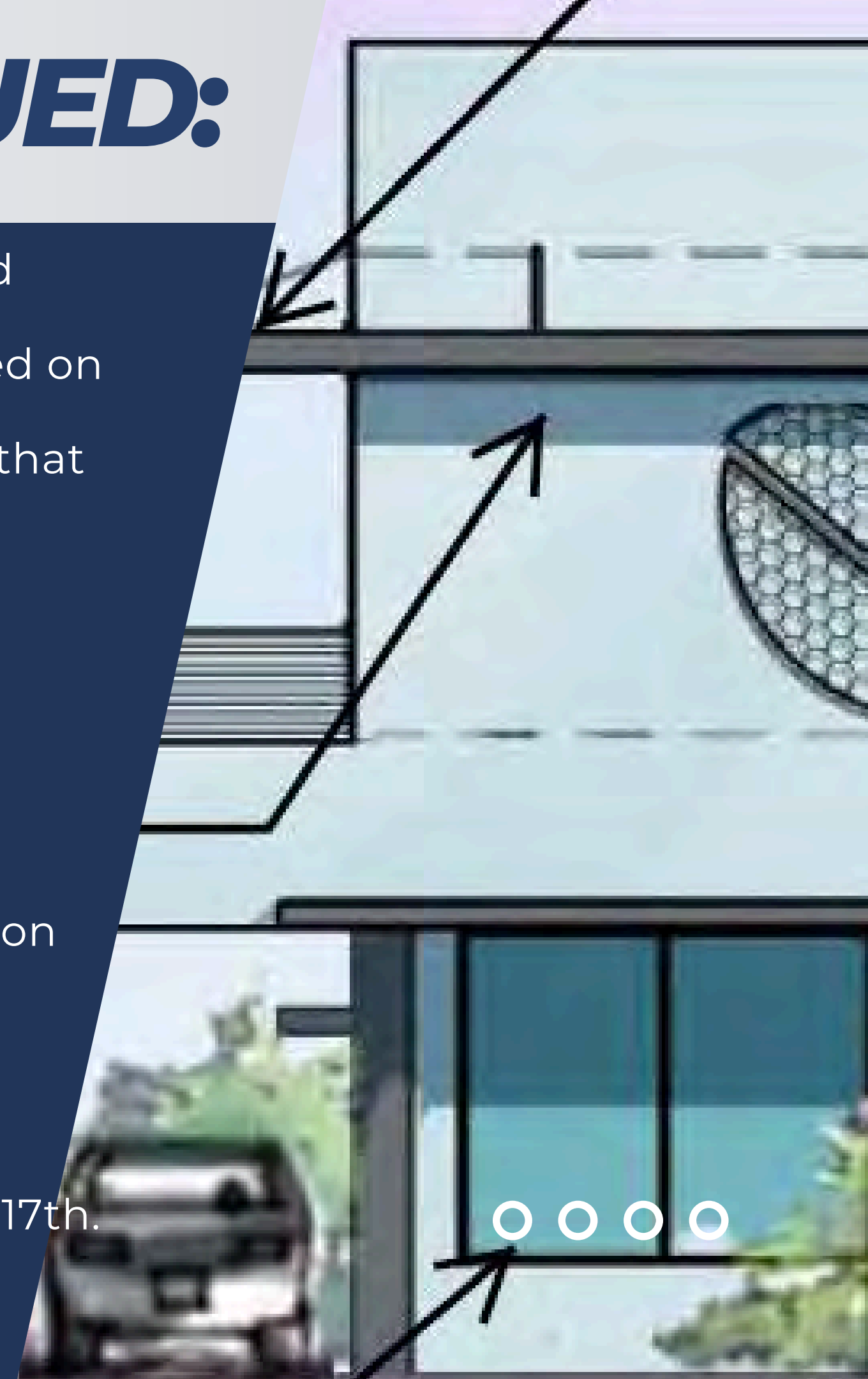
BENCHMARKS:

- 1. The installation of the outer concrete tie-beams for the entire perimeter of the building started on March 15th and completed on April 15th.
- 2. The installation of the steel beams for the 2nd floor started on April 16th and completed on April 26th. This includes welding angle clips to steel embeds (112 in total for the 2nd floor) so steel beams (28 in total) could be hung and bolted in.
- 3. The installation of the metal deck for the 2nd floor started on April 29th and completed on May 03rd. This includes reinforcement of the metal deck, which is welding the metal deck to the steel beams and then welding metal studs (approximately 1,400)



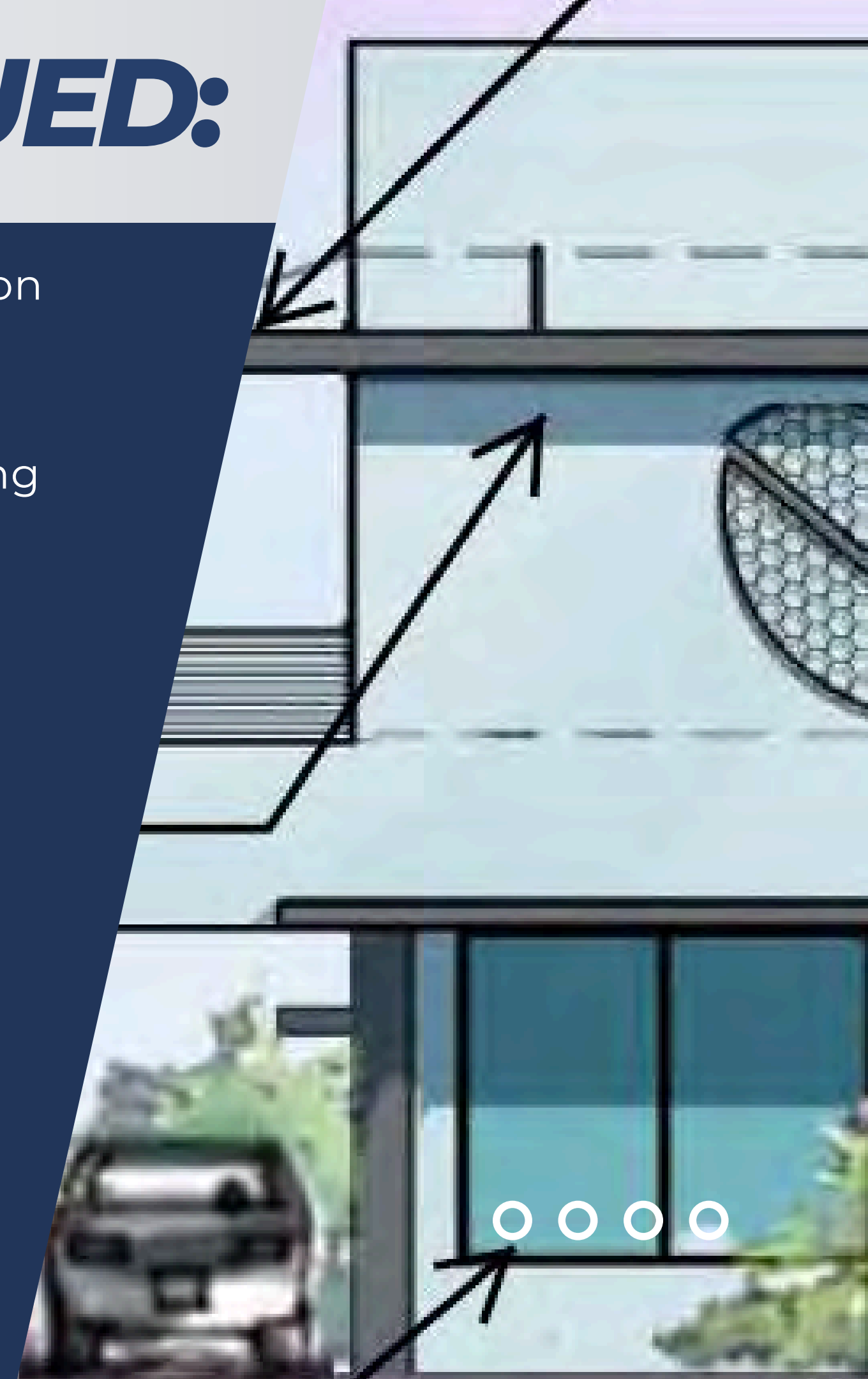
BENCHMARKS CONTINUED:

- 4. The installation of the plumbing, floor drains, floor sinks, and floor troughs for the 2nd floor started on April 29th and finished on May 20th. There are 67 floor penetrations into the metal deck that had to be made before the 2nd floor concrete deck could be poured.
- 5. The installation of the window storefront system (aluminum framing only) started on May 13th and completed on May 17th.
- 6. The installation of the fire sprinkler line on first floor started on May 15th and currently ongoing.
- 7. The installation of the metal stairs, interior and exterior and exterior stair tower, started on May 1st and completed on May 17th.



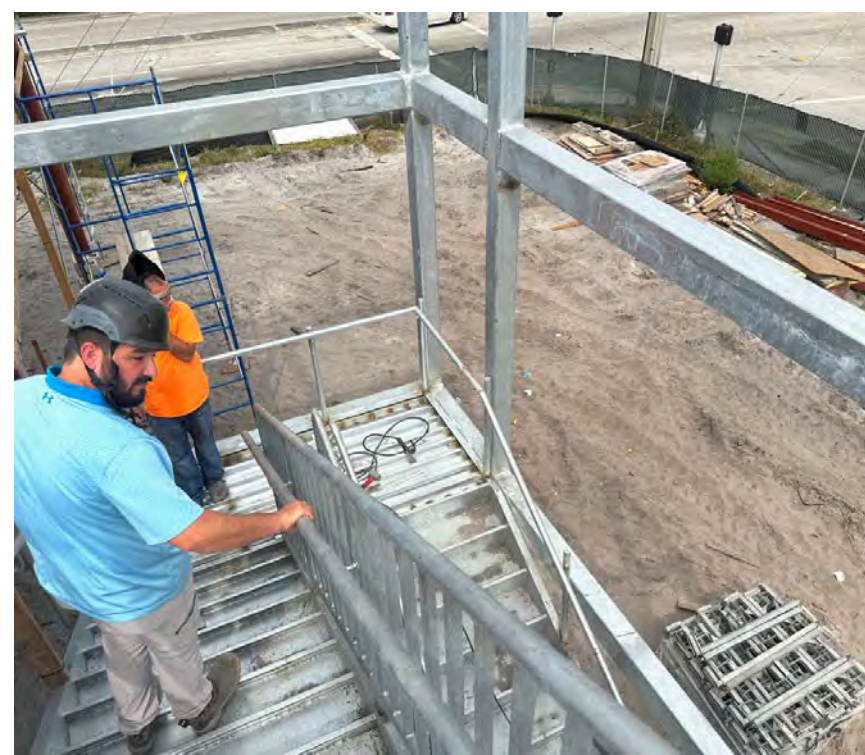
BENCHMARKS CONTINUED:

- 8. The concrete deck for the 2nd floor started and completed on May 21st.
- 9. Masonry block for the 2nd floor to roof deck is currently being delivered as will start to be installed on May 23rd.



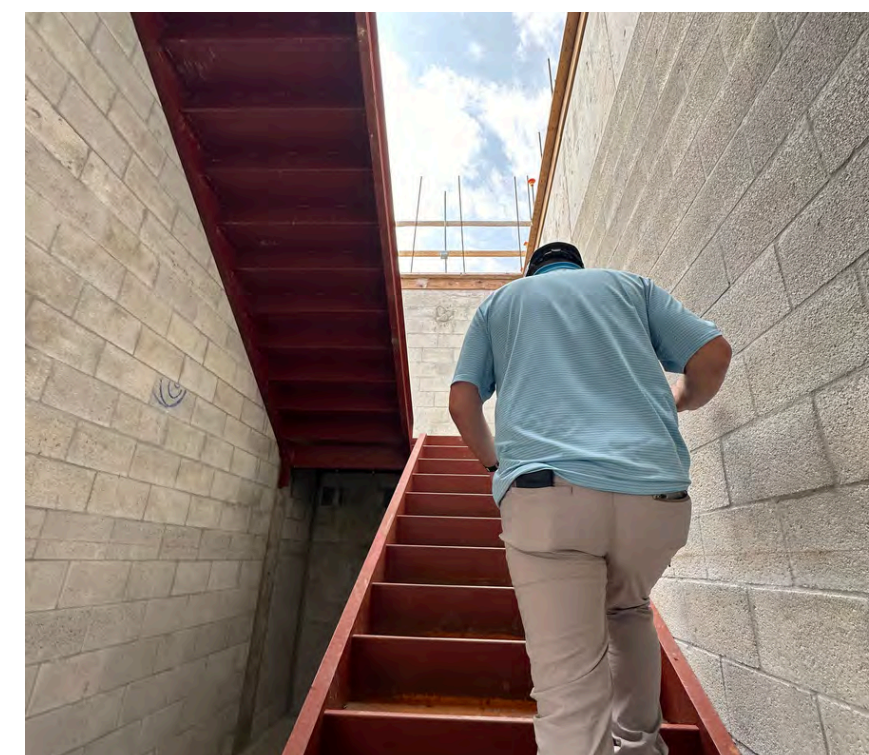
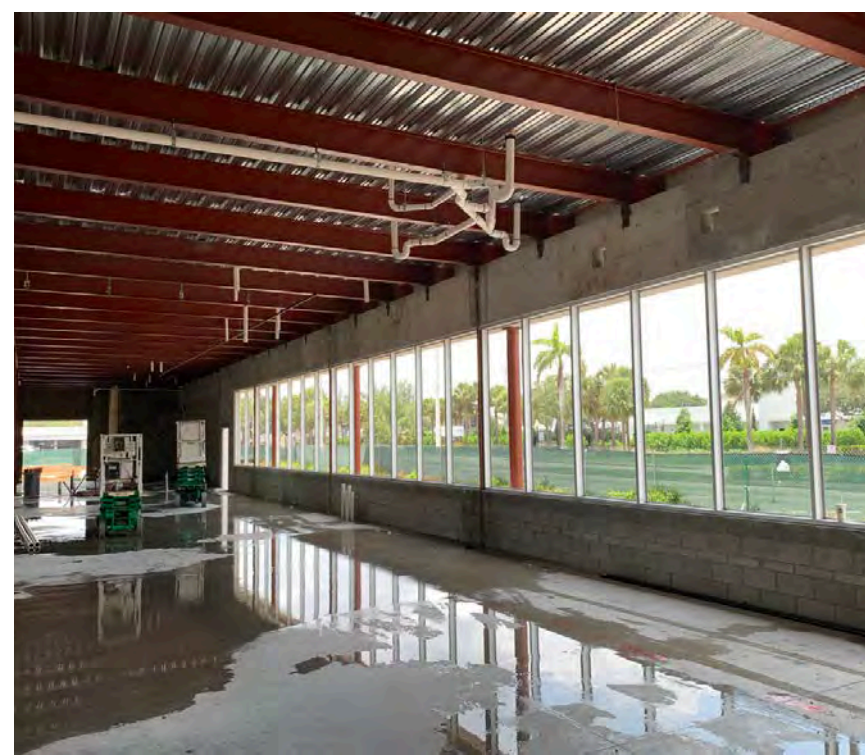


AERIAL IMAGES





GROUND IMAGES



○ ○ ○ ○

TIME LAPSE



○ ○ ○ ○



JOIN US TO LIVE, WORK, & PLAY IN LAKE PARK



1301 10th Street, Lake Park



561.339.2913

We look forward to continuing the vision of the Lake Park CRA and facilitating bringing the culinary arts to your thriving performing arts district!



Exhibit C

LAKE PARK CRA

Incentive Program Presentation

Community Redevelopment Agency Board

June 5, 2024



AGENDA

- ▶ Current CRA Incentives
- ▶ Why Incentives and What should an Incentive Accomplish?
- ▶ Summary of Recommended Programs
- ▶ Incentive Program Details
 - ▶ Façade and Exterior Improvement Program
 - ▶ Paint, Plant and Pave
 - ▶ Real Estate Development Accelerator (REDA)
 - ▶ Commercial Interior Buildout
 - ▶ Strategic Investment Program
 - ▶ Relocation and Development Assistance
 - ▶ Beautify Park Avenue
 - ▶ Grand Opening Assistance



CURRENT CRA INCENTIVES

- ▶ Economic Development Program



WHY INCENTIVES AND HOW ARE THEY USED?

1. Encourage redevelopment by:
 - a. Increasing taxable value of property
 - b. Removing/improving visual blight
 - c. Encouraging a healthy business mix that supports redevelopment
 - d. Providing a public benefit:
 - ❑ E.G. Public Greenspace, Art, Public Parking, Affordable Housing, Enhanced Infrastructure, Etc...
2. **Must** be in the Plan (CRA Master Plan)
3. Must contribute to the elimination of slum and blight



RECOMMENDED INCENTIVE PROGRAMS

1. Façade and Exterior Improvement Program
2. Paint, Plant and Pave Program
3. Commercial Interior Buildout
4. Real Estate Development Accelerator (REDA)
5. Strategic Investment Program
6. Relocation and Development Assistance
7. Grand Opening Assistance
8. Beautify Park Avenue



SUMMARY OF RECOMMENDED INCENTIVE PROGRAMS



FAÇADE AND EXTERIOR IMPROVEMENT PROGRAM

This grant is available to all properties/businesses in the Lake Park CRA for aesthetic improvements to the exterior of commercial buildings and sites. The grant provides 80% of the project cost up to a maximum CRA grant of \$50,000 depending on the project location.

- ▶ Park Avenue (7th St. to 10th St.): \$50,000
- ▶ 10th Street (Northlake to Silver Beach): \$50,000
- ▶ Industrial Area \$20,000

GRANT HIGHLIGHTS:

- ❑ Multiple addresses may (upon approval) be included for large frontage with desired uses
- ❑ No Sale of Property within five (5) years



SUMMARY OF RECOMMENDED INCENTIVE PROGRAMS

PAINT, PLANT & PAVE PROGRAM

Created to provide curb appeal to single-family and multi-family properties in the Lake Park CRA, the CRA will assist with 80% of a project cost up to a maximum of \$10,000 per property for exterior improvements such as pressure cleaning, painting, facade repair, landscaping, awnings, driveways, irrigation systems and fence repair/removal.



GRANT HIGHLIGHTS:

- ❑ Must be property owner, or have property owner approval
- ❑ Additional requirements for multi-family properties
- ❑ No Sale of Property within five (5) years



SUMMARY OF RECOMMENDED INCENTIVE PROGRAMS

REAL ESTATE DEVELOPMENT ACCELERATOR (REDA)

Primarily for large scale development projects greater than \$5 million, this incentive can be utilized in the form of land mark-down, infrastructure improvements, Tax Increment Financing or similar types of assistance. Each project is negotiated on an individual basis based on a gap in a development pro forma or level of public benefit provided.



GRANT HIGHLIGHTS:

- ❑ Each project will require a negotiated development agreement
- ❑ Grant award based on public benefit
- ❑ Agreement will require milestones and offer Protection to the Town/CRA for default



SUMMARY OF RECOMMENDED INCENTIVE PROGRAMS



COMMERCIAL INTERIOR BUILD OUT

As an incentive for restaurant, brewery, or distillery uses, the CRA will fund 80% of interior build-outs up to \$50,000. Improvements must increase the property value and remain with the property. These improvements could include a grease trap or hood system, bathrooms, HVAC, etc...

GRANT HIGHLIGHTS:

- ❑ Improvement MUST stay with the building and increase value
- ❑ May be combined with another program (such as Façade) if the project meets a priority use for the CRA
- ❑ Targeted Industry: Restaurant, Brewery, Distillery



SUMMARY OF RECOMMENDED INCENTIVE PROGRAMS

STRATEGIC INVESTMENT PROGRAM (SIP)

Based on a formula that considers the amount of tax increment generated from each project, commercial and mixed-use projects up to \$5 million may be eligible for funding for interior and exterior improvements to the property or structure. Priority will be given to uses considered as a goal of redevelopment within the CRA, such as restaurants or other desired uses.

GRANT HIGHLIGHTS:

Step 1: Calculate the increase in property value for the improved property

- ▶ Future Assessed Property Value **minus (-)** Current Assessed Property Value **equals (=)** Increase in Property Value

E.G. \$3,000,000 (future) - \$1,000,000 (current) = \$2,000,000

Step 2: Calculate the estimated TIF (Tax Increment) to the CRA annually

- ▶ Increase in Property Value **multiplied by (X)** County and Town Millage Rate **Divided by (/) 1,000 multiplied by (X) 95%** = Annual TIF

E.G. \$2,000,000 (Increase) X 9.84 (current millage) / 1,000 = \$19,680 (ANNUAL TIF)

Step 3: Multiply the estimated annual TIF by 15 years (remaining life of CRA) = Maximum Grant Amount

E.G. \$19,680 X 15 = \$295,200



SUMMARY OF RECOMMENDED INCENTIVE PROGRAMS

RELOCATION AND DEVELOPMENT ASSISTANCE

The CRA may assist with relocation and development of certain uses to allow for a more desirable or upgraded use. This program provides the incentives necessary for redevelopment including tenant relocation, acquisition, build out and rehabilitation or renovation of existing properties.

GRANT HIGHLIGHTS:

- ❑ Allows the CRA Board flexibility to address a multitude of obstacles under one program
- ❑ Ensures property development continues including rehabilitation and renovation of existing buildings
- ❑ Assists existing businesses or tenants relocating to a more suitable location and allow for re-merchandising of vacated space.
- ❑ Assists property owners in obtaining the highest and best use of vacant and semi-occupied properties
- ❑ Helps eliminate slum and blighted properties
- ❑ Attracts private sector investment into the district using CRA owned property as leverage



SUMMARY OF RECOMMENDED INCENTIVE PROGRAMS

BEAUTIFY LAKE PARK

This is a small administrative grant of up to \$3,000 for facade improvements such as paint, signage, lighting and landscaping for businesses along Park Avenue from 7th Street to 10th Street and along 10th Street.

GRANT HIGHLIGHTS:

- ▶ Grants approved administratively
- ▶ Simplifies and streamlines process for applicant



SUMMARY OF RECOMMENDED INCENTIVE PROGRAMS

Grand Opening Assistance

The Lake Park CRA offers assistance to new businesses within the CRA for their “Grand Opening”. This will include an invitation to elected officials, marketing through the town’s social media as well as a ribbon cutting. The business can receive up to \$500 for refreshments or marketing expenses for the event.



THANK YOU!

Q&A



June 5, 2024

Regular CRA Meeting CRA Administrator Updates



1. **New Business Update:**

- a. 801 Park Ave. – Flowers for All Occasions. Open House and Ribbon Cutting 3PM, June 15
– Open House from 3-6PM
- b. There are a few more restaurants inquiring about space Downtown. CRA is working with property owners.
- c. Oceana Coffee- Providing update this evening

2. **Marketing RFQ:** We had four (4) responses to the Marketing RFQ and the section committee selected the highest ranked firm. Negotiations are underway and a contract should be to the CRA Board by July. The first step will be creating a marketing plan for implementation.

NAME THE POCKET PARK!

3. The Lake Park CRA recently completed construction of the first new park to be added to Lake Park in over a decade! This pocket park, located at 610 7th Street, features lush landscaping, benches for relaxing and a gazebo that's perfect for live performances. We're also planning to add artwork to the park in the future. But the park needs a name! This park is for the community, so we would like the community to help select its name!

Contest Rules:

- -The park's name cannot contain profanity
- -The park cannot be named after a living person
- -All suggestions must be submitted to NameThePocketPark@lakeparkflorida.gov by June 28, 2024

The CRA Board will review the submissions and make the final selection, which will then go to the Lake Park Town Commission for approval. A grand opening for the park with a ribbon-cutting ceremony and an official unveiling of the name will take place later this summer. Details will be in next month's newsletter, and you can follow us on Facebook or check our website for information.

Currently we already have over 80 responses or comments coming through both social media and email.



Town of Lake Park
PUBLIC COMMENT CARD

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 6/5/24

CRA

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name: Solporter
Address: 139 FOREGREEN DR.

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

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

General

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

ALT MORALE TOO

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.