



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

Wednesday, September 20, 2023

Immediately Following the Regular Commission Meeting

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

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

*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.*

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**CALL TO ORDER/ROLL CALL**

8:42 P.M.

PRESENT

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member John Linden

Board Member Carmen Rodriguez

Board Member Mary-Beth Taylor

Board Member Judith Thomas

Board Member Henry Stark

## **PLEDGE OF ALLEGIANCE**

Mr. Carlo Vernia led 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

## **CONSENT AGENDA:**

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

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Linden, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark.

1. September 6, 2023 Special Call Community Redevelopment Agency Board Meeting Minutes

## **NEW BUSINESS:**

2. Resolution 71-09-23 A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE CHAIRMAN TO SIGN A GRANT AGREEMENT WITH LIBERTY SQUARE LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

Board Member Carmen Rodriguez expressed that she had a voting conflict because she was a tenant at 796 10th Street (See Exhibit A).

Executive Director John D'Agostino provided a background and summary of the item (Exhibit B). Community Development Director Nadia DiTommaso provided further explanation and advised the Board that this item is in line with the Community Redevelopment Agency's Master Plan. Mr. Carlo Vernia, President and Managing Member of Liberty Square LLC discussed his vision for the property.

Kim Thompson, Managing Partner of Liberty Square provided a further description of their vision for the property. Mr. Vernia provided a visual presentation that represented the anticipated finished look of the property (Within Exhibit B). Board Member Taylor asked if there would be an awning over the seating and also if there would be more trees. Mr. Vernia advised that due to the directional location of the property, the seated area would be shaded from noon on. Ms. Thompson spoke about the benefits of having the outdoor seating area. Mr. Vernia advised that there are already 50-60 trees on the property.

Vice-Chair Glas-Castro thanked them for making a change that will positively affect the corridor.

Chair Michaud made positive comments toward the project.

Board Member Thomas was excited for the project and improvements in the area.

Board Member Linden asked what they envision for the north side of the property. Mr. Vernia explained that they are building up the facade on the north side as well and will eventually result in an extension in the back during a subsequent phase.

Board Member Linden asked what the projected completion date would be. Mr. Vernia stated 8 months. Board Member Linden also asked if this needs to go before the Planning and Zoning Board. Community Development Director DiTommaso stated that this item would not need to go before the Planning and Zoning Board as it does not meet the criteria.

Board Member Stark asked if the removal of some of the parking spaces would interfere with code requirements. Mr. Eugene Fagan, Architect advised that the property has an ample amount of parking spaces, more than would be required by code. Board Member Stark asked what will happen if additional businesses want to further change the façade. Mr. Vernia stated that he allots a certain period of time for tenants to make interior changes to their space. Board Member Stark asked who will cover the cost in those cases. Mr. Vernia stated that he has not received any requests for structural changes to the facade and that interior changes would be paid for by the tenant. Board Member Stark spoke about a previous location in the Town that served breakfast and suggested a breakfast type business for this location. Mr. Vernia stated that Brooklyn Cupcake has intentions of serving breakfast.

Board Member Thomas asked if tenants were privy to the grant and able to access grant funding. Community Development Director DiTommaso stated that yes, they will have access to grant monies.

Motion made to approved Resolution 71-09-23 by Vice-Chair Glas-Castro, Seconded by Board Member Linden.

Voting Yea: Chair Michaud, Board Member Thomas, Board Member Stark

Board Member Taylor was not in the room at the time of the vote. Board Member Rodriguez had a voting conflict.

3. 69-09-23 Authorizing and directing the Executive Director to renew for fiscal year 2024 property and casualty insurance coverage through the Florida Municipal Insurance Trust; and providing for an effective date.

Assistant Town Manager/Human Resources Director Bambi Turner explained the item and provided a summary of the terms of renewal.

Board Member Stark asked for clarification of the increase. Assistant Town Manager/Human Resources Director Turner stated it's a 67.1% increase which is largely due to increases in property values. Gehring Group Representative Rommi Mitchell stated that increases are due to various factors. She advised there is only 1 insurer option this year. Board Member Stark asked what our coverage is. Ms. Mitchell explained that it's a package that includes coverage for buildings, parking lots, liability, the Board, cybersecurity. He asked about liability coverages. Ms. Mitchell stated that it would depend on the factors of a case.

Motion made to approve Resolution 69-09-23 by Board Member Linden, Seconded by Board Member Thomas. Board Member Stark asked if in the future we could look into alternatives to such a large increase. Ms. Mitchell explained that there are alternatives, but nothing that would offer coverage in the event of a named storm.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Linden, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark.

4. Resolution 38-05-23 A Resolution of the Town Commission of the Town of Lake Park, Florida, providing for a finding of necessity and determining the existence of two or more conditions in a certain area of the Town of Lake Park that meet the criteria described in Section 163.340 (8), Florida Statutes; providing for the acceptance, approval and adoption of the Town of Lake Park Community Redevelopment Agency's Finding of Necessity Study; Finding the need for a Community Redevelopment area under the provisions of Chapter 163, Part III, of the Florida Statutes.

Executive Director D'Agostino explained the item. (Exhibit C). Kevin Crowder from BusinessFlare went over some questions that the County had. Vice-Chair Glas-Castro asked if the County was agreeable to expansion in the Community Redevelopment Area (CRA).

Executive Director D'Agostino believes they will be supportive as long as the financial impact to the County is minimal. Vice-Chair Glas-Castro suggested the possibility of the Board appealing to the County Commission. Executive Director D'Agostino stated he has requested a meeting with them and he will keep the Board up to date. Mayor Michaud stated he believes the Board will need to appear before the County Commission.

Motion made to approve Resolution 38-05-23 by Board Member Thomas, Seconded by Board Member Rodriguez.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Linden, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark.

#### **AGENCY MEMBER REQUESTS:**

Board Member Stark requests renaming the 7<sup>th</sup> street pocket park in conjunction with the renaming of the other parks already discussed in the previous meeting.

#### **EXECUTIVE DIRECTOR COMMENTS/BOARD MEMBER COMMENTS:**

Executive Director D'Agostino provided comments (Exhibit D).

#### **ADJOURNMENT:**

Motion to Adjourn made by Board Member Stark, Seconded by Board Member Thomas.

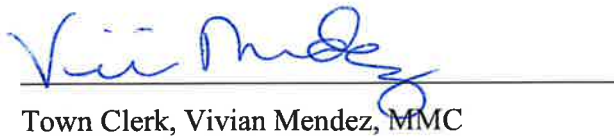
Voting Aye: All

9:49 P.M.

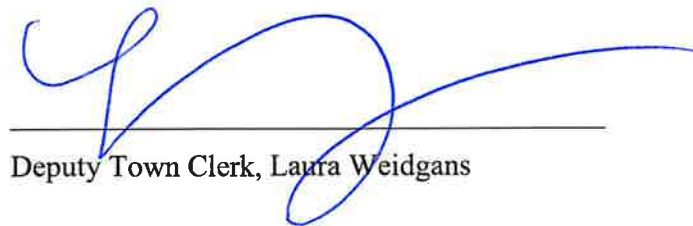
**FUTURE MEETING DATE:** The next scheduled Community Redevelopment Agency Meeting will be conducted on October 4, 2023.



Chair, Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans



Approved on this 4 of October, 2023

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <b>Rodriguez Carmen A</b>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <b>CRA</b>	
MAILING ADDRESS <b>2050 N Congress Ave #203</b>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <b>Town of Lake Park</b>	
CITY <b>West Palm Beach</b>	COUNTY <b>Palm</b>	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <b>9/20/2023</b>		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

## APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

## DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Carmen Rodriguez, hereby disclose that on \_\_\_\_\_, 20 \_\_\_\_ :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, \_\_\_\_\_;
- ☐ inured to the special gain or loss of my relative, \_\_\_\_\_;
- ☐ inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- ☐ inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

*I am a tenant of 796 10<sup>th</sup> street*

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

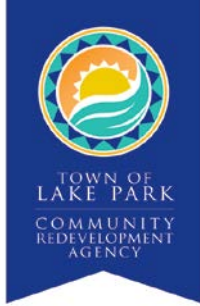
9/20/2023

Signature

Carmen Rodriguez

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.





**CRA**  
**Agenda Request Form**

**Meeting Date: September 20, 2023**

**Agenda Item No.**

**Agenda Title: A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE CHAIRMAN TO SIGN A GRANT AGREEMENT WITH LIBERTY SQUARE LLC; AND PROVIDING FOR AN EFFECTIVE DATE.**

[ ] SPECIAL PRESENTATION/REPORT [ ] CONSENT AGENDA  
[ ] OLD BUSINESS [X] **NEW BUSINESS: Resolution**  
[ ] DISCUSSION FOR FUTURE ACTION [ ] OTHER: General Business

Approved by Executive Director: **John D'Agostino** Digitally signed by John D'Agostino  
DN: cn=John D'Agostino, o=Town  
of Lake Park, ou=Town Manager,  
email=jdagostino@lakeparkflorida.  
gov, c=US  
Date: 2023.09.13 14:11:31 -04'00' **Date:** \_\_\_\_\_

*Nadia Di Tommaso, Community Development Director*

<b>Originating Department:</b>  <b>Town Manager/Community Development</b>	<b>Costs: \$ 360K - FY 24 (project completion required by Dec. 20, 2024 therefore, 50% may only be reimbursed in FY 25).</b> <b>Funding Source:</b> <b>CRA-Grants / Legal #108</b> <b>Acct. # 110-55-552-520-82111</b> [ ] Finance <small>Digitally signed by Jeffrey P. Duval DN: cn=Jeffrey P. Duval, o=Town of Lake Park, ou=Community Development Director, email=jduval@lakeparkflorida.gov, c=US Date: 2023.09.13 13:52:02 -04'00'</small>	<b>Attachments:</b>  <b>-Resolution __-09-23</b>  <b>-Redevelopment Grant Agreement and Exhibit "A" ("Scope of Work"- Itemized Breakdown/Request/Appraisal/Su rvey/Renderings/Elevations)</b>  <b>-Unconditional Guaranty of Repayment and Performance</b>  <b>-Liberty Square Tenant Roster</b>  <b>-LLC Registration and Property Details</b>  <b>CRA Master Plan Redevelopment Goal</b>
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**Background and Summary**

Liberty Square LLC owns the property at 796 10<sup>th</sup> Street. The LLC's Registered Agent and Managing Partner is Carlo Vernia. Mr. Vernia has owned 796 10<sup>th</sup> Street since June 2019.

Mr. Vernia also owns additional property in the Town and has been monitoring the Town's vision plans and improvements for almost a decade. Mr. Vernia has been tracking the progress and the foresight of the CRA Board, the Town Commission and Town Staff and would like to be part of what he refers to as the 'renaissance' of Lake Park. This is the primary reason as to why he has invested in purchasing several properties in the Town.

796 10<sup>th</sup> Street is a key property in our CRA. It is currently home to a variety of tenants (tenant roster is enclosed). Mr. Vernia is interested in reinventing the older 1962 aesthetics into more vibrant, modern and economically stimulating aesthetics. The CRA Master Plan encourages Economic Incentives and other support to projects as a Redevelopment Goal (enclosed for reference).

Mr. Vernia is prepared to invest a minimum of \$720,000 of his own funds into the proposed improvements and is requesting \$360,000 from the CRA in grant assistance funds. An unconditional guaranty of repayment and performance associated with the LLC and him personally will also be executed and recorded with the Agreement. This provides ample protection to the CRA in the event the project is not realized, especially since the entirety will be recorded as a Lien against the property and the property does not have a mortgage or any bank loans, allowing this lien to be first in line. The funds on a reimbursement basis only per the proposed terms and 50% will only be paid if all is completed with a Certificate of Completion in-hand by the end of the term (i.e. no later than 15 months from the date of the approved Grant Agreement - December 20, 2024). The Town Attorney prepared both the Grant Agreement and Guaranty.

The total costs for the improvement, as provided in the enclosed Exhibit A, is summarized as the following:

*General Conditions:* \$149,586.50 (please refer to the enclosure for additional details)

*Overhead and General Contractor Fee:* \$184,927.30

*Construction Costs* (for permit application value): \$853,050

Total: \$1,187,563.80

The property's current estimated market value for 2023 per the property appraiser's website is \$3,015,708 (with an associated \$5,713 in Lake Park operating tax contribution). The property owns additionally provided an appraisal report that is also enclosed in Exhibit A. The appraiser concluded that the final "as completed" value is estimated at \$5,840,000 (resulting in a possible increase in Lake Park operating tax revenue of approximately \$5,500 annually).

Refreshed facades and exterior improvement is intended to serve as an additional economic catalyst to the area, attracting additional tenants and creating more jobs since redevelopment often stimulates more development. Actually, this property's proposal is a result of all the developments and advancements experienced by the CRA/Town over the past few years.

The proposed renderings/elevations are enclosed and are being included as well for quick reference:

**Existing Building:**



**Proposed Facades/Exterior Improvements:**



**Recommended Motion:** I move to APPROVE Resolution \_\_-09-23.



## Town of Lake Park Town Commission

### Agenda Request Form

Meeting Date: September 20, 2023

Agenda Item No.

**Agenda Title:** A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PROVIDING FOR A FINDING OF NECESSITY AND DETERMINING THE EXISTENCE OF TWO OR MORE CONDITIONS IN A CERTAIN AREA OF THE TOWN OF LAKE PARK THAT MEET THE CRITERIA DESCRIBED IN SECTION 163.340 (8), FLORIDA STATUTES; PROVIDING FOR THE ACCEPTANCE, APPROVAL AND ADOPTION OF THE TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY'S FINDING OF NECESSITY STUDY; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AREA UNDER THE PROVISIONS OF CHAPTER 163, PART III, OF THE FLORIDA STATUTES.

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA  
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS  
[ ] ORDINANCE  
[ X ] **NEW BUSINESS**  
[ ] OTHER

Approved by Town Manager **John D'Agostino** Digitally signed by John D'Agostino  
DN: cn=John D'Agostino, o=Town of Lake Park, ou=Town Manager, email=jdagostino@lakeparkflorida.gov, c=US  
Date: 2023.09.14 05:13:04'00'  
*Nadia Di Tommaso / Community Development Director* Date: \_\_\_\_\_  
Name/Title

<b>Originating Department:</b>  Town Manager/Community Development	<b>Costs: \$ Included in prior contract as an added service at no additional cost</b> Funding Source: Acct.  [ ] Finance _____	<b>Attachments:</b> → Resolution 38-05-23 → Finding of Necessity Report ( <u>updated</u> ) → Copy of Resolution 36-06-22 approving CRA Master Plan update in August 2022 and a copy of the Updated Plan → Legal Ad and Registered Mail to Taxing Authorities
<b>Advertised:</b> Date: <b>08/04/2023</b> Paper: <b>Palm Beach Post</b> <b>(item was continued from the August 16, 2023 meeting)</b> [ ] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone____ or Not applicable in this case <i>ND</i> <b>Please initial one.</b>



## **Summary Explanation/Background:**

On May 17, 2023, the Town Commission discussed and approved this item however, after approval it was identified that the required notices were not completed. Consequently, this item is coming back for approval, this time with advance notices to all taxing authorities and a legal ad in the Palm Beach Post having been completed prior to this meeting. The materials/substance being proposed remains the same at this time.

Palm Beach County has been in discussion with the Town on the Finding of Necessity since June 2023. Just recently, a call was requested by the County. This call was scheduled on August 8, 2023 per their request (one day before agenda item publication). The Town Manager, Community Development, and Business Flare participated in this call. The purpose of the County's request was so that they could share some questions/comments/concerns. On this call, the County explained that they will formally provide written comments only after the Town Commission considers the item on August 16 and it is transmitted to the County. As a courtesy, they wanted to verbally share some comments ahead of time. The County questioned the accuracy of the property values outlined in the Finding of Necessity by Business Flare and they also asked about any relevant raw data from PBSO, Fire or Code Enforcement, that would further justify the need for the CRA expansion, similar to the information provided in the original Finding of Necessity back in 1996. Business Flare explained that the property values are accurate however, they will double check them with the County to make sure. Business Flare also explained that the Statute requires two or more, of a lengthy list of criteria, to be met in order to justify slum and blight and that the Finding of Necessity meets the Statutory requirement. In an effort to work with the County, Business Flare agreed to revisit the crime and crash data and possibly other relevant data to determine if more can be added to the Finding of Necessity (this was done as a courtesy, but not as a requirement since the Finding of Necessity meets the Statutory requirements of Chapter 163).

Consequently, Business Flare reviewed the values and they have been updated. Business Flare also included additional data justifying slum and blight and conditions that need to be addressed in both proposed expansion areas. The updated Finding of Necessity is enclosed.

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## **Additional History**

In follow-up to the Updated CRA Master Plan that was approved by the Town in the summer of 2022, Business Flare was also tasked to prepare a finding of necessary for two potential expansion areas, as reviewed and discussed when the Updated CRA Master Plan was presented.

The enclosed report, prepared by Business Flare, was also discussed in a meeting with Palm Beach County Commissioner Mack Bernard on February 21, 2023 in his office. The CRA Executive Director, a representative from Business Flare and the Town's Community Development Director were present. Commissioner Bernard understood the request and is in favor of including the north area that is prime for redevelopment and using that value increase to then assist the second southern area along Silver Beach using CRA residential rehabilitation programs. He recommended we work with Riviera Beach on the south side of Silver Beach when the home rehabilitation project moves forward in an effort to revitalize both sides of the roadway. Staff also met with Palm Beach County Administrator Verdenia Baker who expressed similar sentiments and appreciated that one expansion area would provide the added revenue (on the Town side thereby not necessitating added revenue from the County) to then revitalize the other expansion area.

The Town's CRA Board also considered this item at their March 15, 2023 meeting and unanimously recommended approval.

### **What is a Community Redevelopment Area or District?**

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that can support the creation of a Community Redevelopment Area include, but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that the required conditions exist, the local government may create a Community Redevelopment Area to provide the tools needed to foster and support redevelopment of the targeted area. Additional areas can be added if a Finding of Necessity is created for those areas and approved by the CRA Board and the County.

### **Purpose of the Community Redevelopment Agency and CRA Plan**

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs or blighted conditions of the targeted area(s). The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area utilizing any legal development or redevelopment tool authorized by F.S. Statutes Chapter 163.

Examples of traditional projects include: streetscapes and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks and street tree plantings. The plan can also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements, just to name a few. The redevelopment plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning with a Finding of Necessity for the additional areas.

**Enclosed is the Finding of Necessity for the proposed CRA Expansion Areas. Business Flare provided the original presentation.**

**Recommended Motion:** I move to “**APPROVE”** Resolution 38-05-23.



## CRA EXECUTIVE DIRECTOR COMMENTS

### SPCECIAL CALL COMMUNITY REDEVELOPMENT AGENCY MEETING Wednesday, September 20, 2023

#### COMMUNITY DEVELOPMENT

The Holiday Lights Stakeholder meeting was held on Thursday, September 12 at 8:30am. While stakeholder (property owners and business owners) participation was low, those who did participate provided excellent and valuable feedback on the project. Some highlights include: It was suggested that since this would be our 'pilot' year that we keep a certain level of excitement by only doing a full road closure for the lights on Friday and Saturday evenings. This would help manage the operational needs of the businesses also so that they can properly serve the increased customers. There was added discussion on possibly highlighting one day in December with additional holiday activities such as a holiday market. There was a request to make sure the directional signs provide adequate business name identification so that visitors are aware of the available businesses in the project area. The Town's marketing specialist emphasized that business participation is key in developing an adequate marketing strategy that would draw visitors to their businesses. It was recommended that the project area, including the alleyways, be cleaned up as much as possible so that we are presentable to our new visitors. Additional discussions are forthcoming.

#### PUBLIC WORKS

The Public Works Department is pleased to announce that construction activities associated with the 7th Street Pocket Park are expected to commence during the first week of October 2023. This Community Redevelopment Agency project will add much needed recreational and green space to the Town's Downtown District. Additional information is available by contacting the Public Works Department at 561-881-3348, via email at [publicworks@lakeparkflorida.gov](mailto:publicworks@lakeparkflorida.gov), or by visiting our website at <https://www.lakeparkflorida.gov/government/departments/public-works-department/new-projects>

#### CRA BOARD CONSENSUS

- Seeking consensus from the CRA Board to schedule **two (2) Special Call CRA Board meetings** for the purpose of awarding contracts associated with the proposed Large Holiday Display in the Park Avenue Downtown District. Please consider the following:

1. A Special Call CRA Meeting on **Wednesday, October 4, 2023, 6:30 p.m.**, to be immediately followed by the Regular Town Commission Meeting.
  2. A Special Call CRA Meeting on **Wednesday, October 18, 2023, 6:00 p.m.**, to be immediately followed at **6:30 p.m.** by the P3 Workshop, and then the Regular Town Commission Meeting.
- Future Agenda Item to have a discussion on the future use of 800 Park Avenue CRA Building requested by Commissioner Linden, schedule for October 18, 2023 Regular Town Commission Meeting.