



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

Wednesday, April 19, 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
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

10:22 P.M.

PRESENT

Chair Roger Michaud
Vice-Chair Kimberly Glas-Castro
Board Member John Linden
Board Member Mary-Beth Taylor
Board Member Judith Thomas

ABSENT

Board Member Henry Stark

PLEDGE OF ALLEGIANCE

The pledge of allegiance was performed earlier in the evening during the Regular Commission Meeting.

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.

CONSENT AGENDA:

1. March 15, 2023 Community Redevelopment Agency Meeting Minutes.

Motion made to approve the March 15, 2023 CRA Meeting Minutes by Board Member Thomas, Seconded by Board Member Taylor.

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

2. Resolution 35-04-23 Authorizing and Directing the Chair to Execute a Second 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.

Board Member Taylor asked that \$3,200, of the contracted cost be allocated for pressure cleaning the sidewalks and curbs on both sides of 7th Street to 10th Street on Park Avenue.

Motion made approve Resolution 35-04-23 submit to an amendment to pressure cleaning the Park Avenue Downtown District by Board Member Taylor, Seconded by Board Member Linden.

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

NEW BUSINESS:

3. Resolution 36-04-23 Authorizing and Directing the Chairman to Sign a First Amendment to the Grant Agreement with Oceana Logistics International Inc., Kiss Kitchens LLC and Florida Canning Company LLC Collectively as the Lake Park Group.

Vice-Chair Glas-Castro declare point of order and asked if the item could be considered considering the Development Order was not approved during the Commission Meeting. Executive Director D'Agostino stated that the Resolution does state that the grant agreement was contingent on site plan approval. He explained that the site plan was critical to the company moving forward as well as the Town of Lake Park. Any financial delays would jeopardize the contract cost and the project moving forward. He stated that Oceana would not be able to meet the deadlines, indicated in the Resolution, if the project continues to be delayed.

Board Member Linden stated that without a site plan...Attorney Baird interjected that the item before the CRA Board was whether or not the Board wanted to move forward with the Resolution. He explained that if they felt they could not move forward, then they should postponed it, like they did the site plan.

Vice-Chair Glas-Castro asked if the item could be considered since the site plan was not approved. Attorney Baird explained that several of the “Whereas” clauses in the Resolution rely on an approved development order, as well as certain sections of the grant.

Motion made to move the item to a future Special Call CRA meeting by Board Member Linden.

Ms. Amy Angelo representing Oceana Coffee expressed her extreme disappointment that the meeting has taken this direction. She felt that it could have simply been directed back to staff, as it was the first time, to find a solution to the issue discussed this evening. She explained that the site plan was approved and if they had the funding they would build what was previously approved. The discussion this evening would cause added cost to a very costly project. She stated that the decision made this evening were based on their personal experiences and not the professional traffic engineers who have approved the project. She added that the six (6) cars shown in the drawings are representative of the Town Code states. She informed the CRA Board that she had a presentation that explained how this project would not diminish anything, other than square footage. She stated that the same value was coming to the Town. She spoke of the \$160 Million in revenue over the next five-years and hundreds of jobs. She described why they chose the Town of Lake Park over so many other opportunities they had to bring their business to. She gave the example of what Ms. Jo Porter and A.J. Brockman dating back to 2014. They were able to see that the Town was making changes to making the Town a very vibrant, artistic, cultural place to be, that supported small business. She spoke of her passion working on this project for the past three-years and how this was the future of the company, the Town and Palm Beach County. She explained that she has been working with staff since 2018 looking at properties that would be perfect for this company. They finally found the perfect site in 2019 and have spent \$600,000 on developing the site. They spent \$700,000 on purchasing the land. She described that they were very far in the hole if the project does not move forward. She spoke of their great hopes in Lake Park and contracts with contractors that have timelines on it. She explained everything that staff has done to assist to make the timeframe work. She appreciated that opportunity of a grant, which was very generous and are humbly grateful and proud to be the ones to receive the grant and doing the Town proud. She explained other locations that would be opening in the near future, such as Palm Beach International Airport. She thanked the CRA Board for listening to her very passionate statements.

Vice-Chair Glas-Castro stated that they did not make any decision on a whim. They were looking out for the interest of the residents. Ms. Angelo stated that the site plan was approved. Vice-Chair Glas-Castro stated that the Commission asked staff to address the issues and they did not do it adequately. She wished them well in their new location. Ms. Angelo stated that they would be appealing the decision.

Attorney Baird explained that the Board could establish a Special Call Meeting. The Board discussed next steps with Oceana. Attorney Baird assisted in formulating a motion – to have the Manager establish a date for a Special Call CRA Meeting on the same night that the site plan goes before the Town Commission.

Executive Director D’Agostino asked a clarifying questions related to the approval of the site plan and then at some point in time schedule in the future they schedule a Special Call CRA meeting. Attorney Baird stated that their \$1M grant was dependent of a site plan. He clarified what was said, which was that they had an approved site plan and that was correct. They chose not to build that approved site plan, which was why they came back with the modified site plan. They could not build the approved site plan because they don’t have enough funding to support the site plan. He explained that had they begun construction as required with the approved plan, this meeting would not have taken place. It was not the Commission’s fault that they did not move forward with the plan, it was the decisions they made about what they wanted to do. The CRA could only react to what was being proposed.

Chair Michaud clarified that the Board would not take any action this evening and would wait for the item to go before the Town Commission before scheduling a Special Call CRA Board Meeting.

AGENCY MEMBER REQUESTS:

ADJOURNMENT: 10:52 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on June 5, 2023

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Town Seal

Approved on this _____ of _____, 2023