



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

Wednesday, November 16, 2022 at 6:30 PM

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

Michael O'Rourke	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
John Linden	—	Commissioner
Roger Michaud	—	Commissioner
Mary Beth Taylor	—	Commissioner
John O. D'Agostino	—	Town Manager
Thomas J. Baird, Esq.	—	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 contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER/ROLL CALL:

PRESENT

Mayor Michael O'Rourke
Vice-Mayor Kimberly Glas-Castro
Commissioner John Linden
Commissioner Roger Michaud
Commissioner Mary-Beth Taylor

PLEDGE OF ALLEGIANCE

Mr. Bill Mulligan led the Pledge of Allegiance.

SPECIAL PRESENTATION/REPORT:

1. Public Presentation by Forest Development Acquisitions, LLC Regarding the Proposed Public Private Partnership (P3) for the Enhancement of the Lake Park Harbor Marina.

Mr. Don Delaney of Strategic Development Initiatives (SDI) explained the history of the project. Mr. Peter Baytarian of Forest Development, and Mr. Larry Zabik, Project Manager presented to the Commission (see Exhibit "A").

Vice-Mayor Glas-Castro announced that Nautilus was the only approved component and the remainder of the presentation were concepts.

Commissioner Michaud asked questions regarding the proposed relationship between the Marina, Nautilus and Hotel. Mr. Zabik announced the Marina is complimentary to the Nautilus project. He announced the Town of Lake Park would own the Marina and Nautilus could not sell boat slips; the Marina, Nautilus, and the Hotel (concept) were separate entities. Commissioner Linden questioned the proposed advantages for boaters at the Lake Park Harbor Marina. Mr. Zabik explained the amenities (e.g., restaurant, automated boat storage maintenance, relocation of the boat ramp and improved Seawall.)

Public Comment:

1. Mr. Chip Armstrong spoke in support of the project.
2. Ms. Heather Kirkendoll spoke in opposition of the project.
3. Mr. Tom Barrett spoke in support of the project. He expressed concern regarding the potential boardwalk that would connect the Marina to Kelsey Park. Mr. Barrett announced that he had received a mailer regarding a public access boardwalk "Linking the Marina to Town Parks". Mr. Don Delaney announced that a boardwalk was not included in the project. Town Manager D'Agostino explained the boardwalk concept was separate from the expansion of the Marina. He announced the boardwalk was an option to reduce the construction costs of a seawall for 301, 401, and 501 Lake Shore Drive. He announced that a grant for public access would only be sought to reduce construction costs for residents (e.g. 5k-7k per quarter). He announced that seawall discussions would begin in January 2023.
4. Mr. Bob Olivo requested clarification of the \$1.2 Million initial payment to the Town of Lake Park. Town Manager D'Agostino confirmed that \$1.2 Million was an initial payment. He announced that future payments would be determined by an amendment to the agreement. Mr. Olivo questioned if the Bond would be paid off over time. Town Manager D'Agostino explained the installments would shift from the Town of Lake Park, currently an annual \$350k debt obligation.
5. Shana Phelan commented on the project.
6. Susan Ray spoke in support of the project.
7. Nancy Kohl spoke in support of the project.
8. Rafael Moscoso spoke in opposition of the project.

9. Greg Swayer asked for clarification of the number of boat slips and current bond status for the Marina. Mr. Zabik announced there were currently 67 boat slips in the conceptual drawings. Town Manager D'Agostino explained the current bond status as related to Florida Inland Navigation District Grant.

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.

Motion to approve the Consent Agenda was made by Commissioner Linden, Seconded by Commissioner Michaud.

Voting Yea: Mayor O'Rourke, Vice-Mayor Glas-Castro, Commissioner Taylor

2. 82-11-22 Resolution Authorizing the Award of Lake Park Harbor Marina Security Services Contract to United Special Patrol, Inc.
3. October 22, 2022 Second Public Workshop - Park Avenue Lane Reduction Minutes
4. October 25, 2022 Special Call Commission Private Session Minutes
5. 83-11-22 Resolution Authorizing and Directing the Mayor to Execute an Amendment to the Grant Agreement Between the State of Florida, Department of State, Division of Historical Resources, and the Town of Lake Park for Town Hall Preservation Work Activities.

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

NONE

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

NONE

NEW BUSINESS:

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

James Sullivan made comments regarding streets closures during construction projects. He also made comments regarding traffic at Park Avenue and 10th Street near the fire station.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird had no comments.

Town Manager D'Agostino announced comments within Exhibit "B". Per consensus, the Commission scheduled the Ribbon Cutting Ceremony for Lake Shore Park playground on Wednesday, December 21, 2022 at 4:00 p.m.; the Commission voted to cancel the December 21, 2022 Regular Commission Meeting; a Resolution for cancellation of the meeting will appear on the December 7, 2022 Regular Commission Meeting Agenda.

Commissioner Linden announced his participation in the Axe Throwing Competition at the Lake Park VFW. He thanked everyone for attending the Veteran's Day Car Show, Parade and the Holy Ground Ribbon Cutting Ceremony.

Commissioner Michaud thanked the residents of the Town for attending the November 16, 2022 CRA and Regular Commission Meetings. He thanked Town Manager D'Agostino for his comments.

Commissioner Taylor announced her attendance at the Holy Ground Ribbon Cutting Ceremony.

Vice-Mayor Glas-Castro questioned if the Read for the Record summary was submitted to the Palm Beach County Literacy Coalition. Library Director Judith Cooper answered, "Yes, the summary was 809." Vice-Mayor Glas-Castro announced the upcoming Tri-City BBQ on Friday, December 9, 2022.

Mayor O'Rourke had no comments.

REQUEST FOR FUTURE AGENDA ITEMS: None

FUTURE MEETING DATE: December 7, 2022

ADJOURNMENT:

There being no further business to come before the Commission and by unanimous vote, the meeting adjourned at 9:00 p.m.

Mayor Michael O'Rourke

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Shaquita Edwards, MPA, MMC

Town Seal

Approved on this _____ of _____, 2022