



Lake Park Town Commission, Florida

Regular Commission Meeting

Wednesday, May 03, 2023 at 6:30 PM

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

Roger Michaud	—	Mayor
Kimberly Glas-Castro	—	Vice-Mayor
John Linden	—	Commissioner
Mary Beth Taylor	—	Commissioner
Judith Thomas	—	Commissioner
John 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

6:31 P.M.

PRESENT-

Mayor Roger Michaud

Vice-Mayor Kimberly Glas-Castro

Commissioner John Linden

Commissioner Mary-Beth Taylor

Commissioner Judith Thomas

PLEDGE OF ALLEGIANCE

Led by Mayor Michaud

SPECIAL PRESENTATION/REPORT:

Presented by Mayor Michaud

1. Proclaiming May 2023 as Mental Health Awareness and Trauma Informed Care Month
2. Proclamation Recognizing Brittney S. Mikes

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.

- Ken Montevano, Real Estate Broker representing John Strauss, discussed zoning concerns for updated use of buildings so that new businesses wanting to lease space don't have to obtain special exceptions. He is requesting an easier path to getting businesses into these locations.

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 made by Vice-Mayor Glas-Castro

Second made by Commissioner Linden

Voting Aye: All

3. Distribution of the Town Manager Performance Evaluation Form to the Town Commission
4. Fiscal Year 2023/2024 Budget Calendar for Commission Approval

BOARD MEMBER NOMINATION: None

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION):

5. RESOLUTION 29-04-23 OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING RESOLUTION NO. 82-12-21 TO APPROVE AN AMENDED SITE PLAN FOR THE SPECIAL EXCEPTION USE OF A SMALL SCALE FOOD AND BEVERAGE PRODUCTION USE ON THE PROPERTY LOCATED AT 1301 10th STREET; AND PROVIDING FOR AN EFFECTIVE DATE.

Ex-Parte Communications

Mayor Michaud had a meeting with staff as well as a Zoom meeting with members of the parties after the last meeting but only as an observer.

Vice-Mayor Glas-Castro had a one on one meeting with staff

Commissioner Linden stated he had met with staff

Commissioner Thomas stated she had no ex-parte communication

Commissioner Taylor Stated she had met with staff

Attorney Baird swore in anyone testifying on this matter. Community Development Director Nadia DiTommaso made a presentation on the site plan amendment. Vice-Mayor Glas-Castro asked about seeing the staff report. Commissioner Linden asked questions about when the amendment would go back to the Planning & Zoning Board for review. Community Development Director Nadia DiTommaso stated that the Planning & Zoning Board had already reviewed the proposed amended site plan on April 3, 2023 and had recommended unanimous approval. Commissioner Linden stated that the amendments had been made after that point and when would it go back to the Planning & Zoning Board for their input and suggestions. Community Development Director Nadia DiTommaso stated that it would not go back to the Planning & Zoning Board unless the Commission directed them to do so.

Mr. Emilio Lebolo made a presentation illustrating the amendments to the original site plan. Commissioner Taylor asked questions regarding ADA compliance. Mr. Lebolo stated that all is ADA compliant. Commissioner Linden asked about the possibility of future redesign to the original site plan. Mr. Lebolo stated while it might possible, it would not be financially feasible. Commissioner Linden asked for clarification on the two week period after opening. Mr. Lebolo stated that during the first two weeks of business, the traffic situation would be monitored and after the two weeks, patterns of traffic behavior could be analyzed and resolutions could be formulated at that time. Commissioner Linden and Mayor Michaud asked Mr. Lebolo to discuss aspects of the proposed gate system. Mr. Lebolo explained the use of the digital sign which will divert traffic once the arm goes down. Commissioner Linden Asked about how to exit the circle. Mr. Lebolo referred to site plan to illustrate the traffic flow to enter the property. Commissioner Linden re-stated his question about how to exit the circle. Mayor Michaud stated that the exit would be on 10th Street. Mr. Lebolo added that you could exit through the alleyway, on Northern or on 10th Street.

Commissioner Thomas stated her preference for having a hard curb. Commissioner Thomas asked staff about receiving amended documents from applicant after Planning & Zoning Board has reviewed. She asked if the Planning & Zoning Board made their revisions after their meeting. Commissioner Thomas asked if the applicant will be submitting new revisions. Community Development Director Nadia DiTommaso stated that the Planning & Zoning board did not make any changes and that the applicant did submit a new packet that reflected the plans that had already been submitted, but with updated dates.

Commissioner Thomas had concerns about the traffic performance letter (TPS) from Palm Beach County and asked if staff have considered the build-out date that will come from the

revised (TPS). Community Development Director Nadia DiTommaso stated that they had been in discussions with Palm Beach County and they have stated that the county does not foresee any issues. Mr. Lebolo added that an updated (TPS) will be issued. Mayor Michaud thanked staff and applicant and provided his opinion on the various amendments and the site plan in general.

No public comment

Commissioner Thomas made a motion to approve the site plan with conditions as outlined on staff report. See Exhibit (A)

Second by Vice-Mayor Glas-Castro

Discussion: Vice-Mayor Glas-Castro provided her opinion in support of the site plan with the conditions. She expressed that it will take more than 2 weeks in order to properly observe traffic patterns. Commissioner Linden voiced concerns over the way this item was presented without input from Planning & Zoning Board but likes the basic layout of the plan.

Commissioner Thomas is in support of the site plan with conditions, but feels that 3-4 months of monitoring of the traffic patterns is recommended rather than 2 weeks. Mayor Michaud discussed staffing during peak times. Oceana Representative Amy Angelo stated that they are using available technology to monitor the traffic situation and to have the proper amount of staffing during peak times. She stated that there are three entry points onto the property.

Town Attorney Baird clarified the language of the resolution for approval with conditions.

Voting Aye: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Thomas

Voting Nay: Commissioner Linden, Commissioner Taylor

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

None

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

6. ORDINANCE 05-2023 Repealing Ordinance 20-1995 Planned Unit Development with the Village of North Palm Beach.

AN ORDINANCE OF THE TOWN OF LAKE PARK, FLORIDA REPEALING ORDINANCE # 20, 1995 WHICH APPROVED A PLANNED UNIT DEVELOPMENT FOR THE PROPERTY KNOWN AS THE TWIN CITIES MALL, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF NORTHLAKE BOULEVARD AND US HIGHWAY # 1.

Town Manager John D'Agostino explained the item.

Motion to approve Ordinance 05-2023 made by Vice-Mayor Glas-Castro

Second by Commissioner Linden

Voting Aye: All

Attorney Baird read Ordinance by title only.

OLD BUSINESS:

None

NEW BUSINESS:

7. Larry Bonanno Facility Rental Refund Request

Town Manager John D'Agostino advised that this request was pulled by the applicant

8. Bridges at Lake Park Haitian Flag Day Requests

Town Manager John D'Agostino described the event and the request for fee waiver. Special Events Director Riunite Franks provided a confirmation of the cost of \$1050 associated with the waiver

Motion to approve made by Commissioner Thomas

Second made by Vice-Mayor Glas-Castro

Discussion: None

Voting Aye: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Thomas,
Commissioner Linden

Not present at time of vote: Commissioner Taylor

PUBLIC COMMENT:

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TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird distributed a memorandum regarding voting conflicts, Sunshine Law, ethics and procedures of quasi-judicial proceedings.

Town Manager John D'Agostino provided comments. See Exhibit "B".

Commission agreed on a date for a meeting on bringing the Commission up to date on the details of the comprehensive agreement. Commission agreed to meet on May 24, 2023 at 6:00 pm.

Proclamation request for National Gun Violence Awareness day- Commissioner Thomas has an issue with individual name/s appearing on the proclamation and asked if individual names could be removed or to include all town victims of gun violence names. Commission agreed that no individual names should appear on the proclamation, to be general in nature “for those who have been affected by gun violence”

Commissioner Linden thanked lobbyist for guiding the Commission through “a variety of things”. We had a great time at the Arbor Day Celebration.

Commissioner Thomas made request to the Town Manager to make available a folder for the public with backup material for agenda items.

Commissioner Taylor commended all involved with the sidewalk repairs in town. She felt that they did a great job.

Vice-Mayor Glas-Castro spoke about national bike month and the community bike ride Friday May 5th and every Friday over the summer. The bike ride begins at Coastal Karma Brewing at 6pm.

Mayor Michaud had no comments

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT:

Motion to adjourn made by Commissioner Linden

Second by Vice-Mayor Glas-Castro

Voting Aye: All

Adjourned 8:14 pm

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on May 17, 2023.