



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: September 3, 2025

Originating Department: Community Development
Request to Waive Conflict of Interest - Certificate of Appropriateness (COA) Petition to Demolish 918 Park Avenue (The Adler) - Locally Designated Historic Building (Proposed Kelsey on Park Project) - REG Architects

Agenda Title: Architects

Agenda Category (i.e., Consent, New Business, etc.): New Business

Approved by Town Manager: _____ **Date:** _____

Cost of Item: Legal Review **Funding Source:** Legal

Account Number: #108 **Finance Signature:** Barbara Gould

Advertised:

Date: N/A **Newspaper:** _____

Attachments: Staff Report and attachments; Town Attorney Response letter to Attorney Nason regarding conflict of interest

Please initial one:

_____ Yes I have notified everyone

X Not applicable in this case

Summary Explanation/Background:

Mr. Rick Gonzalez, REG Architects, a Town consulting services firm, is requesting a waiver from the Town Commission to continue to represent The Adler and Mr. Glen Spiritus, the developer for Kelsey on Park, in connection with its petition for a certificate of appropriateness (COA) to demolish the locally designated historic building at 918 Park Avenue.

The request, if approved, would enable Mr. Gonzalez and REG Architects to represent his client on all matters within the Town related to the developer's request to demolish the 918 Park Avenue building, including the Historic Preservation Board (HPB) and potentially the Town Commission (on appeal if the HBB were to deny the COA request).

REG currently maintains a continuing service contract (CSC) with the Town and by representing the property owner/developer would maintain conflict of interest. Thus, Mr. Gonzalez would be taking a position that is adverse to the Town's position and interest, due to not only the report, but also his expected/proposed advocacy during the hearings.

The current CSC with the Town provides that in order to represent a client doing business with the Town, the firm must ask the Town Commission to waive any conflict of interest with the Town. As a result, the Town Commission may grant or deny the waiver.

If the waiver is granted, REG would maintain the opportunity to continue to represent and advocate for demolition of The Adler building and continue under contract with the Town.

If the waiver is not granted, REG would not maintain the opportunity to represent both the Town and property owner/developer of The Adler building property in their request to demolish the historic building at 918 Park Avenue. Thus, the firm would be required to either:

1. End its continuing contract with the Town (and as the architectural sub-consultant with another Town CSC engineering firm) and proceed to represent the Adler

or

2. End its relationship with the property owner/developer of The Adler building and continue to represent the Town.

Note: If REG determines that they are willing to end its contract with The Adler, property owner/developer would be required to resubmit a new application with a new architect of record and a new report to ensure that the application may properly be reviewed and processed

Recommended Motion:

N/A