



Lake Park Town Commission, Florida

Regular Commission Meeting

Wednesday, May 17, 2023 at 6:30 PM

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

Roger Michaud	—	Commissioner
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

6:33 P.M.

PRESENT

Mayor Roger Michaud

Vice-Mayor Kimberly Glas-Castro

Commissioner John Linden

Commissioner Mary-Beth Taylor

Commissioner Judith Thomas

PLEDGE OF ALLEGIANCE

Commissioner Thomas

SPECIAL PRESENTATION/REPORT:

1. Proclamation Declaring May 21, 2023 through May 27, 2023 as National Public Works Week

Mayor Michaud presented the Public Works staff with the proclamation. Public Works Director Roberto Travieso introduced his staff members. He thanked the Commission for the recognition.

2. Proclamation Declaring the First Friday in June as Gun Violence Awareness Day.

Mayor Michaud presented Danielle O'Sullivan, Angela Williams and Lisa Romfh with the proclamation. Ms. Williams thanked the Commission for the proclamation. Commission Thomas announced that each first Friday of the month in summer there is a bike club in which they encourage everyone to wear orange in support of Gun Violence Awareness.

3. Presentation from Care Crew President Natalie Marx.

Miss Leah Kline, Miss Bella Marx, Mr. Maddox Hoff, Miss Morgan Sofin and Ms. Jennifer Sofin of Care Crew described the different programs they offer at the Lake Park Public Library. Mayor Michaud thanked the group for their contributions to the Library.

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.

None

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.

Commissioner Linden announced that he was in support of Consent Agenda item number 6 - Resolution 38-05-23 Accepting the Finding of Necessity Report and Approving the Recommended CRA Expansion Areas, however he stated that he would like to see the property remain a residential property and not become a retail property.

Commissioner Thomas pulled item number 7 - Resolution 39-05-23 Authorize the Mayor to Sign Interlocal Agreement (R2014-1157) Allowing for a Three-Year Qualifying Period with Palm Beach County. The qualifying period is from October 1, 2024 through September 30, 2027.

Motion made to approve Consent Agenda Items 4, 5, and 6 on the Consent Agenda by Commissioner Linden, Seconded by Commissioner Thomas.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor

4. April 19, 2023 Regular Commission Meeting Minutes
5. May 3 2023 Regular Commission Meeting Minutes
6. Resolution 38-05-23 Accepting the Finding of Necessity Report and Approving the Recommended CRA Expansion Areas

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION):

8. Resolution 40-05-23 Approving the Special Exception Uses of Motor Vehicle Sales and Storage Warehouse for the Property Located 1220 10th Street.

Ex-Parte Communication:

Commissioner Linden had no exparte to disclose.

Commissioner Thomas had no exparte to disclose.

Commissioner Taylor had no exparte to disclose.

Vice-Mayor Glas-Castro had no exparte to disclose.

Mayor Michaud had no exparte to disclose.

Attorney Baird swore in all witnesses.

Town Planner Karen Golonka explained the item (see Exhibit "A"). Mr. George Gentile of 2GHO presented to the Commission (see Exhibit "B").

Commissioner Linden asked if any signage was expected to announce the business. Mr. Gentile stated that the only signage would be on the door.

Commissioner Thomas asked if this location was smaller than the existing site of the business.

Mr. Gentile stated that it was smaller and would be expanded in the future.

Motion made to approve Resolution 40-05-23 by Commissioner Linden, Seconded by Commissioner Taylor.

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

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

None

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

None

CONSENT AGENDA CONTINUED:

7. Resolution 39-05-23 Authorize the Mayor to Sign Interlocal Agreement (R2014-1157) Allowing for a Three-Year Qualifying Period with Palm Beach County. The qualifying period is from October 1, 2024, through September 30, 2027.

Commissioner Thomas expressed concern with the fourth Whereas clause which states;

“WHEREAS, the County and the Town have determined it to be beneficial for the both entities to award HUD Dollars to Lake Park and for Lake Park to receive said funding to further development of Low and Moderate Income areas in Lake Park” and she explained that she would like to see that funding helps low and moderate income home-owners. She asked that the funds be considered for assistance to the older occupied members of the community.

Commissioner Thomas made motion to approve Resolution 39-05-23.

Commissioner Linden second.

Voting Yea: Vice-Mayor Glas Castro, Commissioner Taylor, Mayor Michaud

OLD BUSINESS:

9. Continued Discussion on Food Trucks and Mobile Vendor Regulations.

Town Manager D'Agostino explained the item (see Exhibit "C"). Community Development Director Nadia Di'Tommaso asked for staff direction to look at codes and permits pertaining to mobile vendor regulations to allow food trucks on a more permanent basis.

Attorney Baird offered additional information stating that the Town can only impose locational standards in regards to food truck vendors.

Commissioner Thomas asked why a Business Tax Receipt was not required for food trucks.

Attorney Baird explained that it was a legislative decision. Vice-Mayor Glas-Castro explained what the Village of Palm Springs did to comply with the legislature.

Commissioner Linden commented in favor of Food Trucks and Mobile Vendors in the Downtown Area provided that the food trucks would park in the rear of the buildings due to generator noise and use of parking spaces. He stated that the hours of operation could be limited to the hours of the business. Discussion ensued. Commissioner Linden suggested eliminating the 2 day limitation to allow for the food trucks to be parked any time the business is open.

Commissioner Thomas expressed concern regarding the initial plan that came before the Planning & Zoning Board that did not include a need for a food component and now there has been a transition to a need for food which is being circumvented with the use of a food truck.

She is concerned that there may need to be regulations in place to govern mobile food vendors. She has concerns with the message we would be sending to residents and other brick and mortar establishments. She states that this exception should be a temporary use only based on various factors. Commissioner Linden provided additional suggestions for location, time, days of the week - hours of operations. Vice-Mayor Glas-Castro states that there is no way to monitor how long a food vendor is at a location. Mayor Michaud is in favor of having food trucks in the rear of the location. Commissioner Thomas has concerns with parking regulations not being met due to the food truck taking up those parking spaces. She asks for consistency for every business. Commissioner Linden asked staff to take a look at the issues regarding time and location that benefit the Town as well as distance, rear parking and the days they would be permitted to park and bring it back to the Commission for discussion at a later date. Commissioner Taylor had a question of the Commission to see if they were aware of food trucks parked behind businesses on US 1. She asked about restaurant owners input and the Commission stated that they would be present at the next meeting.

NEW BUSINESS:

10. Haitian Flag Day Celebration Requests

Town Manager D'Agostino explained the item (see Exhibit "D"). Commissioner Linden asked questions regarding the amount of the cost and Town Manager D'Agostino clarified. Organization representative Mr. Charles Leslie explained why they need additional funding for their event. He explained that they funded deposits made for various items. Mr. Leslie estimated they have spent approximately \$2500 towards the event. Commissioner Thomas asked what would happen if the Town did not come up with the additional funds requested. Organization representative Mr. Charlemagne Matayer stated that it would be a burden for them to move on with the program. Mr. Matayer explained that the organization had already paid deposits to the artists and the rest would be due the day before the event. Commissioner Taylor asked how they were able to put this event together last year with less money than they received from the Town this year. Mr. Matayer stated that last year they paid \$7000 of their own money, but the costs were the same. The Commission discussed to clarify the amount that was being requested. Commissioner Thomas stated she would not vote to approve this item but that she would make a substantial donation to the event. Special Events Director Riunite Franks stated to the Commission that they could vote on the items in this request separately if they chose to do so.

Motion made by Commissioner Thomas to deny the request for the \$2727, second by Commissioner Taylor. Vice-Mayor Glas-Castro requested clarification on what was being waived to include the staff fee, the restroom cleaning fee, the deposit and the park rental fee and if those items are included in the motion to be approved. Special Events Director Riunite Franks provided clarification that the organization is requesting an additional \$2727 in funding along with a waiver of the staff fee, restroom cleaning fee, deposit and park rental fee.

Town Attorney Baird clarified the motion to state waive all staff and restroom fees and make no monetary contribution.

Motion made to waive all staff and restroom fees and make no monetary contribution by Commissioner Thomas

Seconded by Commissioner Taylor.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Linden

11. Kelsey/Lake Shore Park Master Plan Projects Prioritization Discussion

Community Development Director Nadia DiTommaso explained the item (see Exhibit "E"). Commissioner Linden made comments. Vice-Mayor Glas-Castro suggested a splash pad. Town Manager D'Agostino offered some suggestions for the Commission to keep in mind when considering which area to prioritize. Mayor Michaud agrees that the splash pad should be given priority in quadrants (quadrants illustrated in Exhibit E) and asked staff to consider quadrants when prioritizing.

Commissioner Linden spoke about an Eagle Scout project to re-do a memorial that would come to little cost. He discussed proposed locations for this. Town Manager D'Agostino offered a potential location but advised that the area would not be ready for this project for another year or two. Commissioner Linden proposed restricting the area. Public Works Director Travieso stated that we appreciate the scouts desire to be involved. He feels that this memorial will have to be planned and to get input from residents but that it was do-able.

12. Approval of Sunday Work (May 21, 2023) - Nautilus 220

Community Development Director DiTommaso explained the item. Tony Costa from Cast Construction explained the crane jumping process and asked to grant a continuance of jumping process on this coming Sunday if needed. Commissioner Thomas asked for clarification if this process was only for hurricane preparation. Mr. Costa answered that no, not for a specific hurricane, but for hurricane season in general to meet certain regulations.

Motion made to approve this Sunday May 21st to continue with their work by Commissioner Taylor, Seconded by Commissioner Linden.

Public Comment:

Laurie Olson, 3640 Palm Drive Riviera Beach suggested an alternative for Nautilus start times for the pouring of concrete.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, and Commissioner Thomas

PUBLIC COMMENT:

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James Sullivan – 348 Flagler Blvd commented on the storm drains, particularly the one on northeast corner of E Ilex & 4th Street that need cleaning. He also mentioned protecting sidewalks during work projects.

Iris Sullivan – expressed concern with storm drain maintenance issues.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney had no comments.

Town Manager D'Agostino provided his comments via Exhibit "F".

Commissioner Linden talked about the Library and the health fair at Kelsey Park. He spoke about a member of the historic society who passed. He mentioned Kaiser University's interest in schools in Lake Park programs. He asked about Memorial Day celebration coming up and wanting to put the Town of Lake Park logo on his golf cart. He asked the Commission for their thoughts. Mayor Michaud recommended placing a sign that would represent all of the Commission Members.

REQUEST FOR FUTURE AGENDA ITEMS:

Commissioner Linden would like more information on form 6 for the League

ADJOURNMENT:

Motion to Adjourn made by Commissioner Thomas, Second by Commissioner Linden.

Voting Yea: Commissioner Taylor, Mayor Michaud, Vice-Mayor Glas-Castro

Meeting adjourned 9:08 P.M.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on June 7, 2023