



CRA – Special Call Agenda Request Form

Meeting Date: December 20, 2023

Agenda Item No.

Agenda Title: 1301 10th Street – Lake Park Group Progress Report and 2nd Grant Disbursement

[] SPECIAL PRESENTATION/REPORT [] CONSENT AGENDA
[X] **OLD BUSINESS** [] NEW BUSINESS
[] DISCUSSION FOR FUTURE ACTION [] OTHER: General Business

Approved by Executive Director: John D'Agostino Date: _____

Digitally signed by John D'Agostino
DN: cn=John D'Agostino, o=Town of Lake
Park, ou=Town Manager,
email=jdagostino@lakeparkflorida.gov,
c=US
Date: 2023.12.14 10:53:06 -0500

Nadia Di Tommaso, Community Development Director

Originating Department: Town Manager/Community Development	Costs: \$200K (2nd (of 5) grant disbursement) Funding Source: CRA-Grants-Business Development / Legal #108 Acct. # 110-55-552-520-82111 [] Finance <small>Jeffrey P. Duvall</small>	Attachments: ➔ Resolution 36-04-23, including grant agreement
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Background and Summary

On May 3, 2023, the CRA Board approved a first amendment to the grant agreement with Oceana, Kiss Kitchens and Florida Canning Company (collectively the *Lake Park Group*) for \$1,000,000 to be paid in 5 annual disbursements on or before December 31 (2022, 2023, 2024, 2025, and 2026). After extensive discussion between Board Members and the Town Attorney at the May 3rd meeting, the first amendment to the grant agreement was approved pursuant to some additional conditions that were included into the agreement as follows (see page 3 of the enclosed First Amendment to the Grant Agreement):

4. Initiation of Construction and Completion. The completion of the Project shall be in compliance with the Amended Development Order. **Pursuant to the Amended Development Order, CIDC or the Lake Park Group shall obtain a demolition permit and demolish the structures on the Property and obtain a final inspection of the Property confirming the demolition no later than August 15, 2023. Pursuant to the Amended Development Order, CIDC or the Lake Park Group shall obtain a building permit for the site work and vertical construction of the Project no later than September 15, 2023.** A final certificate of completion or occupancy for the Project must be achieved within 18 months of when construction is initiated, or no later than December 15, 2024. Notwithstanding the foregoing, the Lake Park Group shall not be held liable or responsible for a delay in the completion of the Project if it is demonstrated to the reasonable satisfaction of the CRA Board that such delay is the result of a force majeure as defined in paragraph 20.

Following the May 2023 approval, the property owner and their contractor (Morganti) worked closely with the Town's Community Development Department to achieve the following, resulting in satisfaction of their grant agreement conditions for demolition and permit issuance:

Project ID	Project Title	Inspection Type	InspectionC ompleted	Inspection Result	Inspection Sub Type
943238	23-000036- Temp Fence - Daniels Fence Corp PERMIT ISSUED: 05/23/2023	Building Inspection	6/28/2023 7:08	PASS	FENCE OR WALL FINAL
1031278	23-000250- Demolition - Rapid Removal INC PERMIT ISSUED: 06/13/2023	Building Inspection	DEMO COMPLETED 7/13/2023 7:50	PASS	BUILDING FINAL
1058883	23-000365- Site Work and Structural/Vertical Construction - The Morganti Group PERMIT ISSUED: 09/14/2023 All sub-permits also issued on 09/14/2023 (Electrical, Fire Sprinklers; Sub- Mechanical; Roofing; Plumbing; Gas) and office trailer on 09/08/23.	Building Inspection	12/5/2023 12:41	PASS	FOUNDATION/ REBAR/SLAB REINFORCING
1070586	23-TP0139- Temporary Power- Stryker Electric ISSUED: 09/19/2023	Electrical Inspection	11/7/2023 7:33	PASS	ELECTRICAL TEMP FOR TEST

In addition to the demolition and permit issuance being met, the contractor also moved forward with the foundation and vertical construction. The foundation/slab/rebar reinforcement was inspected on 12/05/2023 and passed. The contractor will also be available at the meeting, along with the owner, to provide additional updates. An official groundbreaking ceremony is also being coordinated for January 19 at 2pm (details are forthcoming). The first two layers of masonry block walls started to be installed as well and here are some photos from 12/13/2023 (see next page):

11/27/2023 Aerial Image (prior to block walls):



Southwest View (12/13/23):



West View (12/13/23):



North to South View (12/13/23):



The Lake Park Group is in compliance with their demolition and permit conditions pursuant to the grant agreement. Consequently, the 2nd \$200K is due on or before December 31, 2023. The grant agreement also requires project completion no later than December 15, 2024. The disbursement next year will wait for final completion to occur first before additional funds are distributed.

REMINDER OF FINAL PROJECT RENDERINGS (as previously approved)

Nighttime View (with lit coffee beans)



Daytime View



Recommended Motion: For discussion.
