



## Town of Lake Park Town Commission

### Agenda Request Form

Meeting Date: September 20, 2023

Agenda Item No.

**Agenda Title:** A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PROVIDING FOR A FINDING OF NECESSITY AND DETERMINING THE EXISTENCE OF TWO OR MORE CONDITIONS IN A CERTAIN AREA OF THE TOWN OF LAKE PARK THAT MEET THE CRITERIA DESCRIBED IN SECTION 163.340 (8), FLORIDA STATUTES; PROVIDING FOR THE ACCEPTANCE, APPROVAL AND ADOPTION OF THE TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY'S FINDING OF NECESSITY STUDY; FINDING THE NEED FOR A COMMUNITY REDEVELOPMENT AREA UNDER THE PROVISIONS OF CHAPTER 163, PART III, OF THE FLORIDA STATUTES.

[ ] SPECIAL PRESENTATION/REPORTS [ ] CONSENT AGENDA  
[ ] BOARD APPOINTMENT [ ] OLD BUSINESS  
[ ] ORDINANCE  
[ X ] **NEW BUSINESS**  
[ ] OTHER

Approved by Town Manager **John D'Agostino** 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: 2023.09.14 05:13:04'00' **Date:** \_\_\_\_\_  
*Nadia Di Tommaso / Community Development Director*  
Name/Title

<b>Originating Department:</b>  Town Manager/Community Development	<b>Costs: \$ Included in prior contract as an added service at no additional cost</b> Funding Source: Acct.  [ ] Finance _____	<b>Attachments:</b> → Resolution 38-05-23 → Finding of Necessity Report ( <u>updated</u> ) → Copy of Resolution 36-06-22 approving CRA Master Plan update in August 2022 and a copy of the Updated Plan → Legal Ad and Registered Mail to Taxing Authorities
<b>Advertised:</b> Date: <b>08/04/2023</b> Paper: <b>Palm Beach Post</b> <b>(item was continued from the August 16, 2023 meeting)</b> [ ] Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone____ or Not applicable in this case <i>ND</i> <b>Please initial one.</b>

## **Summary Explanation/Background:**

On May 17, 2023, the Town Commission discussed and approved this item however, after approval it was identified that the required notices were not completed. Consequently, this item is coming back for approval, this time with advance notices to all taxing authorities and a legal ad in the Palm Beach Post having been completed prior to this meeting. The materials/substance being proposed remains the same at this time.

Palm Beach County has been in discussion with the Town on the Finding of Necessity since June 2023. Just recently, a call was requested by the County. This call was scheduled on August 8, 2023 per their request (one day before agenda item publication). The Town Manager, Community Development, and Business Flare participated in this call. The purpose of the County's request was so that they could share some questions/comments/concerns. On this call, the County explained that they will formally provide written comments only after the Town Commission considers the item on August 16 and it is transmitted to the County. As a courtesy, they wanted to verbally share some comments ahead of time. The County questioned the accuracy of the property values outlined in the Finding of Necessity by Business Flare and they also asked about any relevant raw data from PBSO, Fire or Code Enforcement, that would further justify the need for the CRA expansion, similar to the information provided in the original Finding of Necessity back in 1996. Business Flare explained that the property values are accurate however, they will double check them with the County to make sure. Business Flare also explained that the Statute requires two or more, of a lengthy list of criteria, to be met in order to justify slum and blight and that the Finding of Necessity meets the Statutory requirement. In an effort to work with the County, Business Flare agreed to revisit the crime and crash data and possibly other relevant data to determine if more can be added to the Finding of Necessity (this was done as a courtesy, but not as a requirement since the Finding of Necessity meets the Statutory requirements of Chapter 163).

Consequently, Business Flare reviewed the values and they have been updated. Business Flare also included additional data justifying slum and blight and conditions that need to be addressed in both proposed expansion areas. The updated Finding of Necessity is enclosed.

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## **Additional History**

In follow-up to the Updated CRA Master Plan that was approved by the Town in the summer of 2022, Business Flare was also tasked to prepare a finding of necessary for two potential expansion areas, as reviewed and discussed when the Updated CRA Master Plan was presented.

The enclosed report, prepared by Business Flare, was also discussed in a meeting with Palm Beach County Commissioner Mack Bernard on February 21, 2023 in his office. The CRA Executive Director, a representative from Business Flare and the Town's Community Development Director were present. Commissioner Bernard understood the request and is in favor of including the north area that is prime for redevelopment and using that value increase to then assist the second southern area along Silver Beach using CRA residential rehabilitation programs. He recommended we work with Riviera Beach on the south side of Silver Beach when the home rehabilitation project moves forward in an effort to revitalize both sides of the roadway. Staff also met with Palm Beach County Administrator Verdenia Baker who expressed similar sentiments and appreciated that one expansion area would provide the added revenue (on the Town side thereby not necessitating added revenue from the County) to then revitalize the other expansion area.

The Town's CRA Board also considered this item at their March 15, 2023 meeting and unanimously recommended approval.

### **What is a Community Redevelopment Area or District?**

Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans. Examples of conditions that can support the creation of a Community Redevelopment Area include, but are not limited to: the presence of substandard or inadequate structures, a shortage of affordable housing, inadequate infrastructure, insufficient roadways, and inadequate parking. To document that the required conditions exist, the local government must survey the proposed redevelopment area and prepare a Finding of Necessity. If the Finding of Necessity determines that the required conditions exist, the local government may create a Community Redevelopment Area to provide the tools needed to foster and support redevelopment of the targeted area. Additional areas can be added if a Finding of Necessity is created for those areas and approved by the CRA Board and the County.

### **Purpose of the Community Redevelopment Agency and CRA Plan**

The Community Redevelopment Agency is responsible for developing and implementing the Community Redevelopment Plan that addresses the unique needs or blighted conditions of the targeted area(s). The plan includes the overall goals for redevelopment in the area, as well as identifying the types of projects planned for the area utilizing any legal development or redevelopment tool authorized by F.S. Statutes Chapter 163.

Examples of traditional projects include: streetscapes and roadway improvements, building renovations, new building construction, flood control initiatives, water and sewer improvements, parking lots and garages, neighborhood parks, sidewalks and street tree plantings. The plan can also include redevelopment incentives such as grants and loans for such things as façade improvements, sprinkler system upgrades, signs, and structural improvements, just to name a few. The redevelopment plan is a living document that can be updated to meet the changing needs within the Community Redevelopment Area; however, the boundaries of the area cannot be changed without starting the process from the beginning with a Finding of Necessity for the additional areas.

**Enclosed is the Finding of Necessity for the proposed CRA Expansion Areas. Business Flare provided the original presentation.**

**Recommended Motion:** I move to “**APPROVE”** Resolution 38-05-23.