



Lake Park Town Commission, Florida
Special Call Community Redevelopment Agency
Meeting Minutes

Wednesday, September 20, 2023

Immediately Following the Regular Commission Meeting

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

Roger Michaud	—	Chair
Kimberly Glas-Castro	—	Vice-Chair
John Linden	—	Agency Member
Carmen Rodriguez	—	Agency Member
Mary Beth Taylor	—	Agency Member
Judith Thomas	—	Agency Member
Henry K. Stark	—	Agency Member
John O. D’Agostino	—	Executive Director
Thomas J. Baird, Esq.	—	Agency Attorney
Vivian Mendez, MMC	—	Agency 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

8:42 P.M.

PRESENT

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member John Linden

Board Member Carmen Rodriguez

Board Member Mary-Beth Taylor

Board Member Judith Thomas

Board Member Henry Stark

PLEDGE OF ALLEGIANCE

Mr. Carlo Vernia led the pledge.

SPECIAL PRESENTATION/REPORT:

NONE

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 Agency Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

NONE

CONSENT AGENDA:

Motion made to approve the Consent Agenda by Board Member Linden, Seconded by Board Member Taylor.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Linden, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark.

1. September 6, 2023 Special Call Community Redevelopment Agency Board Meeting Minutes

NEW BUSINESS:

2. Resolution 71-09-23 A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE CHAIRMAN TO SIGN A GRANT AGREEMENT WITH LIBERTY SQUARE LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

Board Member Carmen Rodriguez expressed that she had a voting conflict because she was a tenant at 796 10th Street (See Exhibit A).

Executive Director John D'Agostino provided a background and summary of the item (Exhibit B). Community Development Director Nadia DiTommaso provided further explanation and advised the Board that this item is in line with the Community Redevelopment Agency's Master Plan. Mr. Carlo Vernia, President and Managing Member of Liberty Square LLC discussed his vision for the property.

Kim Thompson, Managing Partner of Liberty Square provided a further description of their vision for the property. Mr. Vernia provided a visual presentation that represented the anticipated finished look of the property (Within Exhibit B). Board Member Taylor asked if there would be an awning over the seating and also if there would be more trees. Mr. Vernia advised that due to the directional location of the property, the seated area would be shaded from noon on. Ms. Thompson spoke about the benefits of having the outdoor seating area. Mr. Vernia advised that there are already 50-60 trees on the property.

Vice-Chair Glas-Castro thanked them for making a change that will positively affect the corridor.

Chair Michaud made positive comments toward the project.

Board Member Thomas was excited for the project and improvements in the area.

Board Member Linden asked what they envision for the north side of the property. Mr. Vernia explained that they are building up the facade on the north side as well and will eventually result in an extension in the back during a subsequent phase.

Board Member Linden asked what the projected completion date would be. Mr. Vernia stated 8 months. Board Member Linden also asked if this needs to go before the Planning and Zoning Board. Community Development Director DiTommaso stated that this item would not need to go before the Planning and Zoning Board as it does not meet the criteria.

Board Member Stark asked if the removal of some of the parking spaces would interfere with code requirements. Mr. Eugene Fagan, Architect advised that the property has an ample amount of parking spaces, more than would be required by code. Board Member Stark asked what will happen if additional businesses want to further change the façade. Mr. Vernia stated that he allots a certain period of time for tenants to make interior changes to their space. Board Member Stark asked who will cover the cost in those cases. Mr. Vernia stated that he has not received any requests for structural changes to the facade and that interior changes would be paid for by the tenant. Board Member Stark spoke about a previous location in the Town that served breakfast and suggested a breakfast type business for this location. Mr. Vernia stated that Brooklyn Cupcake has intentions of serving breakfast.

Board Member Thomas asked if tenants were privy to the grant and able to access grant funding. Community Development Director DiTommaso stated that yes, they will have access to grant monies.

Motion made to approved Resolution 71-09-23 by Vice-Chair Glas-Castro, Seconded by Board Member Linden.

Voting Yea: Chair Michaud, Board Member Thomas, Board Member Stark

Board Member Taylor was not in the room at the time of the vote. Board Member Rodriguez had a voting conflict.

3. 69-09-23 Authorizing and directing the Executive Director to renew for fiscal year 2024 property and casualty insurance coverage through the Florida Municipal Insurance Trust; and providing for an effective date.

Assistant Town Manager/Human Resources Director Bambi Turner explained the item and provided a summary of the terms of renewal.

Board Member Stark asked for clarification of the increase. Assistant Town Manager/Human Resources Director Turner stated it's a 67.1% increase which is largely due to increases in property values. Gehring Group Representative Rommi Mitchell stated that increases are due to various factors. She advised there is only 1 insurer option this year. Board Member Stark asked what our coverage is. Ms. Mitchell explained that it's a package that includes coverage for buildings, parking lots, liability, the Board, cybersecurity. He asked about liability coverages. Ms. Mitchell stated that it would depend on the factors of a case.

Motion made to approve Resolution 69-09-23 by Board Member Linden, Seconded by Board Member Thomas. Board Member Stark asked if in the future we could look into alternatives to such a large increase. Ms. Mitchell explained that there are alternatives, but nothing that would offer coverage in the event of a named storm.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Linden, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark.

4. Resolution 38-05-23 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.

Executive Director D'Agostino explained the item. (Exhibit C). Kevin Crowder from BusinessFlare went over some questions that the County had. Vice-Chair Glas-Castro asked if the County was agreeable to expansion in the Community Redevelopment Area (CRA).

Executive Director D'Agostino believes they will be supportive as long as the financial impact to the County is minimal. Vice-Chair Glas-Castro suggested the possibility of the Board appealing to the County Commission. Executive Director D'Agostino stated he has requested a meeting with them and he will keep the Board up to date. Mayor Michaud stated he believes the Board will need to appear before the County Commission.

Motion made to approve Resolution 38-05-23 by Board Member Thomas, Seconded by Board Member Rodriguez.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Linden, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark.

AGENCY MEMBER REQUESTS:

Board Member Stark requests renaming the 7th street pocket park in conjunction with the renaming of the other parks already discussed in the previous meeting.

EXECUTIVE DIRECTOR COMMENTS/BOARD MEMBER COMMENTS:

Executive Director D'Agostino provided comments (Exhibit D).

ADJOURNMENT:

Motion to Adjourn made by Board Member Stark, Seconded by Board Member Thomas.

Voting Aye: All

9:49 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on October 4, 2023.

Chair, Roger D. Michaud

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Town Seal

Approved on this _____ of _____, 2023