



Lake Park Town Commission, Florida

Regular Commission Meeting

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
June 12, 2024 6:00 P.M.

Roger Michaud	—	Mayor
Kimberly Glas Castro	—	Vice Mayor
Michael Hensley	—	Commissioner
Mary Beth Taylor	—	Commissioner
Judith Thomas	—	Commissioner
John D’Agostino	—	Town Manager
Thomas J. Baird.	—	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 contract the Town Clerk’s office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER/ROLL CALL

6:00 P.M.

PRESENT

Mayor Roger Michaud

Vice-Mayor Kimberly Glas-Castro

Commissioner Mary-Beth Taylor

Commissioner Judith Thomas

Commissioner Michael Hensley

PLEDGE OF ALLEGIANCE

Commissioner Hensley led the pledge of allegiance.

SPECIAL PRESENTATION/REPORT:

Motion: To reorganize the presentation and place item 2 before number 1 by Vice-Mayor Glas-Castro. Commissioner Hensley seconded the motion.

Voting Aye: All

1. Presentation by Nakishia R. Freeman, Founder and Executive Director of the Nonprofit Organization Freeprenuers Inc.

Ms. Nakisha R. Freeman presented to the Commission (see Exhibit "A"). The Commission thanked Ms. Freeman for the services her organization provides to the Community.

2. Proclamation in Honor of Janet Rae Miller.

Mayor Michaud presented the proclamation to Ms. Janet Miller. Ms. Miller thanked the Commission, Town Manager and staff for all their support throughout all her years of employment.

3. Lake Park Grants: Past, Present, And Future.

Grant Writer/Chief Public Information Officer Merrell Angstreich presented to the Commission (see Exhibit "B"). The Commission thanked Ms. Angstreich for what she does. Commissioner Thomas pointed out that the grants Ms. Angstreich has secured for the Town has allowed for projects to be accomplished without using tax payer dollars.

4. Presentation of the Traffic Study Findings and Recommendations for 2nd Street and Greenbriar Drive Intersection.

Public Works Director Jaime Morales presented to the Commission (see Exhibit "C"). The Commission expressed their concerns regarding the Greenbriar Drive and 2nd Street intersection as a result of the large tree on the corner. Commissioner Taylor suggested striping on the roadway saying slower speed. Vice-Mayor Glas-Castro suggested additional patrols through the area.

Public Comment:

Michele Cloutier, 132 Greenbriar Drive, resident on that corner of 2nd Street and Greenbriar Drive. She was disappointed that the results of the traffic study did not suggest a four-way-stop on that corner.

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.

Alice Naegele, 855 Hawthorne Drive, expressed concern with the height of the proposed project on Park Avenue and 10th Street. She suggested limiting the project to three-story residential and one-story parking.

Iris Sullivan, 348 Flagler Blvd., spoke in support of the Town Manager John D'Agostino.

James Sullivan 348 Flagler Blvd., supported the Town's effort as it relates to fixing sidewalks.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird explained the preliminary injunctions regarding the filing of a Form 6, in which the Commission on Ethics would no longer collect a Form 6 from elected officials. Therefore, the Commission would now file a Form 1 by July 1, 2024.

Town Manager D'Agostino explained that he attended the Palm Beach County Board of County Commission meeting yesterday in which the Board discussed the Town's Community Redevelopment Agency (CRA) boundary expansion. The County voted unanimously to accept the Town's request for a CRA expansion. He provided his remaining comments via exhibit "D".

Vice-Mayor Glas-Castro stated that the Commission requested proposal from recruitment firms.

Town Manager D'Agostino stated that a request for proposal would need to be created and advertised due to the cost. Vice-Mayor Glas-Castro stated that in other municipalities the Attorney would receive the proposals brings it back before the Commission. Attorney Baird was aware of four recruitment firms and would get proposals from them. Town Manager D'Agostino explained that staff was expecting, this evening, the Commission priorities to be included in the 2024/2025 Fiscal Year budget. He asked that they be provided by July 3, 2024. He stated that \$25,000 has been added to the municipal grant program budget, along with \$5,000 for small grant to be used for street festival, block parties, etc. type activities. The small grants would be for \$500 each. He described a Town wide mailing budget for Mayor outreach sessions, to be done quarterly. Each mailing would be approximately \$38,000. He received notice from the Town of Palm Beach Shores that the dredging project is in the Governor's budget for \$1 Million. He read a card he received from Ms. Janet Miller earlier today. He was touched by the card and thanked her for

uplifting the spirits of the staff members. He stated that she was a wonderful asset to the Town. He wished her a wonderful long retirement.

Commissioner Hensley had no comments.

Commissioner Thomas had no comments.

Commissioner Taylor said she would miss Ms. Janet Miller.

Vice-Mayor Glas-Castro asked if Kids Safe would be at the Tour de Lake Park Bike Ride with helmets. She was told no. She asked if there were extra helmets from last year's event, and was told yes.

Mayor Michaud echoed that he would miss Ms. Janet Miller.

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.

Motion made to approve the consent agenda by Vice-Mayor Glas-Castro, Seconded by Commissioner Taylor.

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

5. Informing the Town Commission of the Addition of Exhibit A, B, and D to the Executed P3 Ground Leases.

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION):

NONE

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

NONE

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

NONE

OLD BUSINESS:

6. Selecting a Workshop Date for the Resiliency Ordinance Discussion AND Zoning/Density Changes for the US-1 Corridor/Waterfront (Saturday, October 5, 12 or 19).

Community Development Director Nadia DiTommaso explained the mailing notice process.

The Commission decided to hold the zoning workshop on October 19, 2024 at 10:00 a.m. there will also be a Zoom link available for this meeting.

NEW BUSINESS:

7. Petition Presented by Frank Katz to Create a Cul de Sac on Lake Shore Drive.

Town Manager D'Agostino explained that Mr. Katz had requested to be on the agenda to present the petition to keep the southern end of Lake Shore Drive closed. Mr. Katz explained his position to the Commission (see Exhibit "E").

Public Comment:

Sam Bauer, Senior Vice-President of Development with Forest Development, responded to Mr. Katz petition via exhibit "F".

Cheri Rapalye, 402 Lake Shore Drive, expressed concern regarding the upcoming traffic circulation on Cypress Drive and expressed worry about making a left hand turn from Date Palm Drive.

Commissioner Hensley asked if the Town Manager had spoken with Mr. Katz. Town Manager D'Agostino stated that he had. Vice-Mayor Glas-Castro explained that the Town was planned with a grid system to eliminate traffic congestion. She would advocate to maintaining the streets open. Mayor Michaud agreed with the streets being maintained opened. He asked that the street be monitored to ensure no issues. Mr. Bauer stated that they would be in favor of a post completion and post occupancy traffic study.

8. Resolution 38-06-24 - Northlake Promenade - FINAL CONDITIONS OF APPROVAL.

Motion made to approve Resolution 38-06-24 by Vice-Mayor Glas-Castro, Seconded by Commissioner Hensley.

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

9. Resolution 40-06-24 Support for the Florida Department Of Transportation (FDOT) US-1 Project and Associated Roadway Plans.

Town Manager D'Agostino explained the item. Community Development Director Nadia DiTommaso clarified that the next four Resolutions are all for FDOT. Ms. Damaris Williams, Project Manager, and Jose Santiago, Consultant Project Manager presented to the Commission (see Exhibit "G"). There was a typo on one of the slides that indicated that the project would begin in spring of 2025 and be complete winter of 2026. The project would take about 2-years. Ms. Williams explained that the Resolution of support included the medians from Silver Beach Road north to Palmetto Drive. The Commission reviewed and discussed the proposed medians slide and the concerns with residents turning left and Earl Stewart Toyota vehicle delivery. Commissioner Thomas raised concern that the development on US-1 and Palmetto Drive, Northlake Promenade, was not taken into consideration when these plans were drafted. She stated that there was only one crosswalk being proposed and the new development would expect about 1,000 apartment units. She suggested reviewing the proposed plans to include more than one crosswalk along US-1 and Palmetto Drive to account for the future development. Mr. Santiago explained that the project was bike lanes, not crosswalks. Therefore, the decision was made not to place additional crosswalks along the project at this time. Vice-Mayor Glas-Castro asked if drainage improvements were included. Mr. Santiago stated that drainage was included as part of the project. He stated that pipelining would be placed along the depressing area. Vice-Mayor Glas-Castro asked how the car deliveries would be conducted for Earl Stewart. Town Manager D'Agostino explained that the car delivery would not be supported along Lake Shore Drive. He stated that they would need to eliminate the median altogether. He stated that staff would coordinate a meeting with Earl Stewart and work through their car delivery process during the construction phase of this project. Mayor Michaud suggested the items be postponed until July 3, 2024 while all the issues are resolved. Ms. Williams asked that the Commission consider the other Resolutions and not move all four Resolutions to the next meeting. Vice-Mayor Glas-Castro questioned why the Resolution include landscape maintenance language when it was only for the stamped asphalt. Ms. Williams said the language appeared to be broiler plate and would need to investigate further. Vice-Mayor Glas-Castro asked if the Town was not responsible for maintaining the medians. Mr. Santiago explained that all they were doing was installing the hardscape. Ms. Williams explained that this would be

the first landscape agreement. Town Manager D'Agostino recapped that staff would meet with Earl Stewart to discuss the car delivers and FDOT staff could work on the Resolution issues. The Commission came to consensus to bring all four Resolution back at the July 3, 2024 Regular Commission meeting.

10. Resolution 41-06-24 For the Florida Department Of Transportation (FDOT) US-1 Project Approving the MMOA for the Crosswalks (referred to by FDOT as 'Landscape').

11. Resolution 42-06-24 For the Florida Department Of Transportation (FDOT) US-1 Project Approving the Maintenance Memorandum Of Agreement (MMOA) for the Lighting.

12. Resolution 43-06-24 for the Florida Department Of Transportation (FDOT) US-1 Project Approving the Local Funding Agreement.

13. Discussion; Proposed Affordable Housing Ordinance.

This agenda item was moved to the July 3, 2024 Regular Commission meeting as the first New Business or Special Presentation/Report.

14. Designation Of A "District" In The Town Of Lake Park.

Town Manager D'Agostino explained the item. He explained the difference between the two districts and the potential marketing of the area. Commissioner Thomas suggested east of US-1 to be the Marina Waterfront District. Commissioner Taylor suggested including Lake Park in the name. The Commission came to consensus to include the properties east of US-1 and name it the Lake Park Marina Waterfront District.

REQUEST FOR FUTURE AGENDA ITEMS: None

ADJOURNMENT: 10:08 P.M.

Motion made to adjourn by Commissioner Thomas; Seconded by Commissioner Taylor.

Voting Aye: All

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on July 3, 2024.