



## Lake Park Town Commission, Florida

### Regular Commission Meeting

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

January 17, 2024 6:30 P.M.

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<b>Roger Michaud</b>	—	<b>Mayor</b>
<b>Kimberly Glas Castro</b>	—	<b>Vice Mayor</b>
<b>Mary Beth Taylor</b>	—	<b>Commissioner</b>
<b>Judith Thomas</b>	—	<b>Commissioner</b>
<b>Vacant</b>	—	<b>Commissioner</b>
<b>John D’Agostino</b>	—	<b>Town Manager</b>
<b>Brett Lashley</b>	—	<b>Town Attorney</b>
<b>Vivian Mendez, MMC</b>	—	<b>Town Clerk</b>

*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.*

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#### CALL TO ORDER/ROLL CALL

PRESENT

Mayor Roger Michaud

Vice-Mayor Kimberly Glas-Castro

Commissioner Mary-Beth Taylor

Commissioner Judith Thomas

#### PLEDGE OF ALLEGIANCE

Led by Anders Viane

## **SPECIAL PRESENTATION/REPORT:**

1. An Update Presentation on Accessory Dwelling Units (ADUs) and a Discussion Next Steps.

Town Manager John D'Agostino provided a summary of the item. Town Planner Anders Viane provided a presentation (Exhibit A).

Vice-Mayor Glas-Castro expressed concerns about identifying existing ADU's because the Palm Beach County Property Appraiser does not recognize all of the ADU's in Town. She asked if these would be legitimized thru the Town. She expressed concern with parking.

Commissioner Thomas commends Town Planner Anders Viane for his thoroughness. She asked what the percentage of rental to owner in town was. Town Planner Viane did not know the answer. She likes this idea, but asked how would it affect the town's desire to encourage homeownership. Town Planner Viane stated that they are proposing a structure that would require an owner being on site. Commissioner Thomas also expressed a concern with there not being adequate parking. The Commission discussed their concerns with ADU's and asked questions of staff and the Town Manager. Town Manager D'Agostino agrees that parking will be an issue that needs to be solved. Commissioner Thomas suggested looking at larger lots for these ADU's.

Commissioner Taylor has mixed feelings. She is interested in insurance valuations for these structures. Town Planner Viane stated that he did not research this aspect, but would do so. Commissioner Taylor also has concerns with parking.

Mayor Michaud asked about rules or regulations about rental to families members. Town Planner Viane advised that family would be able to occupy the property without having to have a Business Tax Receipt (BTR).

Town Manager D'Agostino spoke about what other municipalities do. Mayor Michaud asked additional questions about BTRs and recommends the Town hold a workshop as a next step to gain community engagement.

Commissioner Thomas asked about homestead exemption and how that would apply to the ADU. Mayor Michaud advised that only the owner occupied unit would be subject to the exemption.

The Town staff will schedule a community workshop.

**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.*

-Brady Drew expressed support for the flexibility, sustainability, and affordability with ADU's.

-Iris Sullivan expressed concern with a Florida Power and Light (FPL) transformer that blew causing sparks of live electricity, which lead her to believe her home would catch fire. She explained that the emergency operators were quick to arrive on the scene and helped them. She asked that FPL be notified of the situation and have them perform maintenance on the equipment.

-Doug Eakins expressed concern with people running their businesses out of the storage units, which create parking issues on 15<sup>th</sup> Street.

-James Sullivan spoke about the Fire Department and FPL working hand in hand to assist his family. He also addressed the Commission regarding planting trees near electrical lines, the lack of a sidewalk on Old Dixie Highway, garbage being found on lawns.

**TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**

Town Attorney Lashley had no comments.

Town Manager D'Agostino provided comments via Exhibit B. The Commission were not in favor of joining the litigation against the Form 6 disclosure requirement. The Commission chose Tuesday, February 27, 2024 at 6:30 P.M. to conduct the Special Call Commission Meeting to hear the appeal received for the de-designation of the Historic Preservation Board for the 918 Park Avenue structure. The Historic Preservation Board denied the de-designation several months ago. The Commission requested that the 2024 Women in Construction Week proclamation move forward to a future Commission meeting agenda.

He asked the Vice-Mayor what they wanted to do regarding the March Bike Week. Vice-Mayor Glas-Castro was in favor of a bike tour. A route would be finalized in the next few weeks.

Commissioner Taylor had no comments.

Commissioner Thomas announced the groundbreaking at Roosevelt School in West Palm Beach tomorrow at 10:00 a.m., which will be a full service center. There will also be a groundbreaking for Oceana Coffee at 2:00 P.M. on Friday. She suggested, since employees have MLK day off, that it be recognized as a Day of Service and promote volunteerism in our community, since the Town does not have an organized event on that day.

Vice-Mayor Glas-Castro reminded everyone of the On Your Mark Performance Center movie night this Friday.

Mayor Michaud spoke of the Martin Luther King, Jr. parade in the City of Rivera Beach, which was well attended. He would like to have a collaborated event in the future with the City of Rivera Beach and the Village of North Palm Beach.

#### **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 Commissioner Thomas, Seconded by Commissioner Taylor.

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

2. January 3, 2024 Regular Commission Meeting Minutes.
3. Resolution 08-01-24 Revising the Designation of Signatories for Town Bank Accounts.
4. Resolution 07-01-24 Authorizing and Directing the Mayor to Execute an Agreement with D.S. EAKINS Construction Corporation for the Construction Project at Bert Bostrom Park.

**PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:**

5. Ordinance 01-2024 Modifying Chapter 68, Sections 68-2 and 68-3 related to Outdoor Storage.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 68, SECTIONS 68-2 AND 68-3. PERTAINING TO TEMPORARY STORAGE CONTAINERS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Viane explained the item (see Exhibit C). Vice-Mayor Glas-Castro feels that 90 days is very generous but would be okay with 90-days as long as we didnt give extensions beyond 90-days. The Commission agreed on the change to the Ordinance.

Motion made to approve Ordinance 01-2024 on first reading by Commissioner Thomas, Seconded by Commissioner Taylor.

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

Town Attorney Lashley and Town Clerk Mendez read the Ordinance by title only.

**PUBLIC HEARING(S) - ORDINANCE ON SECOND READING: NONE**

**OLD BUSINESS:**

6. Amendment to P3 Hotel Component Ground Lease requested by the Commission at its 1/3/2024 meeting to provide for a date when the tenant can start using the property for parking purposes (enter Town Manager language requested on 1/4/2023).

Town Manager D'Agostino explained the item and provided the amended language regarding parking (see Exhibit D). Commissioner Thomas asked where boat trailers would be parked. She expressed concern that language was not included that would capture an alternative parking site. Town Manager D'Agostino read the language pertaining to an alternative parking site.

Motion made that the tenant agrees to provide an alternative location to park boat trailers and towing vehicles specifically for Marina users subject to Commission approval before the site can be used by the tenant for construction related vehicle use by Commissioner Thomas, Seconded by Vice-Mayor Glas-Castro.

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

#### **NEW BUSINESS:**

7. Legislative Talking Points for Commission Members for the Florida League of Cities Legislative Actions Days from Monday January 29, 2024 through Wednesday January 31, 2024.

Town Manager D'Agostino provided bullets points (Exhibit E) to advise the Commission. The Commission will receive a packet with backup information to the talking points. Vice-Mayor Glas-Castro asked about Palm Beach Shores dredging project. Town Manager explained the technic being used for dredging, which would allow the Town to store the dredging material at either Peanut Island or at another location near the Marina. They plan to use some of the dredging to raise the two low points in Town, which are the Marina and Kelsey Park. If the dredging is stored on Peanut Island then an additional transportation cost, which would not be covered under the grant, would need to be absorb by the Town to complete the project.

#### **REQUEST FOR FUTURE AGENDA ITEMS:**

None

#### **ADJOURNMENT:**

8:44 P.M.

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

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

**FUTURE MEETING DATE:** Next Scheduled Regular Commission Meeting will be held on February 7, 2024.

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Mayor Roger Michaud

Town Seal

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Town Clerk, Vivian Mendez, MMC

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Laura Weidgans, Deputy Town Clerk

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2024