



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: February 7, 2024

Agenda Item No.

Agenda Title: 1100 2nd Court – Property Updates.

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

Approved by Town Manager Bambi McKibbon-Turner

Date: Digitally signed by Bambi McKibbon-Turner
DN: cn=Bambi McKibbon-Turner, o=Town of Lake Park,
ou=Assistant Town Manager/Human Resources Director,
email=bturner@lakeparkflorida.gov, c=US
Date: 2024.01.30 12:02:05 -05'00'

Nadia Di Tommaso / Community Development Director

Name/Title

Originating Department: Community Development	Costs: Town Attorney Memo Funding Source: Legal Acct. # 108 -31100 [] Finance <small>Barbara A. Gould</small>	Attachments: → Town Attorney Memo
Advertised: Date: Paper: [X] 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> Please initial one.

Summary Explanation/Background:

The Town acquired 1100 2nd Court through foreclosure in September 2021. In November 2022, the Town sold the property to the current owners, Natasha A. Quiza and Igor Jose O. De Almeida, through a formal solicitation process which resulted in the current owners being selected by the Town Commission pursuant to their purchase price and proposal to substantially reconstruct the home, but with the ability to keep the existing concrete block system. The sales contract stipulated the following conditions:

Buyer agrees to meet and comply with the following conditions:

- (1) Demolition, with the exception of the concrete block system, and construction of a new single-family home in accordance with the Town Code and Florida Building Code.**
- (2) Buyer will apply for permits for the demolition and construction within 60 days of assuming ownership of the Property, and that all associated construction work, along with the issuance of a Certificate of Occupancy, shall be completed on or before 1 year following the issuance of the building permit for construction of the single-family home.**
- (3) Buyer shall occupy the home as the Buyer's or Buyer's immediate family member, primary residence for a period of at least 5 years from the date of issuance of the Certificate of Occupancy. Immediate family member is defined as: parents, spouse, children, domestic partner, sister, brother, grandparents and those relationships that arise as a result of marriage or adoption, or legal guardianship.**

Since November 2022, the Town met with the owners several times and as a courtesy, the Town Manager also granted a couple of extensions due to the owner's difficulties with their consultants. The property owners were communicating monthly updates with Staff however, permit applications

were not received in 2023. While Staff understands this is a result of their consultants not completing their required plans for a full permit application (Staff also verified this with their consultant), this has resulted in the property being left unattended for a much longer period than original anticipated. Consequently, Code Compliance cited the property (even though this was not our objective since a lien and fines would not eliminate the eyesore – the goal is reconstruction).

One January 23, 2024, the Town Manager and Community Development Director met with the property owners. At this meeting, the Town was informed that the owner's signed and sealed plans are ready and they anticipate being able to submit for permits very soon (they were simply waiting on some product approvals). We also discussed the 3D concrete printing technology however, after some follow-up with the 3D concrete printing contractor, it was confirmed by them that it would be best for the owners to move forward with their signed and sealed plans using traditional construction. This determination was based on the fact that they are able to maintain the concrete block system and do not require full demolition. While there is a significant cost savings with 3D concrete printing, since 1100 2nd Court does not need to fully demolish (demolition would run anywhere from \$25K-\$45K) and can keep the block walls (replacing them would cost \$100K+), the 3D concrete printing contractor recommended they move forward with traditional construction given the circumstances. Consequently, the owners initiated a permit submittal through the CAP online portal on 01/29/2024. We are missing a few documents before being able to process the permit application, but the owners are moving forward in CAP at this point. The owners also expressed some difficulties in obtaining materials in a timely fashion, particularly windows/doors, since it seems there is a 6-8 month delay after order placement. They are exploring other companies who may be able to provide materials quicker. They anticipate the home will take 8-10 months to complete after construction is initiated.

Staff will of course continue to stay on top of the construction progress and will expedite the permit review (once their submittal packet is complete) and processing. The owners indicated that they are fully funded for their construction and money is not an issue at this point.

Due to work conflicts, the owners informed us in our January 23 meeting that they are unable to attend the Commission meeting on February 7, but their objective is to also move forward as quickly as possible since they are renting a home and did not anticipate to have these added expenses for this long. Their reconstructed one-story home at 1100 2nd Court is estimated to be approximately 60% larger than the existing footprint at approximately 3,200+/- SF under air once completed.

In light of the delays, the Town Attorney also prepared a Memo for the Town Manager on January 26, 2024. A copy is enclosed.

Recommended Motion: For discussion only.