

**Minutes
Town of Lake Park, Florida
Special Call
Community Redevelopment Agency
Wednesday, May 4, 2022 6:30 P.M.
Town Hall Commission Chamber,
535 Park Avenue, Lake Park, Florida 33403**

The Community Redevelopment Agency Board met for a Special Call meeting on Wednesday, May 4, 2022 at 6:30 p.m. Present were Chair Michael O'Rourke, Vice-Chair Kimberly Glas-Castro, Agency Members John Linden, Mary Beth Taylor and Henry Stark, Executive Director John D'Agostino, Agency Attorney Thomas Baird, and Agency Clerk Shaquita Edwards. Agency Member Roger Michaud was absent.

Agency Clerk Edwards performed the roll call and Chair O'Rourke led the pledge of allegiance.

SPECIAL PRESENTATION/REPORT:

None

CONSENT AGENDA:

- 1. March 16, 2022 Special Call Community Redevelopment Agency Meeting Minutes.**

Motion: Board Member Linden moved to approve the consent agenda; Vice-Chair Glas-Castro seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Flaherty	X		
Board Member Linden	X		
Board Member Michaud			Absent
Board Member Stark	X		
Vice-Chair Glas-Castro	X		
Chair O'Rourke	X		

Motion passed 5-0.

PUBLIC COMMENT:

None

NEW BUSINESS:

2. Final CRA Master Plan prepared by Business Flare.

Kevin Crowder of Business Flare presented to the CRA Members (see Exhibit “A”). Chair O’Rourke thanked Mr. Crowder for his presentation and asked for clarification of the previous use of sub-districts as related to the Downtown District. Mr. Crowder explained that the intent was to encourage connectivity of the sub-districts. Chair O’Rourke asked for clarification of density and growth within the CRA. Mr. Crowder explained that the CRA Master Plan was not a regulatory document but encouraged the CRA Board and the Commission to work towards redevelopment friendly land development regulations. Vice-Chair Glas-Castro thanked Mr. Crowder; she announced that the use of public funds for the CRA had to be budgeted and included in the Master Plan. She commented that she did not see enhanced Code Enforcement and Community Policing within the CRA Master Plan. She referred to the use of Tax Increment Financing (TIF) Funds for enhanced Code Enforcement and Community Policing. Mr. Crowder explained that the CRA Master Plan could be updated to clarify the use of TIF Funds. Agency Member Taylor asked for clarification of a specific capital improvement project. Chair O’Rourke and Mr. Crowder explained that the objective of the CRA Master Plan was to identify capital projects but not the specific implementation of the projects. Agency Member Stark asked Mr. Crowder to identify specific types of businesses that he believed would benefit the Town of Lake Park residents. Mr. Crowder identified family-friendly restaurants, and neighborhood super markets as businesses that he believed would benefit the Town of Lake Park residents. Mr. Crowder explained the concepts of Market Maximization and Strategic Leasing.

Motion: Vice-Chair Glas-Castro moved to recommend the approval of the CRA Master Plan to the Town Commission with the inclusion of Code Enforcement and Community Policing; Agency Member Taylor seconded the motion.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Flaherty	X		
Board Member Linden	X		
Board Member Michaud			Absent
Board Member Stark	X		
Vice-Chair Glas-Castro	X		
Chair O’Rourke	X		

Motion passed 5-0.

EXECUTIVE DIRECTOR REPORT:

Executive Director D’Agostino announced that Town staff had met with developers whom disclosed an interest in the CRA.

REQUEST FOR FUTURE AGENDA ITEMS:

None

AGENCY MEMBERS COMMENTS:

Agency Member Linden had no comments.

Board Member Michaud was absent.

Board Member Stark asked for a timeline for the potential developments within the CRA. Executive Director D'Agostino explained that the communications between staff and the developers were preliminary and that he would provide an update at a future CRA Board Meeting.

Board Member Taylor had no comments.

Vice-Chair Glas-Castro had no comments.

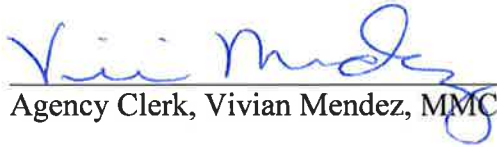
Chair O'Rourke had no comments.

ADJOURNMENT

There being no further business to come before the CRA and by unanimous vote, the meeting adjourned at 7:13 p.m.



Chair, Michael O'Rourke



Agency Clerk, Vivian Mendez, MMC



Agency Clerk, Shaquita Edwards, MPA, MMC



Approved on this 3 of August, 2022

Exhibit "A"

Town of Lake Park, FL

CRA Plan Concept Overview

May 4, 2022



Plan Concept

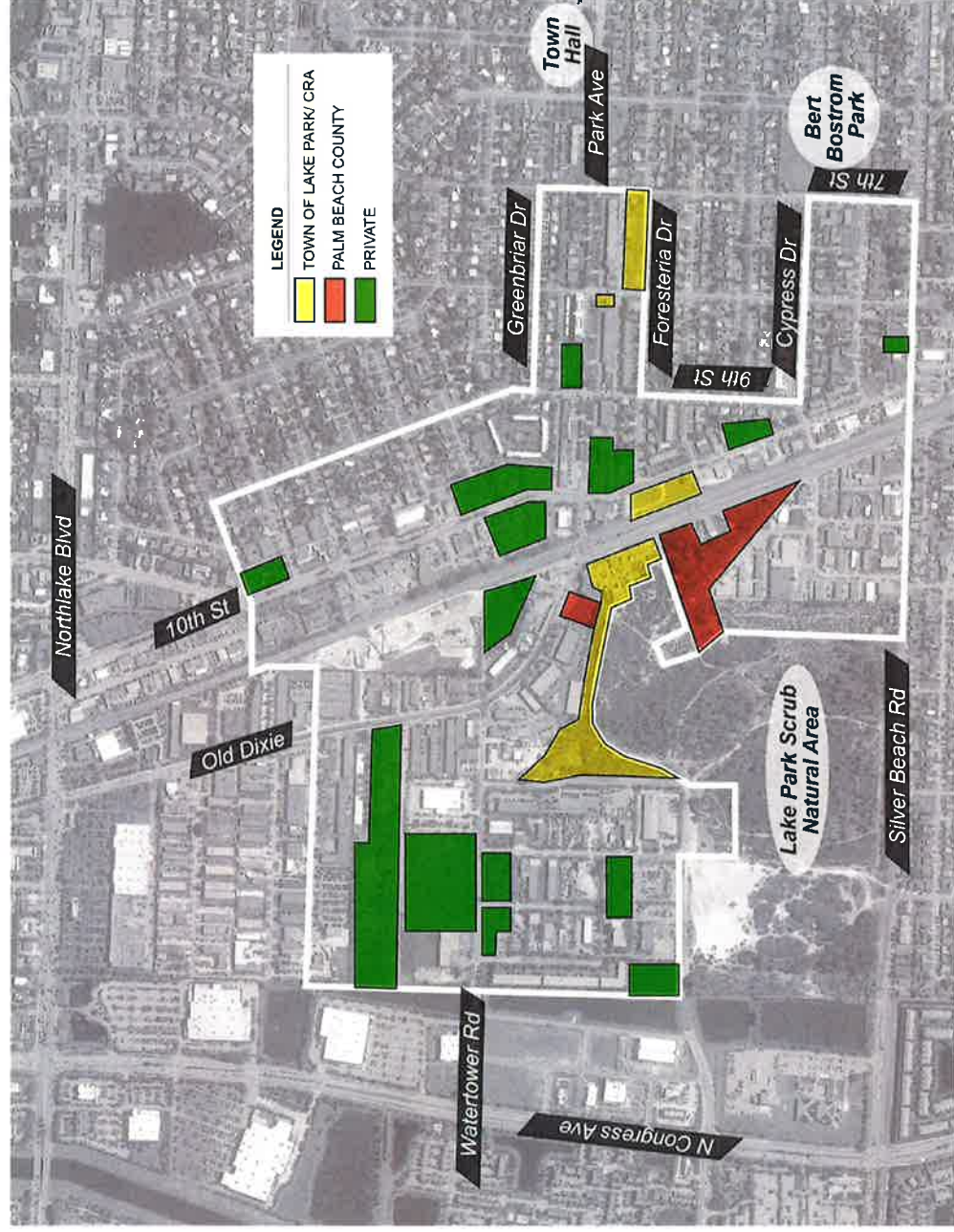
The plan is realistic and actionable, and encourages:

- Compatible development that respects community character and the Town's rich history.
- Supports entrepreneurship and provides CRA support for entrepreneurs and small businesses to succeed, including strategies that attract additional customers to the commercial areas; that attract investment and development that enhances existing space and provides new space for businesses; and that assist with aesthetic improvements to local businesses.
- Provides much needed infrastructure and capital investments on aesthetics, connectivity, and projects that build on the Town's successful clean and safe initiatives.
- Enhancements to existing residential property and supports development of new residential projects that are consistent with community character and which provide a "healthy housing mix."



Existing Conditions

- Limited land availability
- Land control
- High demand
- Entrepreneurship
- Market access



Summary of Public Input

PIECE ANALYSIS OF LAKE PARK CRA

PRESERVE

- Historical Charm
- Historic Grid Pattern/ Layout Landscape
- Legacy Businesses
- Railroad Connection

ENHANCE

- Downtown Feel & Identity
- A Reason to Come Here
- The Experience
- Park Ave by Night
- Smaller Retail Spaces
- Local Businesses Network/ Partnerships
- Residential Offerings

INVEST

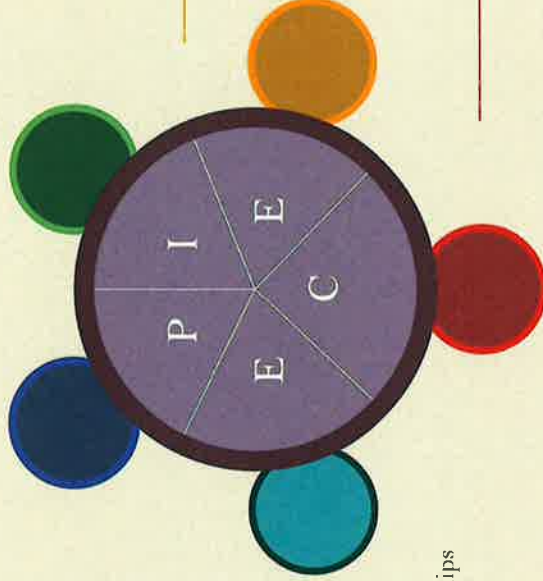
- Creating a Destination
- Public Events/ Farmer's Market
- Main Street Programming
- Commercial Facades
- Marketing & Promotion of Town

EXPOSE

- Historic Downtown
- Vibrant, Active, and Walkable
- Planning History
- Frederick Law Olmsted
- Industrial Opportunity
- Pleasant Place to Live

CAPITALIZE

- Small Town Charm
- Industrial Space
- Accessibility



Redevelopment Program Initiatives

Economic Development

Retain and expand targeted industries

Enhance place “identity”

Continue supporting small businesses, entrepreneurs and non-profits

Expand marketing and promotion efforts

Public Improvements and Infrastructure

Gateways

Wayfinding

Enhanced Lighting

Streetscapes and Aesthetics

Utilities and Underground Infrastructure



Redevelopment Program Initiatives

Housing and Residential Life

Housing rehabilitation

Residential aesthetic improvements along corridors

Multifamily workforce housing development along the opportunity corridors

Improve quality of life within the CRA through open space enhancements

Clean and Safe Initiatives

Transit, Transportation and Parking

Transit Oriented Development

Transit connectivity enhancements within and near the CRA

Transportation enhancements

Parking management



Redevelopment Program Initiatives

Redevelopment Support

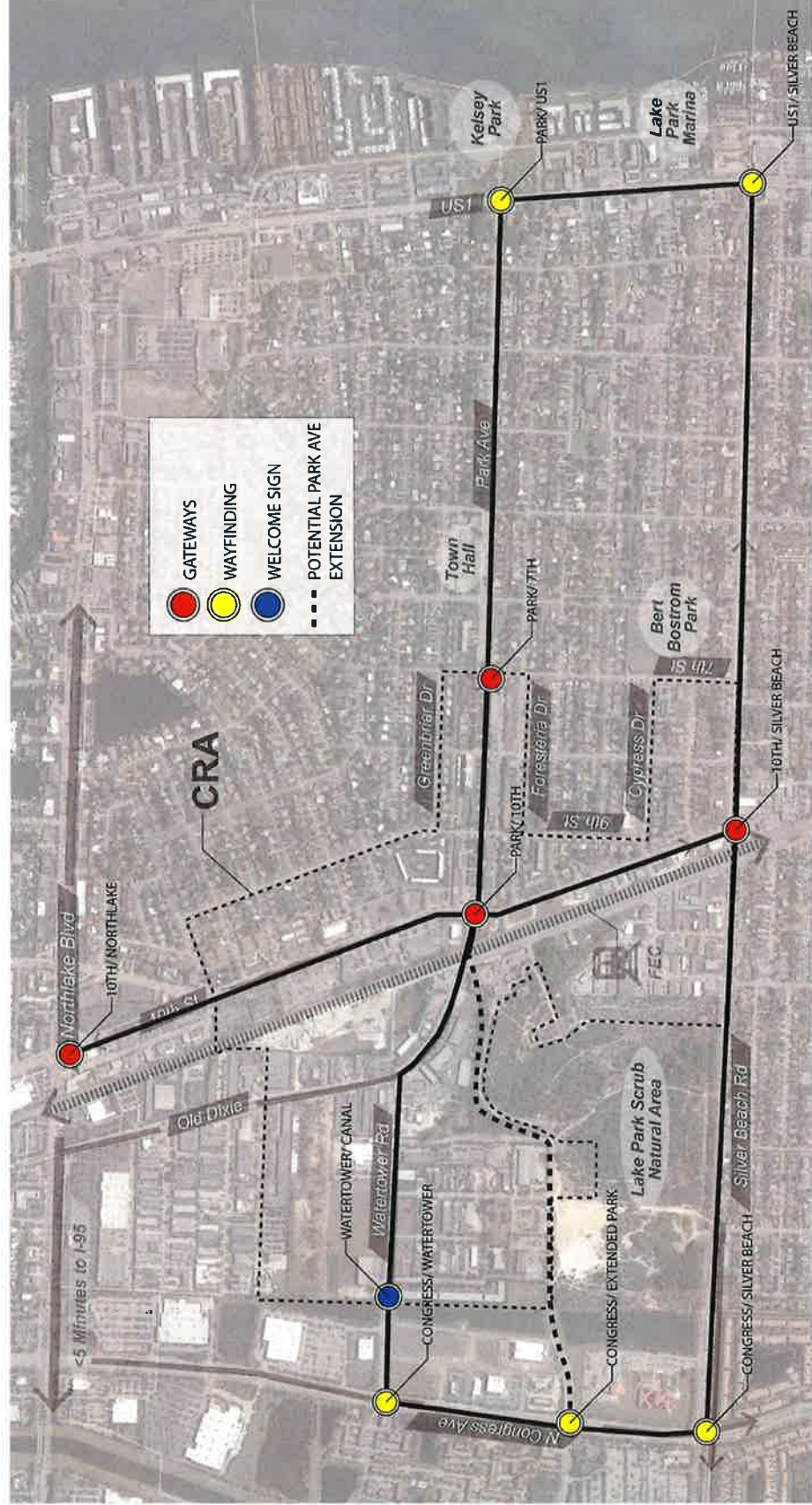
- Land Development Regulations
- Land Acquisition and Disposition
- Financing and Funding
- Redevelopment Administration, Resources and Staffing

Key Redevelopment Projects

- Mixed use TOD at the Railside Site
- Adopt a targeted TIF Recapture Program
- Marketing and promotion of the CRA
- Regulatory Enhancements
- Capital Improvements to Park Avenue crossover
- Septic to Sewer
- Gateway Intersection Improvements
- Gateway structures
- Park Avenue Extension
- Connectivity and Walkability
- Lighting Enhancements
- Parking Lot Enhancements
- Rehabilitation Incentives

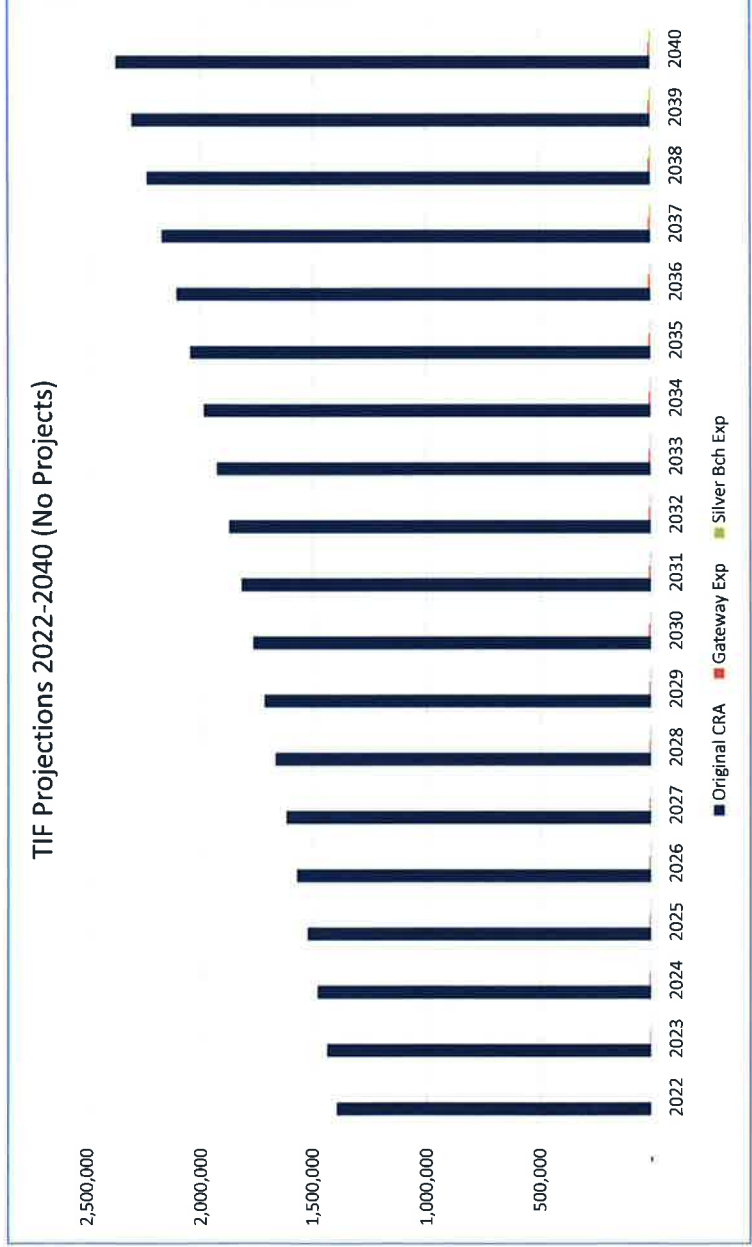


Redevelopment Projects



Financial Projections

Base Value	2022/23 Projection	Increment
\$6,070,754	\$181,235,112	\$175,164,358



Redevelopment Concept

