



AGENDA

Special Call
Community Redevelopment Agency
Meeting

Wednesday, November 28, 2007, 7:30 P.M.
Lake Park Town Hall
535 Park Avenue

Paul Castro	—	Chair
Edward Daly	—	Vice-Chair
G. Chuck Balius	—	Board Member
Jeff Carey	—	Board Member
Patricia Osterman	—	Board Member
Christiane Francois	—	Board Member
Michelle McKenzie-Suiter	—	Board Member
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Maria V. Davis	—	Executive Director
Thomas J. Baird, Esq.	—	Agency Attorney
Vivian Mendez	—	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.*

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. ADDITIONS/DELETIONS - APPROVAL OF AGENDA
- E. GENERAL APPROVAL OF ITEM:
 - 1. Special Call CRA Meeting Minutes of October 3, 2007
 - 2. Special Call CRA Meeting Minutes of October 17, 2007
 - 3. Landscape Improvements for Park Ave from 10th Street to the Clock Tower
- F. BOARD MEMBER COMMENTS
- G. ADJOURNMENT

TAB 1



Town of Lake Park
Special Call
Community Redevelopment Agency Meeting
Town Hall Commission Chambers
535 Park Avenue, Florida 33403
Wednesday, October 3, 2007 7:30 p.m.

The Community Redevelopment Agency met for the purpose of a Special Call CRA Meeting on Wednesday, October 3, 2007 at 7:30 p.m. Present were Chair Castro, Vice Chair Daly, Board Members Carey, Balius, Osterman, Suiter, Francois, Executive Director Maria Davis and Town Clerk Vivian Mendez.

Chair Castro led the Pledge of Allegiance.
 Town Clerk Vivian Mendez performed the Roll Call.

ADDITIONS/DELETIONS/APPROVAL OF AGENDA

None.

Motion: A motion was made by Board Member Balius to approve the agenda; Vice-Chair Daly made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balius	X		
Board Member Carey	X		
Board Member Osterman	X		
Vice Chair Daly	X		
Chair Castro	X		
Board Member Francois	X		
Board Member Suiter	X		

Motion passed 7-0.

PRESENTATION

Revised Alleyway Improvements Project – Calvin, Giordano & Associates

Executive Director Davis stated that the original bid on the Revised Alleyway Improvements Project was returned at an excessively high dollar value. She explained that she and staff met with Calvin, Giordano & Associates to value, engineer, and reduce the scope of the project. The revised scope of the project cut the dollar value in half.

A representative of Calvin, Giordano & Associates gave a Power Point presentation (see Exhibit "A") which outlined the revisions to the scope of work for the Alleyway Improvements Project.

The representative explained different options for fencing and their respective costs.

Board Member Balius asked if there would be irrigation for the shrubbery placed in front of the alleyway fence.

The representative stated that there would be irrigation for the shrubbery.

Board Member Osterman asked for the proposed total cost of the project.

Executive Director Davis stated that the original cost of the project was 2.1 million. The proposed cost of the project was now one million.

Chair Castro asked why the fencing was so expensive.

The representative explained that the fencing was approximately \$18 per foot and that he received quotes from three contractors.

Chair Castro asked for the names of the contractors.

The representative stated that he did not have the names of the contractors with him.

Chair Castro asked where the locations of the dumpsters would be.

Community Development Director Patrick Sullivan stated that the plan was to have property owners construct enclosures for their dumpsters.

Board Member Carey asked if the enclosures could be constructed uniformly.

Community Development Director Patrick Sullivan stated that they could make it a requirement that the enclosures be constructed uniformly.

Vice-Chair Daly asked how the Town could make property owners comply with the dumpster enclosure requirement.

Community Development Director Patrick Sullivan stated that the requirement was in the Town's Code.

Chair Castro asked how the requirement could be enforced for property owners who were grandfathered.

Community Development Director Patrick Sullivan stated that property owners were not grandfathered for dumpster enclosure structures. The code states that after the passage of Park Avenue District Regulations, property owners must come into compliance in certain areas and dumpster enclosures met that criteria.

Discussion ensued between the Board Members regarding the dumpster enclosure requirements.

Board Member Carey asked if the PVC fence would be slatted.

The representative explained that the PVC fence would be a slatted picket type fence.

Discussion ensued between the Board Members regarding the various fence options for the Alleyway Project.

Executive Director Davis stated that there were concerns about the PVC fence and concrete fence. She recommended a vinyl coated chain link fence with a hedge that would grow to cover it in one to two years.

Discussion ensued between the Board Members regarding the height of the fence for the Alleyway Project and proposed plant materials for the hedge.

Public Comment Open.

None

Public Comment Closed.

Motion: A motion was made by Board Member Carey to approve a six foot vinyl chain link fence with a Ficus hedge for the Alleyway Improvement Project and that all dumpsters be constructed uniformly throughout the Park Avenue Downtown District; Board Member Balius made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balius	X		
Board Member Carey	X		
Board Member Osterman	X		
Vice Chair Daly	X		
Chair Castro	X		
Board Member Francois	X		
Board Member Suiter	X		

Motion passed 7-0.

Board Member Balius asked for a timeline for the Alleyway Improvement Project to commence.

Executive Director Davis stated that the Alleyway Improvement Project could go out to bid within the next 90 days and it would be an additional 90 to 120 days for construction.

GENERAL APPROVAL OF ITEM

1. Special Call CRA Meeting Minutes of September 12, 2007

Motion: A motion was made by Board Member Balius to approve the Special Call CRA Meeting Minutes of September 12, 2007; Board Member Suiter made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balius	X		
Board Member Carey	X		
Board Member Osterman	X		
Vice Chair Daly	X		
Chair Castro	X		
Board Member Christiane Francois	X		
Board Member Michelle Suiter	X		

Motion passed 7-0.

2. Design and Construction Administration Services of Park Avenue Commercial District Landscape Rehabilitation Project

Executive Director Davis explained that the item was a proposal from Calvin, Giordano & Associates to re-design the Park Avenue Streetscape in the amount of \$18,300.

Chair Castro stated that there was an existing landscape plan for Park Avenue, and he recommended using that rather than re-designing the plan.

Executive Director Davis stated that she must have misunderstood the Board at the last meeting. She did not realize that the Board wanted to utilize the former plans and re-landscape Park Avenue to its original design. She stated that she would have to locate the former plans.

Chair Castro stated that the intent was the beautification of Park Avenue's landscape, not the re-design of the landscape plan.

Executive Director Davis stated that the triangular design of the concrete "cutouts" in the sidewalk for the foxtail palms would not allow plants to grow properly because there was insufficient earth on the triangular space for roots to take hold and grow. She asked the engineers to design a plan that would cut out concrete to do landscaping in between the triangles.

Chair Castro stated that Worth Ave. had foxtail palms all along the street up to Royal Palm Way. He stated that those foxtail palms were growing and thriving in concrete triangular planters.

Landscaping needed to be fertilized and maintained. He stated that the employees of Public Works were not arborists or trained landscapers who know how to fertilize and maintain the landscaping material that was planted from 7th to 10th St.

Board Member Balius stated that Burkhart Construction had put down 19 inches of shell rock when they came in to do road work in the Town. The shell rock would keep flower beds and landscaping from growing and thriving.

Executive Director Davis asked the Board for direction.

Discussion ensued between the Board members regarding the Park Avenue landscape issues.

John Downs of Calvin, Giordano & Associates stated that the firm wanted to prepare a conceptual design and bring it back to the Board for review and approval. He stated that the current irrigation system in Park Avenue was high in iron which caused the iron staining. They proposed to analyze the irrigation system, correct it and put in a filtered injection system to minimize the iron staining.

Chair Castro stated that the Town had spent an exorbitant amount of money refitting the irrigation system to get the iron out. The repairs did not work. He recommended reviewing the original landscape design. He wanted to do the landscaping, not re-design it.

Executive Director Davis stated that she would look for the original landscape design plans for Park Avenue.

Discussion ensued between the Board Members on how to proceed with the landscape plans for Park Avenue.

The Board came to consensus to defer the Design and Construction Administration Services of Park Avenue Commercial District Rehabilitation Project discussion to the next CRA Meeting.

Public Comment Open.

None

Public Comment Closed.

CRA BOARD MEMBER COMMENTS

None

ADJOURNMENT

There being no further business to come before the CRA Board and after a motion to adjourn by Board Member Balias and seconded by Board Member Carey, and by unanimous vote, the meeting adjourned at 8:12 p.m.

Chair Castro

Town Clerk Vivian Mendez

(Town Seal)

Approved on this _____ day of _____, 2007

TAB 2



Town of Lake Park
Special Call
Community Redevelopment Agency Meeting
Town Hall Commission Chambers
535 Park Avenue, Florida 33403
Wednesday, October 17, 2007 7:30 p.m.

The Community Redevelopment Agency met for the purpose of a Special Call CRA Meeting on Wednesday, October 17, 2007 at 7:30 p.m. Present were Chair Castro, Vice Chair Daly, Board Members Carey, Balius, Osterman, Suiter, Francois, Executive Director Maria Davis and Town Clerk Vivian Mendez.

Chair Castro led the Pledge of Allegiance.
 Town Clerk Vivian Mendez performed the Roll Call.

ADDITIONS/DELETIONS/APPROVAL OF AGENDA

None.

Motion: A motion was made by Board Member Balius to approve the agenda; Vice-Chair Daly made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balius	X		
Board Member Carey	X		
Board Member Osterman	X		
Vice Chair Daly	X		
Chair Castro	X		
Board Member Francois	X		
Board Member Suiter	X		

Motion passed 7-0.

GENERAL APPROVAL OF ITEM

1. Award of Annual Landscape Maintenance Contract with Chris Wayne & Associates for CRA Greenspace

Executive Director Maria Davis stated that the purpose of the contract was to finish contracting out the maintenance of the Greenspace for the remaining areas within the boundaries of the CRA

District. She explained that Chris Wayne & Associates was the firm that was currently maintaining 10th Street, Park Avenue, and the Marina.

Board Member Francois asked if Chris Wayne & Associates was currently working on the re-design of Park Avenue.

Executive Director Davis explained that Chris Wayne & Associates was maintaining the current landscaping on Park Avenue.

Motion: A motion was made by Vice-Chair Daly to approve the Landscape Maintenance Contract with Chris Wayne & Associates for CRA Greenspace; Board Member Balius made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balius	X		
Board Member Carey	X		
Board Member Osterman	X		
Vice Chair Daly	X		
Chair Castro	X		
Board Member Christiane Francois	X		
Board Member Michelle Suiter	X		

Motion passed 7-0.

2. Professional Agreement with Calvin Giordano & Associates for Re-Design of Alleyway Improvements

Executive Director Davis stated that there was a proposal before the Board from Calvin, Giordano & Associates to re-design the Alleyway Project Plans.

Motion: A motion was made by Vice-Chair Daly to approve the Professional Agreement with Calvin, Giordano & Associates for the Re-Design of the Alleyway Improvement Project; Board Member Balius made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balius	X		
Board Member Carey	X		
Board Member			

Osterman	X		
Vice Chair Daly	X		
Chair Castro	X		
Board Member Christiane Francois	X		
Board Member Michelle Suiter	X		

Motion passed 7-0.

Executive Director Davis stated that the Supreme Court ruled that Community Redevelopment Agencies' TIF Funds cannot be encumbered for more than one year. This ruling means that Community Redevelopment Agencies cannot bond or obtain loans. She stated that anytime a Community Redevelopment Agency wanted a loan for a project they would have to go out to the public with a referendum. She stated that the ruling was bad news for all Community Redevelopment Agencies.

Town Attorney Thomas Baird explained that the Supreme Court heard oral arguments on a Motion for Re-Hearing which was filed by Escambia County. In that Motion for Re-Hearing, Escambia County was joined by the Florida League of Cities and Association of Counties. The word around city attorney circles was that questions and comments made by the Supreme Court made it seem that there was some hope that the court might modify its opinion. The Florida Supreme Court decided to reverse itself from a case that it had decided approximately 30 years ago. He read the lengthy opinion which explained why the court reversed itself. The court said that they thought that the Florida Supreme Court was wrong in the interpretation of the case that took place 30 years ago. He stated that it was significant that the court accepted a Motion for Re-Hearing and actually held oral argument. It is not often that the Florida Supreme Court grants a re-hearing so soon after rendering a decision on oral arguments. He stated that it might take anywhere from one to three months for an opinion to be made by the court.

Chair Castro asked if the Alleyway Improvement Project would have to go to referendum.

Attorney Thomas Baird stated that the Alleyway Improvement Project would have to go to referendum based on the current ruling of the court. He stated that if the Supreme Court modifies their decision, they may lift the referendum requirement.

Discussion ensued between the Board Members on what action to take regarding the Alleyway Improvement Project.

Executive Director Davis stated that the Alleyway Improvement Project was originally going to be a special assessment to property owners. She stated that the property owners had voted for the Alleyway Improvement Project.

Chair Castro stated that the Town was going to borrow money at a low interest rate and fund the project and then assess the property owners to pay back the loan. The Town would then in turn match some portion to pay its fair share of the funding. He stated that the property owners never agreed on the Alleyway Improvement Project.

Board Member Osterman asked how long a re-design on the Alleyway Improvement Project

would take.

John Downs of Calvin, Giordano & Associates stated that it would take approximately six weeks to get the Alleyway Improvement Project back up for bid.

Attorney Thomas Baird stated that it takes approximately one to three months after oral argument for an opinion from the court.

Discussion continued between the Board Members on what action to take with regards to the Alleyway Improvement Project.

John Downs of Calvin, Giordano & Associates explained that the proposal was broken down into two parts which were preliminary and final. He stated that the preliminary was presented to the Board at the last meeting. That work had already been done and asked the Board to take that into account in their decision.

Motion: A motion was made by Board Member Osterman to reconsider the motion to approve the Professional Agreement with Calvin, Giordano & Associates for the Re-Design of the Alleyway Improvement Project; Board Member Francois made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balius	X		
Board Member Carey	X		
Board Member Osterman	X		
Vice Chair Daly	X		
Chair Castro	X		
Board Member Christiane Francois	X		
Board Member Michelle Suiter	X		

Motion passed 7-0.

Attorney Thomas Baird recommended that the Board make a motion to table the item. He explained that if the Supreme Court made their decision in the next week or two a Special Call CRA Meeting could be held and the Chair could make a motion to move the item off the table.

Chair Castro asked for an explanation of the preliminary work done by Calvin, Giordano, & Associates.

Executive Director Davis explained that the preliminary work was broken down on page five of the proposal. She stated that the engineering, landscaping, and electrical engineering totaled \$12,270.

John Downs of Calvin, Giordano & Associates explained that the cost included work that was done in order to present options to the Board at the previous meeting. The cost also included meetings with staff and Seacoast Utilities.

Motion: A motion was made by Board Member Carey to pay the \$12,270 to Calvin, Giordano & Associates and to table the remainder of the design plans in the Professional Agreement with Calvin, Giordano & Associates for the Re-Design of the Alleyway Improvement Project; Board Member Suiter made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balius	X		
Board Member Carey	X		
Board Member Osterman	X		
Vice Chair Daly	X		
Chair Castro	X		
Board Member Christiane Francois	X		
Board Member Michelle Suiter	X		

Motion passed 7-0.

CRA BOARD MEMBER COMMENTS

Board Member Francois

None

Board Member Osterman stated that the Post Office looked terrible and she called Code Enforcement to make them aware of the problem.

Vice-Chair Daly

None

Chair Castro asked if the retention pond area at One Park Place had been cleaned up.

Executive Director Davis stated that the retention pond area at One Park Place had been cleaned up. She stated that she had discovered that the retention pond area was the Town’s property and she asked Chris Wayne & Associates to maintain it.

Chair Castro asked if the owners of One Park Place were using the Town’s property for drainage.

Executive Director Davis stated that the plat reflected that the retention pond area at One Park

Place was Town property.

Chair Castro directed Executive Director Davis to review the developer's agreement on One Park Place because he believed that it was the property owner's responsibility to maintain the retention pond area.

Board Member Balius

None

Board Member Carey

None

Board Member Suiter stated that Chris, Wayne, and Associates were doing a good job of maintaining the landscaping throughout various parts of the Town.

ADJOURNMENT

There being no further business to come before the CRA Board and after a motion to adjourn by Board Member Balius and seconded by Vice-Chair Daly, and by unanimous vote, the meeting adjourned at 7:55 p.m.

Chair Castro

Town Clerk Vivian Mendez

(Town Seal)

Approved on this _____ day of _____, 2007

TAB 3

**Lake Park Community Redevelopment Agency (CRA)
Agenda Request Form**

Meeting Date: November ~~28~~, 2007

Agenda Item No.

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> PUBLIC HEARING
<input type="checkbox"/> Ordinance on Second Reading
<input type="checkbox"/> Public Hearing

<input type="checkbox"/> ORDINANCE ON FIRST READING

<input checked="" type="checkbox"/> GENERAL APPROVAL OF ITEM

<input type="checkbox"/> Other: | <input type="checkbox"/> RESOLUTION

<input type="checkbox"/> DISCUSSION

<input type="checkbox"/> BID/RFP AWARD

<input type="checkbox"/> CONSENT AGENDA |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

SUBJECT: Presentation of Landscape Improvements for Park Avenue from 10th Street to the Clock Tower

RECOMMENDED MOTION/ACTION:

Approved by Executive Director W. Davis Date: 10/24/07

Name/Title

Date of Actual Submittal

Originating Department: Executive Director	Costs: \$ N/A Funding Source: Acct. #	Attachments:
Department Review: <input type="checkbox"/> Town Attorney _____ <input type="checkbox"/> Community Affairs _____ <input type="checkbox"/> Community Development _____	<input type="checkbox"/> Finance _____ <input type="checkbox"/> Fire Dept _____ <input type="checkbox"/> Library _____ <input type="checkbox"/> Marina _____ <input type="checkbox"/> PBSO _____	<input type="checkbox"/> Personnel _____ <input type="checkbox"/> Public Works _____ <input type="checkbox"/> Town Clerk _____ <input type="checkbox"/> Town Manager _____
Advertised: Date: _____ Paper: _____ <input type="checkbox"/> 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 _____: Please initial one.

Summary Explanation/Background: At the October 17, 2007 Board Meeting, the Executive Director presented an agenda item to commission Calvin, Giordano and Associates to re-design the Park Avenue streetscape from 10th Street to the clock tower. The Board rejected the proposal and directed the Executive Director to utilize the original design documents from 1999 to improve the

landscaping on Park Ave. The Executive Director subsequently found that a former Town Manager commissioned Calvin, Giordano and Associates to re-design the same area in 2005. Although the design was completed and paid for, no contract was ever let to install the landscaping.

The Executive Director reviewed the 2005 drawings and requested the assistance of Chris Delado of Chris Wayne and Associates (CWA) to make minor modifications to the drawings and develop a rendering and presentation for the Board. The Executive Director and Landscape Architect Chris Delado will present a landscape design for the Park Avenue Streetscape to the Board.