



Minutes
Town of Lake Park, Florida
Public Meeting Between the Town of Lake Park
And the Lake Shore Drive Homeowners' Association
Thursday, March 23, 2023 5:00 – 7:00 PM
Town Hall Commission Chamber,
535 Park Avenue, Lake Park, Florida 33403

Town Manager John D'Agostino welcomed everyone to the meeting. He outlined the concerns that would be discussed this evening (see Exhibit "A").

Mr. Bob Jaffe thanked staff for coordinating the meeting. The comments were submitted for the record (see Exhibit "B").

Mr. Bob Olivio presented the Seawall Structural Assessment (see Exhibit "C").

Ms. Suzie Ceruto discussed safety concerns on Lake Shore Drive. She listed the concerns as follows: speeding; no bicycle lanes, so people are using the sidewalk to ride their bikes; commercial vehicles parked along the roadway closest to Palmetto Drive; overnight parking along the road with people possibly sleeping in their vehicles; asked if the roadway could be closed off; could speed signs be posted, lastly, Toyota dealership unloading vehicles onto the roadway. She asked if the dealership could be asked to unload vehicles on their property. Town Manager D'Agostino requested that his office be contacted if anyone spots vehicles being unloaded on the roadway. Ms. Ceruto thanked staff for their time.

Ms. Susan Ray thanked staff for their time. She expressed concern with vehicles, boats, and trailers parked on Lake Shore Drive. She stated that it has become a storage area for vehicles. She referred to a disregarded tow away sign on the Lake Shore Drive. She explained that a vehicle has been parked on Lake Shore Drive for several months.

She addressed the homelessness issues in Lake Shore Park. She stated that the park gates do not work. She pointed out that there are "hours of operation" signs posted around the park that are not being adhered to by Code Compliance or the police. She encouraged staff to make the park safe by having staff open and close the park gates each day. Town Manager D'Agostino agreed that the park needs to be safer.

Mr. Justin Limbell referred to a meeting in which staff made several suggestions on how to achieve fixing issues on Lake Shore Drive. He explained that an annual inspection was conducted in which the engineer stated that there was no immediate danger with the seawall. The engineer stated that it would cost about \$400,000 to embellish the seawall. He suggested making Lake Shore Drive a dead-end to the south, or lowering the speed limit, or placing more stop signs on the roadway.

Town Manager D'Agostino invited members of the audience to ask questions.

A member of the audience explained that the crosswalk lights no longer come on at night.

Mr. Tom Fifer endorsed the comments made this evening. He commented that as a former Army Corp of Engineers employee he was familiar with seawalls type projects. He explained that the Army Corp was not a grant agency. He was glad to see that the sprinkler system at Kelsey Park was operational again.

Ms. Susan Ray recalled that at a meeting, conducted on Lake Shore Drive, staff provided an option for a boardwalk to be built, through a grant. She explained that the second option was that if the associations did not agree to a boardwalk, then the association could do a bond, which the Town would help secure. She expressed concerns regarding the lack of communication between the Associations and Town since that meeting and all the misinformation that has spread as a result of no communication with the residents.

A member of the audience asked if the Town was still seeking grant funding for a boardwalk or seawalls.

A member of the audience named Monica expressed concern that residents in the 801 building were told that they would not be assessed for the seawall and now are being told that there would be an assessment. She expressed concern with the drug activities taking place in Lake Shore Park.

Town Manager D'Agostino addressed the concerns regarding the seawall. He explained that the Army Corp of Engineers was going to conduct an inspection of the seawalls and report their findings. He explained that seawalls were not removed, but instead a new seawall would be constructed up against the old seawall. He stated that the report would provide information on the condition of each condominium's seawall. There was funding available through the Florida Inland Navigation District (FIND), but only through a 50/50 match. The boardwalk would be included as part of the seawall repairs. He stated that staff reviewed options and suggestions on how to pay for the boardwalk. In those staff discussions, it was suggested that the Town acquire funding for the boardwalk. He stated that it would defeat the purpose because there would always be people against building a boardwalk. He stated that the cost of the seawall was about \$3,500 per linear foot.

The audience and Town Manager D'Agostino had further discussion regarding the seawall. The Town showed slides from Exhibit "D", which further explained the cost of the seawall. Public Works Director Roberto Travieso explained that the cost of the seawall excludes a boardwalk, construction, general condition, mobilization and contractor profit. Town Manager D'Agostino explained that the \$1.2 million was only the cost to repair the seawall, which did not include interest. He explained that the bond authorization would be less for the Town rather than if the Associations tried acquiring funding on their own. He explained the bond process. He explained several slides that were part of Exhibit "D". He stated that the next steps would be for the Associations to discuss and decide if they wanted to participate in the plan and if so what they needed to do.

A member of the audience asked questions regarding the proposed plan. Public Works Director Travieso explained that the slides represent different options that are available. They do not represent the proposed design. He explained that what the Town Manager explained was that the Associations formally inform the Town of their interest in

participating, so that staff could gauge the commitment of each Homeowners Association to determine funding options moving forward. He further explained that there would be further conditions that would need to be included in an agreement stating each parties responsibilities. Town Manager D'Agostino explained that the agreement would not include the design of the project. The agreement would only state what the parties agree to do with the seawall project.

A member of the audience suggested that the Town provide an outline of what to communicate to their organizations. Town Manager D'Agostino described the general nature of the formal interest in participating in this project. The audience member asked if the formal interest needs to include that the Associations want to collaborate with the Town and later a design and funding are formalized. Public Works Director Travieso explained that coastal engineering expert professionals would review all parties best interest and advise every one of what would be in their best interest.

The audience member and staff discuss the impact of the Nautilus 220 project to the area. Town Manager D'Agostino explained what was needed first, which were the conceptual development, at the same time, the Town would apply for grant funding. Once the Town knows what the conceptual cost would be, then the design cost are included, then additional grant application would be submitted for those aspects of the design. Public Works Director Travieso explained that a typical design phase for this type of project would include. He stated that a high level of outreach with all stakeholders was imperative. He stated that a charrette would be scheduled where design options and construction cost are presented to gain the preferences of the stakeholders. The coastal engineer uses the information to create a conceptual design. The design would be brought back before the stakeholders with construction cost for decision making sessions. The sessions could accommodate virtual attendees.

Town Manager D'Agostino addressed the homelessness and drug activity at the park. He stated that there are plans to hire Park Rangers that would patrol and care for the parks. Financially the Town lack funding to hire now. The parks have surveillance camera systems, which would be increased to assist with patrolling the parks. He explained that homelessness was not illegal.

Ms. Susan Ray asked if the park closure sign was enforced and whom it would apply to. Town Manager D'Agostino explained that it would apply to everyone. He explained that area restaurants and non-profit religious organizations are feeding the homeless, so the homeless do not leave the park.

A member of the audience asked who was responsible of repairing the gate. Public Works Director Travieso explained that twice this year the gate were repaired. He stated that it was a never-ending battle because of what people are doing to the gate to maintain them open.

Town Manager D'Agostino addressed the security issues. He explained that since the camera systems, such as Shot Spotter and License Plate Readers, were installed six-years ago the crime rate has decreased by 78%. He shared stories of how these security measures

have kept everyone safe. Public Works Director Travieso encouraged everyone to use the work order portal found on the Town's website to report any issues.

Town Manager D'Agostino addressed the issue of the lack of bicycle lanes on Lake Shore Drive. He explained that the sidewalks were widened on purpose to allow for bicycle riders on the sidewalk. There are signs along the sidewalk indicating which side of the roadway bicycle riders are allowed.

Town Manager D'Agostino addressed the sanitation rate study. He explained that the Town was still in the rate study phase. He explained how he calculated each condominium unit rate per year. A member of the audience explained that the members want the cost to be included as part of the tax roll and not a separate bill. He did not understand why the condominium units were being charged differently than a private home. He stated that the condominiums was a much easier collection than residential properties. Public Works Director Travieso explained that it was not the type of property they have, it was the type of service they receive. He explained that the industry standard was that condominiums pay a dumpster rate, which do not pay the same as single-family homes. He explained that the service for commercial collection was the same for the condominiums as that of a commercial property. He explained that the sanitation rate has not been paying for its operation expenses. These measures would correct those situations. The rates would be effective October 1, 2023. He explained that in June there would be two workshops (Stormwater and Sanitation) relating to rates studies.

A member of the audience asked if the Associations could use their own sanitation service provider. Public Works Director Travieso explained that the Town Ordinance states that only the Town's sanitation service are allowable, except for Roll-Off container services. Discussion ensued regarding sanitation collection and the impact to those in the condominiums on Lake Shore Drive.

ADJOURNMENT

The meeting adjourned at 7:00 P.M.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Approved on this _____ of _____, 2023