



**TOWN MANAGER COMMENTS  
TOWN COMMISSION MEETING  
Wednesday, May 15, 2024**

**Exhibit C**

**P3 GROUND LEASES**

**Section 5 of the Use of Premises Clause states the following of the P3 Ground Leases:**

You may recall that at the April 17, 2024 regular Commission meeting, the agenda item for approval of the ground lease between the Town and Forest Development Lake Park Boat Storage, LLC for the boat storage component of the P3 project was pulled because the Town was awaiting final approval from Brad Richardson from the Department of Environmental Protection. However, in the lease agreement under Section 5 Use of Premises, the following

**USE OF PREMISES.** It is expressly agreed that the Premises may be used during the Term only for any purposes permitted pursuant to the **Comprehensive Agreement or as may permitted by the applicable governmental authority and may not use the Premises for any purpose in violation of the Deed Restrictions and Reverter Clauses to the extent the same have not been amended or terminated of record. It is the obligation of the Developer to work out alternative locations that would provide for seamless operation of current users in that location during construction.** Tenant, its agents, employees, customers, and invitees shall have free and unobstructed right to use the Premises for such purposes. Tenant shall comply with and abide by all federal, state, county, municipal, and other governmental statutes, ordinances, laws, and regulations affecting the Premises, the Improvements, or any activity or condition on or at the Premises. Tenant shall have access to the Premises twenty-four (24) hours per day, 365 days per year. Tenant shall have the right to place signs at the Premises provided such signs comply with the local ordinances and regulations. Upon the expiration of the Term, upon Landlord's request, Tenant shall remove all signage and shall restore and repair any damage caused by the installation or removal of such signs.

**COMMUNICATIONS AND GRANTS**

The Town of Lake Park's septic-to-sewer conversion project has been selected by Congresswoman Sheila Cherfilus-McCormick for inclusion in the FY25 Federal Appropriations Bills with a request of \$3,000,000. Congresswoman Sheila Cherfilus-McCormick puts forth no more than 15 projects for funding, and the Town of Lake Park is honored to among those she selected this year. The FY 25 budget is expected to be finalized at the end of this calendar year, and the Town expects to hear more about the final appropriated budget amount in the fall.

**COMMUNITY DEVELOPMENT**

- At the last Commission meeting, the resiliency/seawall ordinance was discussed. The public provided several comments with concerns on the notification and the proposed

seawall requirements. This Ordinance was brought forward by the Community Development Department, NOT because the department initiated this request, but because the Town had previously completed a vulnerability assessment report through our consultant, WRMA, which resulted in a moratorium being enacted in August 2023 (expiring August 2, 2024) and Community Development Staff being instructed to work with our consultant on developing a resiliency ordinance that is in line with the recommendations in the vulnerability assessment report. Once this ordinance was created, in an effort to provide transparency to the responsible parties, courtesy mail notices (that are not otherwise required by Code or by Statute) were sent by US. Mail and by email to the Associations along Lake Shore Drive and to the property owners around South Lake without Associations. Community Development Staff did NOT do anything wrong and did not forget to perform any required steps in the process however, given the discussions that took place at the last meeting, it has been decided to proceed with a workshop on the resiliency/seawall ordinance on Saturday, August 17, 2024. While this date is after the expiration of the moratorium, it will provide an added opportunity to review and discuss the proposed ordinance prior to it coming back before the Town Commission. This date has been selected since it is intended to also have additional density/zoning change discussions at this same workshop (see additional comment below). In addition to the courtesy mail notifications to responsible parties provided previously, each property owner along the east and west sides of Lake Shore Drive (Associations and owners) and around South Lake (as done previously) will be provided with a mail notification.

- The Community Development Department has also been instructed to pursue density/zoning change discussions with the Town Commission. Mail notifications will be sent in advance of these meeting dates also. The timeline for these discussions will include the following (contingent on Town Commission agreement to these dates):
  - **Wednesday, June 12, 2024** – *initial discussion on the Commission's desire to have Staff pursue zoning changes for the east side of Lake Shore Drive (up to 35 stories inclusive of parking level exemptions), along with some additional changes within the existing Federal Highway Mixed Use Corridor (possibly additional height just north of Nautilus and block frontage modifications along the west side of Federal Highway with possible height increases) that would serve to align with the possible changes on the east side (using a transitional approach) of Lake Shore and align with current market conditions.*
  - **Saturday, August 17, 2024 – 10am** – *Assuming the Commission agrees on June 12, this would serve as the community workshop to present the zoning changes and gather public input (this is when more detailed discussions on height, traffic, and so on would occur). As discussed in the prior comment, this workshop will also serve to address the Resiliency/Seawall Ordinance*
- DXD Capital self-storage facility on Water Tower Road is close to completion. They are working on their final Certificate of Occupancy items.
- Texas Roadhouse restaurant at 280 N. Congress is estimating a July 1 opening date. Final opening date confirmation is forthcoming.

## **HUMAN RESOURCES**

### **Job Openings:**

The following open positions are being advertised:

- Groundskeeper – Pay Range \$16.51 to 26.42 per hour. Application deadline 5:00 p.m. on 5/17/2024
- Sanitation Truck Operator I – Pay Range \$18.91 to \$30.25 per hour. Application deadline 5:00 p.m. on 5/17/2024
- Sanitation Truck Operator II – Pay Range \$21.65 to \$34.63 per hour. Application deadline 5:00 p.m. on 5/17/2024
- Stormwater Technician II – Pay Range \$21.65 to \$34.63 per hour. Application deadline 5:00 p.m. on 5/30/2024

The following volunteers are needed for the Lake Park Public Library:

- Tutors for one-on-one English language learning
- Tutors for one-on-one basic computer and digital literacy
- Data entry
- Shelving
- Facilitator for English Exchange Group

To view the complete job posting for the above positions or volunteer opportunities or to download an employment or volunteer application, please visit the Town's official website at [www.lakeparkflorida.gov](http://www.lakeparkflorida.gov). For additional information please contact the Town's Human Resources Department at 561-881-3300 and choose Option 8.

### **New Employees:**

We are pleased to announce that the following three new employees have joined our staff:

- Alphonso Alexander, our new Operations Manager in our Public Works Department; and
- Jean Bastien, our new Maintenance Worker in our Public Works Department

Both are here this evening.

## **PUBLIC WORKS**

### **Town Hall Roof Replacement**

The Town received a Historical Grant in the amount of \$300,000 with a 50% match totaling \$600,000 for roof replacement, painting of Town Hall and water sealing the building's exterior. The composition of the exterior façade is of porous material requiring us to waterproof the exterior of the building.

### Pocket Park on 7<sup>th</sup> Street

In 2021, the Town of Lake Park acquired a previously abandoned residential property and embarked on an ambitious project to transform the site into a vibrant new Town park. The initial phase involved demolishing the existing structure and clearing the site, setting the stage for the park's design and construction.

In 2022, with the approval of the Community Redevelopment Agency (CRA) Board, Town staff initiated design work for a pocket park at 610 7th Street. J. Morton Landscape Architecture was contracted to create comprehensive hardscape and landscape plans. Following the completion of these plans, construction of the pocket park began.

We are thrilled to announce the successful completion of this project. The new Pocket Park boasts three circular walkways that enhance community engagement: two feature dynamic art displays and the third surrounds a welcoming octagonal gazebo with seating. These elements are interconnected by precast paver sidewalks, offering both beauty and functionality.

The park also includes new landscaping and irrigation systems, modern site lighting, and amenities such as benches and trash receptacles, making it a perfect locale for relaxation and enjoyment. This development significantly enhances our community's recreational facilities and underscores our commitment to improving public spaces for all residents to enjoy.

### SPECIAL EVENTS

#### Memorial Day Ceremony

The Town will host its annual Memorial Day Ceremony in Kelsey Park on Monday, May 27 at 11:00 a.m. The event is sponsored by VFW Post 9610. For more information, call 561-840-0160.

#### Sunset Celebration

Sunset Celebration will be held on Friday, May 31 from 6:00 p.m. – 9:00 p.m. in our new location at Kelsey Park. This month's event will feature live entertainment from Larry Johnson's Essence of Motown! For more information, call 561-840-0160.

### NATIONAL LEAGUE OF CITIES CENTENNIAL ROAD SHOW

The National League of Cities is celebrating its centennial by visiting 100 municipalities throughout the country with the **NLC Centennial Roadshow: 100 Years, 100 Cities**, and the Town of Lake Park was chosen as one of the stops. The CEO of the National League of Cities, Clarence Anthony, along with some NLC staff members, will be in Lake Park on Tuesday morning, May 21, from 9:30 to 10:15, starting with a visit to Town Hall, to share information and to learn about our unique town. We could not be more excited to have been selected for this honor.

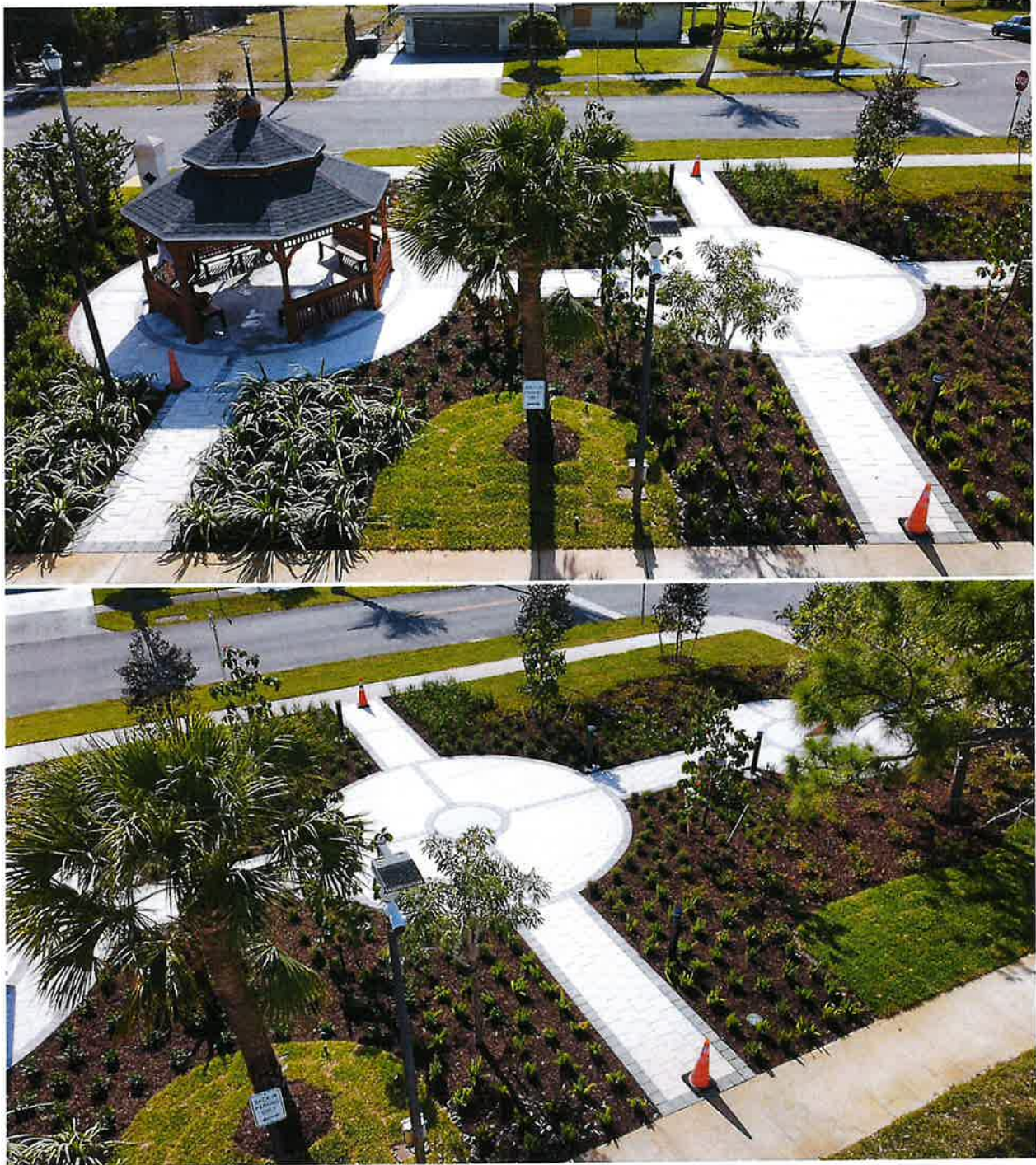


TOWN HALL  
ROOF REPLACEMENT





**POCKET PARK – 610 7<sup>th</sup> STREET**



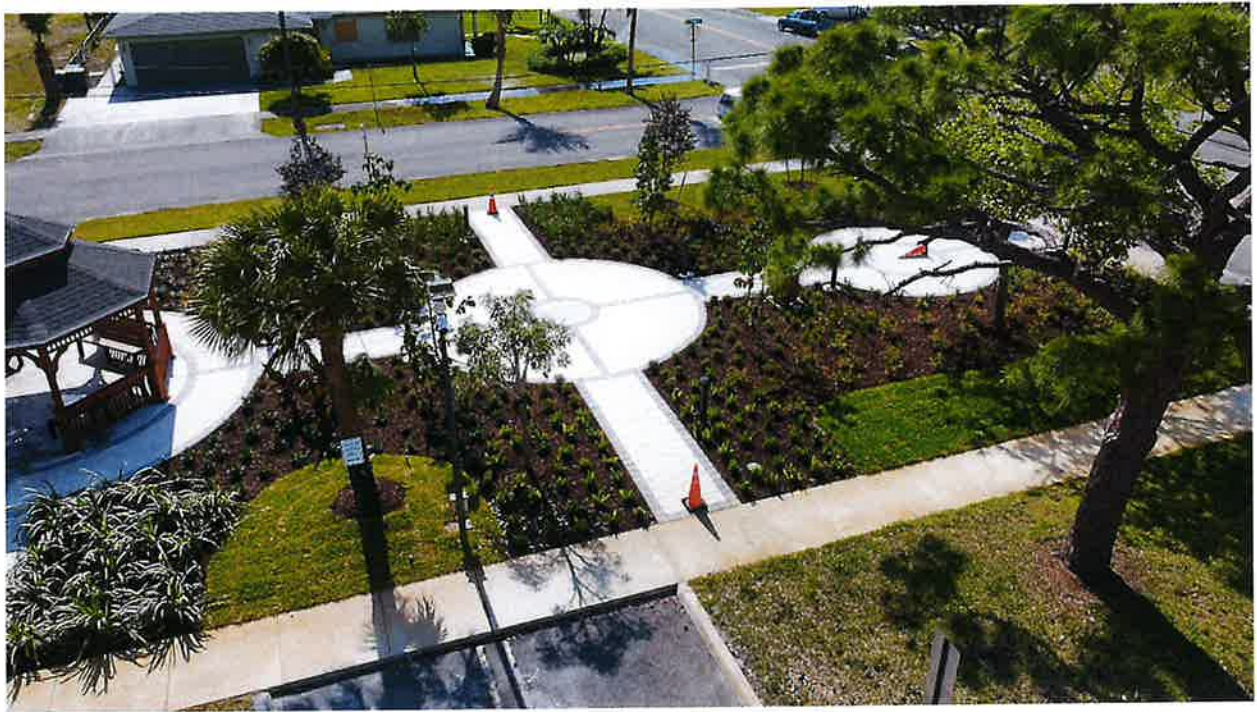
















# **MEMORIAL DAY CEREMONY**

**HONORING THOSE WHO GAVE THEIR LIVES IN  
SERVICE PROTECTING OUR NATION'S FREEDOM**

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**MONDAY, MAY 27**

**11:00 AM**

**KELSEY PARK**

**601 US HIGHWAY 1**

**LAKE PARK, FL 33403**

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**SPONSORED BY VFW POST 9610**



# SUNSET CELEBRATION

FREE MUSIC CONCERT

FEATURING

LARRY JOHNSON'S  
ESSENCE OF MOTOWN



FOOD VENDORS \* CASH BAR \* ART & CRAFT VENDORS \* HAPPY HOUR  
FREE ADMISSION & PARKING \* NO OUTSIDE FOOD OR DRINKS

**FRIDAY, MAY 31**  
**6:00 PM - 9:00 PM**

**KELSEY PARK**  
**601 US HIGHWAY 1**  
**LAKE PARK, FL 33403**



FOR MORE INFORMATION CALL 561-840-0160 OR  
EMAIL [SPECIALEVENTS@LAKEPARKFLORIDA.GOV](mailto:SPECIALEVENTS@LAKEPARKFLORIDA.GOV)

