



June 10, 2024

Nadia Di Tommaso  
Planning & Zoning  
535 Park Avenue  
Lake Park, FL 33403

**Re: Katz Petition**

Good morning, Nadia

In preparation for the approaching hearing on 06-12-2024, knowing that a resident, Mr. Katz, is planning on attending the hearing, we felt we should reach out to the Town and provide some data for your review. Below is a list of claims and our responses as well as a list of communications and dates concerning this matter. Please let us know if you would like to discuss this and we will make ourselves available to you, John, Bambi, Mayor Michaud, or any of the Council Members.

**Katz Claim:** The south end of Lake Shore Dr. two-way drive aisle imposes imminent danger to residents

**Response:** The Lake Shore Dr. Improvements comply with all FDOT Standards, accommodating two-way circulation. The improvements include but are not limited to adequate roadway width, turning radius, curbing, signage and stripping, ensuring safety and functionality of the road. The redevelopment of Lake Shore Dr. will also provide drainage improvements which are part of the Town's Five-Year Capital Improvement Schedule within the Comprehensive Plan.

**Katz Claim:** The south end of Lake Shore Dr. two-way drive aisle imposes imminent danger to families who frequently visit Kelsey Park or utilize tennis courts.

**Response:** The Nautilus project will improve walkability along Lake Shore Dr. to Kelsey Park. In addition to the existing promenade, a 6' walkway will be situated along the east side of Lake Shore Dr. providing ample space and a safer experience for pedestrians.

**Katz Claim:** The south end of Lake Shore Dr. two-way drive aisle imposes imminent danger to pedestrians and cyclists.

**Response:** Currently, Lake Shore Dr. does not accommodate a bike lane. The Nautilus development will construct a 5' bike lane along Lake Shore Dr., creating a much safer environment for cyclists.

**Katz Claim:** The south end of Lake Shore Dr. two-way drive aisle imposes imminent danger to school children in the morning hours.

**Response:** There is absolutely no evidence to support this statement and it is simply a "scare tactic" and unsubstantiated claim.

**Katz Claim:** Nautilus Traffic Study indicates an increase of 2,676 vehicles each day

**Response:** Based on the Nautilus traffic study, there is an estimated increase of 2,328 gross daily trips. The existing development, prior to Nautilus approval, generated 548 daily trips. The Nautilus development plan is consistent with the intent and purpose of the Town's Federal Highway Mixed Use District Overlay and complies with all property development regulations, including required roadway improvements for US 1 / Federal Hwy., Cypress Dr., Bayberry Rd. and Lake Shore Dr. The project has also received traffic approval from Palm Beach County. Further, Mr. Katz states the new site will increase the daily trips by 2,676 vehicles plus an additional 400-600 cars due to the residents. In other words, he is implying the 2,676 should be a lot higher. This is incorrect as the increase is 2,328 daily trips which is inclusive of the residents, contractors, etc.

**Katz Claim:** Nautilus Traffic Study indicates the 340 new residents will create an additional 400-600 cars, deliveries, and contractors traveling in/out of Nautilus building.

**Response:** The Nautilus traffic study indicates a daily trip increase for the AM peak hour (in and out) of 155 trips and an increase for the PM peak hour (in and out) of 193 trips.

**Katz Claim:** He uses words and phrases such as “threat to our safety”, “disaster waiting to happen”, “increase of traffic congestion on Lake Shore Drive”, “poses a significant risk for accidents”, “speeding” etc.

**Response:** We would challenge Mr. Katz to provide any factual evidence to support any of this.

**Katz Claim:** He has stated that the majority of traffic was going to be using Date Palm Drive.

**Response:** This couldn’t be further from the truth, there would be very little reason for residents to use Date Palm Drive once the site is open. The FDOT project is going to restrict access to Date Palm so that it is right in, right out only. If you are coming to the site from the north, there will be a directional access (left in, right in, right out) on Cypress that can be used. If you are approaching from the south, you will likely be using the newly created Bayberry or Cypress entrances. When you leave the site heading north, you will likely use Bayberry or Cypress. If travelling south, you can travel down to Silver Beach Road to exit that way.

To the point above, there will be some circulation on Lake Shore Drive particularly with the valet, but the majority of traffic will enter and exit as described above. There will be no capacity or traffic operational issues on Lake Shore Drive.

**Katz Claim:** He states that our traffic study utilizes the “Coastal Residential Exception”. This means that for Traffic Concurrency purposes, residential trips are exempt. This is a policy within Article 12 (Traffic Performance Standards) of the Palm Beach Land Development Code. All municipalities have an interlocal agreement with PBC Traffic for traffic concurrency. Therefore, this is the legal standard by which traffic studies are reviewed.

**Response:** Even if we did not remove the residential trips from concurrency, we still would meet all applicable Level of Service standards.

#### **Email and Other Communications:**

- 02-07-2024 at 2:30pm – Brian Terry, Insite Studios, and I met with him as he was attempting to explain the data he is currently manipulating. He yelled and was combative the entire time and stated that we were liars.
- 02-19-2024 – We hosted a meeting at our sales center for the entire 301 building to discuss N220 that he attended, and he became so combative that his neighbors had to intervene to get him to stop shouting.
- 03-02-2024 – He distributed flyers door to door attempting to get support.
- 05-22-2024 – Posted a flyer on the mailbox at 302 Lakeshore.
- 06-06-2024 – Posted a flyer on the mailbox at 302 Lakeshore again.



In short, Mr. Katz has led people to believe that Lakeshore Drive was historically a one way or a dead end even after I sent him the attached emails and photos illustrating that it was 2 way long before he lived at 301. He has consistently represented that the speed limit (25 MPH) on Lakeshore would change. He states (in his petition and has done so at Town Council Hearings) that the community at large will somehow be in imminent danger without any factual data. He has misled people into believing that all traffic will occur on Lakeshore Drive. He has made statements concerning environmental impacts without any supporting data. He has campaigned to damage our reputation and relationship with Staff, Council and our neighbors.

While we deeply respect his right to express his concerns, as you can see, this has been a deceitful and malicious effort made at our expense. Should you require any additional data please let us know and we will reply promptly.

Respectfully submitted,



Sam Bauer  
*Senior Vice President of  
Development*

(561) 436-7044

[Sam@ForestDevelopment.com](mailto:Sam@ForestDevelopment.com)  
[www.ForestDevelopment.com](http://www.ForestDevelopment.com)



Good afternoon Mr. Katz,

Here are 2 more images of Lake Shore Drive from 2015 showing the 2-way traffic and 2 Google Maps images, one from 2015 and one from 2007.

In both Google Maps images, you can clearly see the stop sign for northbound traffic and in the 2015 image you can see a car turning North onto Lake Shore Drive. I have circled the stop bar painted on the roadway that is a DOT requirement where stop signs are located. I did however misstate the "Bridge". It will just be a regular roadway, not a bridge when the construction is complete. Please let me know if you have any additional questions.

Sincerely,



**Sam Bauer**  
*Senior Vice President of  
Development*

(561) 436-7044

[Sam@ForestDevelopment.com](mailto:Sam@ForestDevelopment.com)  
[www.ForestDevelopment.com](http://www.ForestDevelopment.com)

**From:** Frank Katz <[the.katzs@gmail.com](mailto:the.katzs@gmail.com)>  
**Sent:** Monday, March 4, 2024 3:27 PM  
**To:** Sam Bauer <[sam@forestdevelopment.com](mailto:sam@forestdevelopment.com)>  
**Cc:** [townmanager@lakeparkflorida.gov](mailto:townmanager@lakeparkflorida.gov)  
**Subject:** Re: South end of Lake shore dr

Lake Shore Drive only allowed south bound traffic into the marina. It was NEVER 2 ways when we moved in over 5 years ago. Check with Mr. D'Agostino. He agreed with me @ the last meeting @ your sales office  
Please get your facts right

Sent from my iPhone

On Mar 4, 2024, at 3:06 PM, Sam Bauer <[sam@forestdevelopment.com](mailto:sam@forestdevelopment.com)> wrote:



Good afternoon Mr. Katz,

Hope all is well with you! As we had explained during our 2 previous meetings with you, the traffic modification illustrated in the Image you provided is temporary.

Once the improvements to the existing Storm Water System begin (that is located directly under the Bridge shown in the image you provided) another traffic modification will occur for that period of construction.

Upon completion of the improvements to the Storm Water system, the bridge will reopen allowing for 2-way traffic as it has existed for over a decade. Please see attached historical Image.

Please let us know if you have any additional questions.

Sincerely,

<image001.png>

[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)

#Nautilus220

**Sam Bauer**  
*Senior Vice President of  
Development*

**(561) 436-7044**

[Sam@ForestDevelopment.com](mailto:Sam@ForestDevelopment.com)  
[www.ForestDevelopment.com](http://www.ForestDevelopment.com)

**From:** Frank Katz <[the.katzs@gmail.com](mailto:the.katzs@gmail.com)>

**Sent:** Monday, March 4, 2024 12:35 PM

**To:** Town Manager <[townmanager@lakeparkflorida.gov](mailto:townmanager@lakeparkflorida.gov)>

**Cc:** Sam Bauer <[sam@forestdevelopment.com](mailto:sam@forestdevelopment.com)>

**Subject:** South end of Lake shore dr

*Can u let me know if the opening of the south end of Lake Shore Drive into 2 ways leading into & out of The Marina & Nautilus 220 [see attachment] is temporary or permanent...???*

*Thanks*

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*Daphne & Frank*

*Stay Strong !! Stay Safe !*

*If U can't Stay Cool!! B Cool!!*

Google Maps 298 Lake Shore Dr



Image capture: Nov 2007 © 2024

Google Maps 298 Lake Shore Dr.



Image capture: Feb 2015