



TOWN MANAGER COMMENTS

TOWN COMMISSION MEETING **Wednesday, February 21, 2024**

HUMAN RESOURCES

We are pleased to announce that we have hired a new Public Works Director, Jamie Morales formerly the Assistant Public Works Director for St. Lucie County and former Public Works Director for Pasco County. His start date is March 4, 2024 and he will be formally introduced at the March 6, 2024 Regular Commission meeting.

The following open positions are being advertised:

- Groundskeeper – Hourly rate: \$16.51 to \$26.42
- Library Assistant/Children's -- Hourly rate: \$15.43 to \$24.69
- Maintenance Worker -- Hourly rate: \$18.91 to \$30.25
- Community Development Technician – Hourly rate: \$18.91 to \$30.25
- Sanitation Truck Operator I -- Hourly rate: \$18.91 to \$30.25
- Sanitation Truck Operator II -- Hourly rate: \$21.65 to \$34.63
- Sanitation Truck Operator Trainee – Hourly rate: \$17.67 to \$28.27
- Dock Attendant – Hourly rate: \$18.91 to \$30.25
- Operations Manager – Salary range: \$59,014.54 to \$94,423.27 per year
- Senior Accountant – Salary range: \$59,014.54 to \$94,423.27 per year
- Stormwater Technician II -- Hourly \$21.65 to \$34.63
- Finance Director – Salary range: \$115,002.64 to \$184,004.23 per year

All of the above positions are open until filled.

To view the complete job posting for the above position or to download an employment application, please visit the Town's official website at www.lakeparkflorida.gov. For additional information please contact the Town's Human Resources Department at 561-881-3300 and choose Option 8.

For the CRA, we are pleased to announce that Allison Justice has verbally accepted the job offer for the position of Community Redevelopment Administrator. Approval of her employment agreement will be an item on the agenda for the March 6, 2024 CRA Board meeting at which she will be formally introduced. Her anticipated start date is March 7, 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 volunteer postings for these volunteer opportunities, please visit the Volunteer Opportunities page of the Town's official website at www.lakeparkflorida.gov. For additional information, please get in touch with the Town's Human Resources Department at 561-881-3300 and choose Option 8.

LIBRARY

This **Saturday, February 24**, 10 a.m.-2 p.m., and every Saturday through **Saturday, April 13** (except March 30), the AARP Foundation Tax-Aide Program volunteers will be at the Library to provide free tax assistance. This program is open to anyone interested in receiving help to file their income taxes. The program starts at 10 a.m. on a first-come, first-served basis, it is best to get there early.

SPECIAL EVENTS

Sunset Celebration

The town of Lake Park will host its monthly Sunset Celebration on **Friday, February 23**, 6:00 p.m.-9:00 p.m. at the Lake Park Harbor Marina. This month's event will feature live entertainment from On The Roxx! There will be a full bar, happy hour prices, and various food and craft vendors. For more information, contact the Special Events Department at 561-840-0160.

Community Greening Tree Giveaway

The Town of Lake Park has hired Community Greening to host a tree giveaway event at Kelsey Park from 9:00 a.m.-11:00 a.m. on **Saturday, March 9**. Community Greening will be handing out various species of native and fruit trees on a first come, first served basis. For more information please contact the Special Events Department at 561-840-0160. **The question to be answered by the Town Commission is, do we want to limit the Tree giveaway program to just Lake Park residents?**

St. Patrick's Day Parade

The Town Commission has been invited to participate in the Palm Beach Shores St. Patrick's Day Parade on **Saturday, March 16**. The parade will kick off at the Community Center at 11:00 am. Please let us know who would like to participate as soon as possible. The Special Events Departments will make the arrangements.

TOWN COMMISSION CONSENSUS

Long-Range Strategic Planning Workshop for the Library – The proposed date for the Workshop with Stakeholders is the same date as the PB Shores St. Patrick's Day Parade, **Saturday, March 16**, 1-3 p.m. to be held in Town Hall's Commission Chambers. Seeking

Commission consensus regarding their participation and the possibility of changing the Workshop date.

National Library Week – A Proclamation request has been submitted by Mayor Michaud for Town Commission consensus to proclaim **April 7-13, 2024** as National Library Week.

Water Conservation Month - The State of Florida, Water Management Districts has designated April as Water Conservation Month to educate citizens about how they can help save Florida's precious water resources. Seeking Commission consensus to proclaim **April 2024** as Water Conservation Month.

Water Reuse Week – At the request of WaterReuse Florida, the state section of the WaterReuse Association, they are seeking Town Commission consensus to proclaim **May 19-25, 2024** as Florida Water Reuse Week.

RESIDENTIAL SANITATION DELAYS

The Town is experiencing residential sanitation delays due to equipment issues. As a result, garbage cart collection on the south side of Lake Park from Park Avenue to Silver Beach Road was completed today, February 21, instead of on February 20 as originally scheduled. Residential recycling will be collected on Friday, February 23.

We apologize for the inconvenience and appreciate your patience. Please feel free to contact the Public Works Department with any questions at 561-881-3345 or publicworks@lakeparkflorida.gov.

TOWN HALL ROOF REPAIRS

Roof repairs for Town Hall began today and are expected to last for approximately 45 days. There will be no access to the back parking lot or any of the back doors of the building for the duration of the construction project.

RELEASE OF DEED RESTRICTIONS FOR THE LAKE PARK HARBOR MARINA

On December 21, 2023, at the request of the P3 partners, they fashioned a letter, which is attached. Before I sent the letter out, I sent a copy to the Town Attorney because I had questions about the parcel citations in the letter. Once the town attorney confirmed the parcel information was accurate. At that point, Sirena Davila, district director of the Florida Department of Environmental Protection, Southeast District, received the attached letter. As you can see from the letter, the Town Commission received a carbon copy of the letter on the date of the letter.

After receipt of the letter, I received a call from Brad Richardson, Chief Bureau of Public Land Administration, requesting additional information. I suggested a copy of the Comprehensive Agreement (a public document) would provide him with foundational information regarding the activities proposed for the Marina P3 development.

Once Brad Richardson and his team reviewed the Comprehensive Agreement, the Bureau Chief submitted additional questions regarding development components. Once I received the request for further information (see attached January 26, 2024 letter), I presented Brad Richardson's comments directly to Larry Zabik and Peter Baytarian, requesting detailed information for each of the three questions posed by Brad Richardson. The attached letter represents the question asked and the answer provided by the P3 team, resulting in the enclosed January 26, 2024 (attached) response on behalf of the Town through my office.

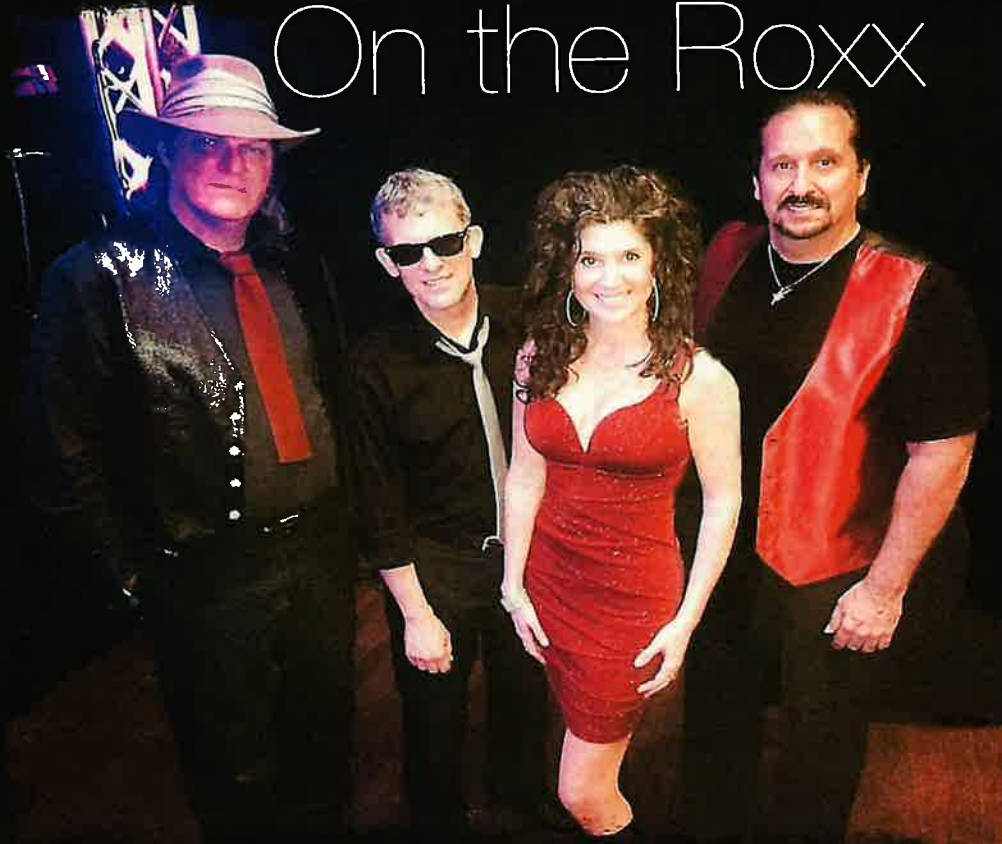
Today, I received another courtesy email from Mr. Delaney regarding a discussion on strategy to respond to follow-up questions. My office did not receive such questions, and I believe Brad Richardson sent the follow-up questions directly to the P3 team. Many essential discussions leading up to the Comprehensive Agreement, including the information provided in this report, occurred without representation by the Town at any sessions between Don Delaney and the P3 Team. I refer to them as a team because partners act differently and include all partners, not a select few, in meaningful discussions about property owned by the Town of Lake Park. I believe set straight, the town needs to regain control of the process and request that the Town Commission suspend Mr. Delaney's work on the P3 project until further notice. Suspension of all activity by Mr. Delaney on the P3 project must occur through a vote of the Town Commission.

SUNSET CELEBRATION

FREE MUSIC CONCERT

FEATURING

On the Roxx



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

FRIDAY, FEBRUARY 23
6:00 PM - 9:00 PM
LAKE PARK HARBOR MARINA
105 LAKE SHORE DRIVE
LAKE PARK, FL 33403

FOR MORE INFORMATION CALL 561-840-0160 OR
EMAIL SPECIALEVENTS@LAKEPARKFLORIDA.GOV



National Library Week 2024 Proclamation

WHEREAS, libraries offer the opportunity for everyone to connect with others, learn new skills, and pursue their passions, no matter where they are on life's journey;

WHEREAS, libraries have long served as trusted institutions, striving to ensure equitable access to information and services for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status;

WHEREAS, libraries adapt to the ever-changing needs of their communities, developing and expanding collections, programs, and services that are as diverse as the populations they serve;

WHEREAS, libraries are accessible and inclusive places that promote a sense of local connection, advancing understanding, civic engagement, and shared community goals;

WHEREAS, libraries play a pivotal role in economic development by providing resources and support for job seekers, entrepreneurs, and small businesses, thus contributing to local prosperity and growth;

WHEREAS, libraries make choices that are good for the environment and make sense economically, creating thriving communities for a better tomorrow;

WHEREAS, libraries are treasured institutions that preserve our collective heritage and knowledge, safeguarding both physical and digital resources for present and future generations;

WHEREAS, libraries are an essential public good and fundamental institutions in democratic societies, working to improve society, protect the right to education and literacy, and promote the free exchange of information and ideas for all;

WHEREAS, libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week;

NOW, THEREFORE, be it resolved that I, Roger Michaud, Mayor, proclaim National Library Week, April 7-13, 2024. During this week, I encourage all residents to visit their library and celebrate the adventures and opportunities they unlock for us every day. Ready, Set, Library!

Proclamation

(Name of County/ City entity)
(Location)

WHEREAS, water is a basic and essential need of every living creature; and

WHEREAS, The State of Florida, Water Management Districts and (your name) are working together to increase awareness about the importance of water conservation; and

WHEREAS, (your city or county name) and the State of Florida has designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

WHEREAS, (your name) has always encouraged and supported water conservation, through various educational programs and special events; and

WHEREAS, every business, industry, school and citizen can make a difference when it comes to conserving water; and

WHEREAS, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and

NOW, THEREFORE, be it resolved that by virtue of the authority vested in me as (Chairman, Mayor, etc) of (your city or county name) (commissioners or councilmen, etc) do hereby proclaim the month of April as

Water Conservation Month

(your city or county name), Florida is calling upon each citizen and business to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save water.

Proclamation

**(Name of County/City/Utility)
(Location, Florida)**

WHEREAS, safe, clean and sustainable water resources are essential to Florida's environment, economy, citizens, and visitors; and

WHEREAS, although Florida's water supplies are finite, the state's population and need for water resources continues to increase; and

WHEREAS, water reuse provides a means for conserving and augmenting Florida's precious water resources and is key to the state's sustainable water future; and

WHEREAS, Florida has established the encouragement and promotion of water reuse as state objectives in Chapters 373 and 403, Florida Statutes, and

WHEREAS, Florida's permitted reuse capacity is more than 1.8 billion gallons per day (approximately 70 percent of Florida's total permitted capacity for all domestic wastewater treatment facilities); and

WHEREAS, Florida has risen to be the national leader in water reuse -- reusing nearly 820 million gallons of reclaimed water per day to conserve freshwater supplies and recharge our freshwater resources; and

WHEREAS, May, typically a dry month when water demands are high, is a good time to educate residents about how they can help save Florida's precious water resources through water reuse; and

WHEREAS, WaterReuse Florida, the state section of the WaterReuse Association, has proclaimed the week of May 19-25, 2024 as Florida Water Reuse Week; and

WHEREAS, (your city/county/utility) has joined with WaterReuse Florida, the Florida Department of Environmental Protection, and the (the water management district you're located in) Water Management District in encouraging and promoting water reuse and conservation; and

WHEREAS, (your city/county/utility) has implemented a water reuse program and encourages efficient and effective use of reclaimed water; and

NOW, THEREFORE, be it resolved that by virtue of the authority vested in me as (Chairman, Mayor, etc) of (your city/county/utility name) hereby supports WaterReuse Florida and proclaims May 19-25, 2024, as

WATER REUSE WEEK

in the State of Florida. (your city/county/utility name), Florida is calling upon each citizen and business to help protect our precious water resources by practicing water conservation and efficient and effective use reclaimed water.



Office of the
Town Manager

535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3304
Fax: (561) 881-3314

www.lakeparkflorida.gov

December 21, 2023

DEC 27 2023

WEST PALM BEACH

Sirena Davila, District Director
Florida Department of Environmental Protection
Southeast District – West Palm Beach
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406

RE: Release of Deed Restrictions for Lake Park Harbor Marina Project

Dear Ms. Davila,

The Town of Lake Park is undergoing a major redevelopment of its waterfront on 12 acres of Town-owned land that fronts the Lake Worth Lagoon. As the centerpiece of this project, the Town has entered into a Public Private Partnership (P3) to redevelop and expand the Lake Park Harbor Marina, one of the premier public marinas in the South Florida region. The marina will serve as the anchor of a new mixed-use waterfront district that also includes residential, dry storage and wet slip marina, boat ramp, hotel, restaurant, and retail spaces along other public amenities (the "Project"). The Project will be a key economic generator for Lake Park and ensure the long- term stability of the Town's only public marina.

For the Town to realize the significant benefits of the Project, the Board of Trustees of the Internal Improvement Trust Fund ("TIIF") must release certain deed restrictions and or/reverter clauses recorded on title that prohibit land uses within some of the parcels TIIF conveyed to the Town in the 1960s. Under our P3 agreement, the Town as underlying landowner has agreed to work diligently with the developer to resolve these proprietary issues with TIIF. In particular, the following three (3) parcels within the Project are subject to title encumbrances by TIIF:

- **Parcel 1A.** Subject to "public drainage and park purposes only" under TIIF Dedication No. 24709 (2054-50), as recorded at ORB 1633 PG 606 of the county's public records;
- **Parcel 3.** Subject to "public park and boat ramp purposes only" under TIIF Deed No. 22899 (960-50), as recorded at ORB 694 PG 327 of the county's public records; and
- **Parcel 5.** Subject to "public purposes" only, under TIIF Deed No. 24018 (1339-5), as recorded at ORB 1239 PG 59 of the county's public records.

Enclosed herein are a site plan showing the locations of each component of the Project and a diagram that overlays the restrictions listed above as they affect the Project.

The Town maintains that the overall public/private partnership to develop the Project complies with the intent of "public purpose" deed restrictions imposed by T11F and all components of the Project on these specific parcels will remain available for lease or use by the public. The hotel component shown on the west side of the site plan is fully outside of the Parcels encumbered by T11F restrictions. The vast majority of the space within the parcels at issue is the public marina component (wet slips, dry storage, marina office, boat ramp, parking, etc.) which will be owned and leased by the Town for the operation of a marina, boat ramp and restaurant available to the public, and is clearly consistent with the T11F land use restrictions. Note also that there will be a marina expansion developed on sovereignty submerged lands at this site, which we understand will require a T11F lease, applied for in connection with the environmental resource permitting

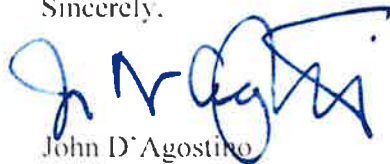
However, the recorded encumbrances on parcels referenced above remain a cloud on title for the (i) marina restaurant and (ii) boat storage components of the Project, as shown on the attached site plan. The marina restaurant includes retail and event spaces available for rental by the public. The boat storage facility is a mixed-use building that will also incorporate retail and restaurant spaces on the ground floor, recreational spaces, and 24 lodging units on the upper floors intended to be available for those staying at the marina. It is our belief that T11F will need to release the deed restrictions and reverter clauses to avoid a proprietary noncompliance issue for these uses.

Please be advised that the Town recently submitted an application to relocate boat ramps in the marina component of the Project (under FDEP App. # 220311-003), but the Town and its developer partner have not commenced the environmental resource permitting process for the remainder of the Project.

Redevelopment of the Lake Park Harbor Marina is expected to generate hundreds of local jobs and millions of dollars in revenue for the Town. The Project will help establish the Lake Park waterfront district as a destination attraction and ensure the long-term viability of its public marina.

For all of the above reasons, we respectfully request that T11F release the encumbrances described herein to allow this essential economic development project to proceed.

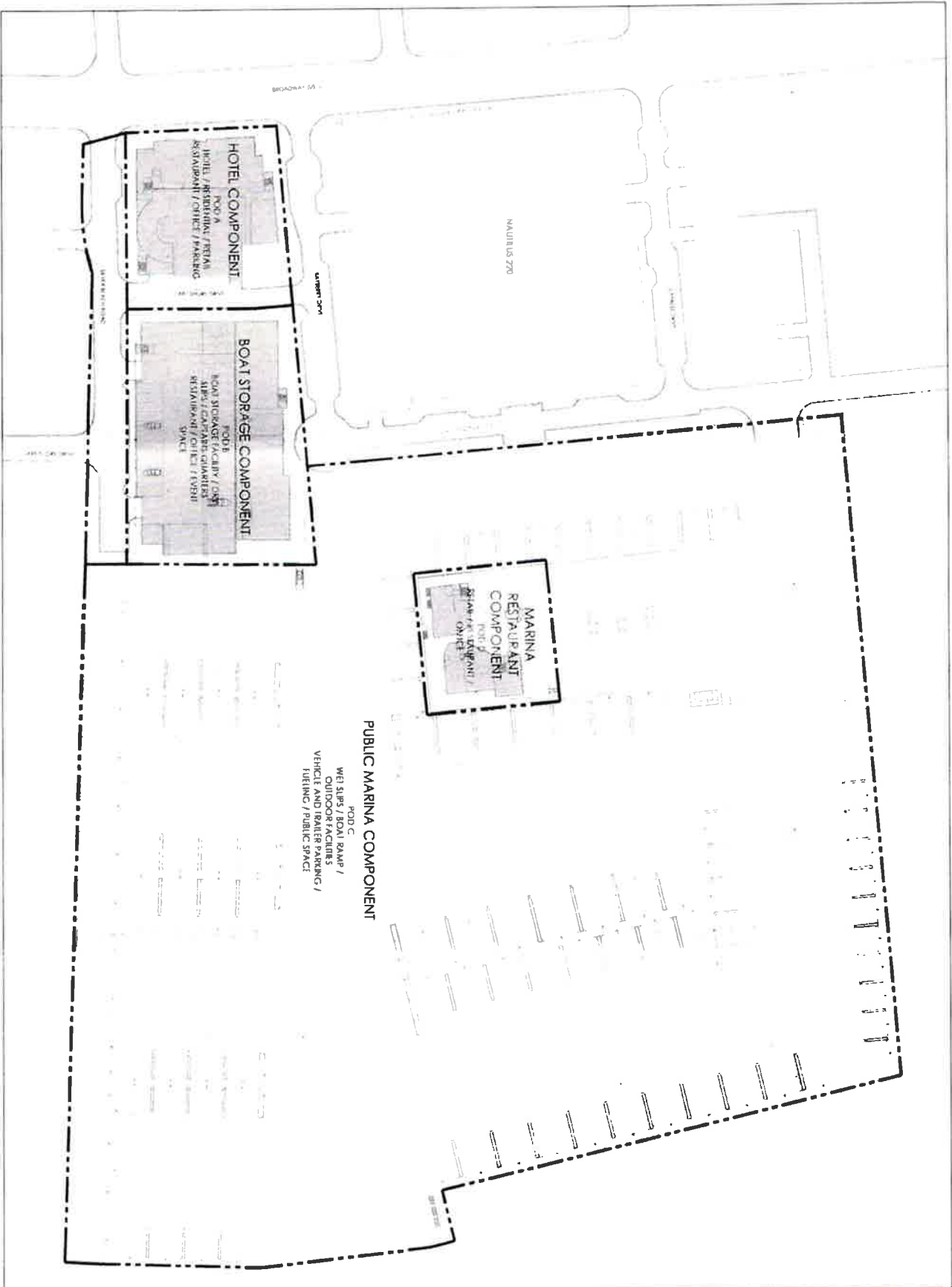
Sincerely,

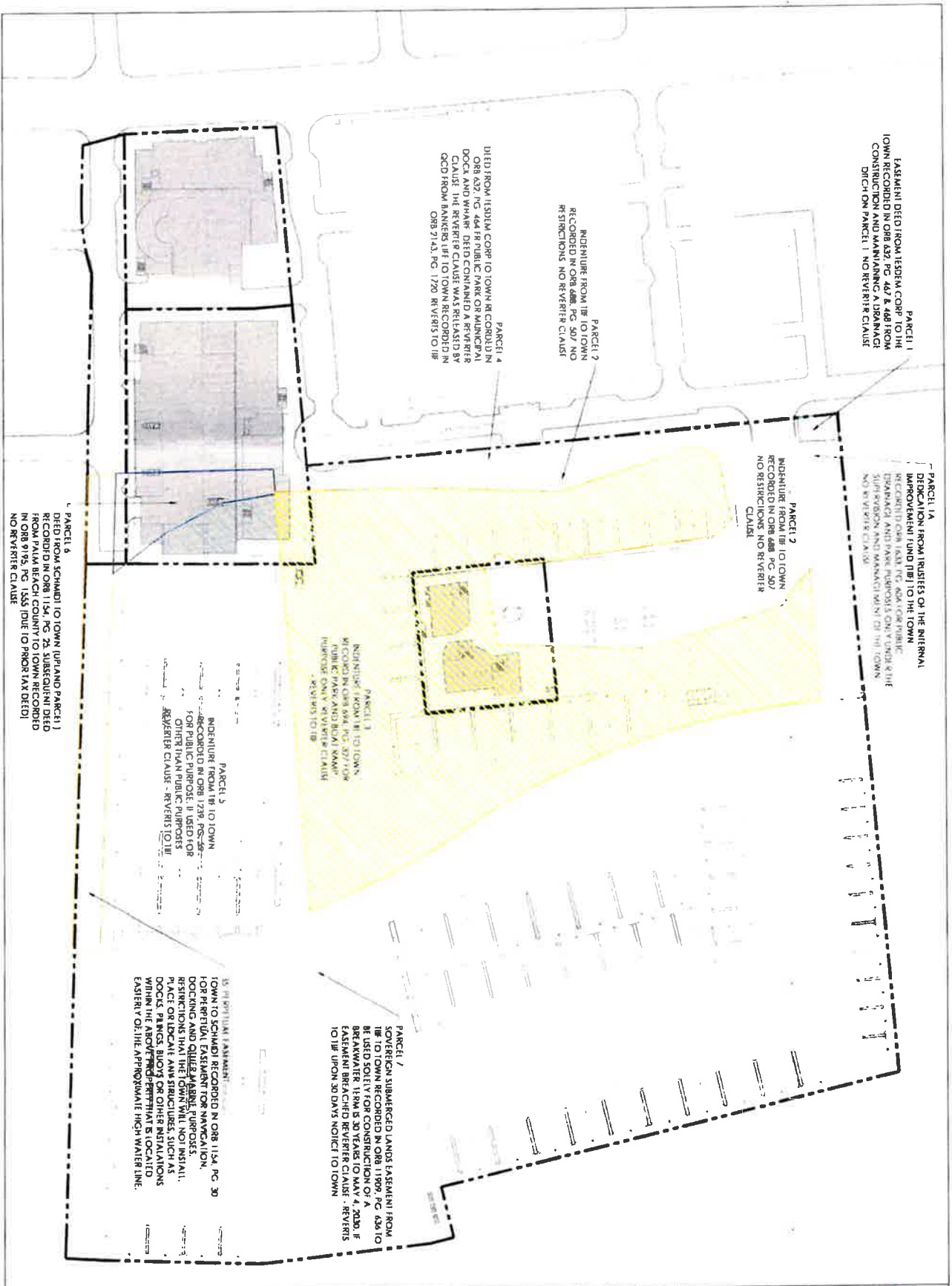


John D'Agostino
Town Manager
Town of Lake Park

Enclosures

cc: Town Commission





PARCEL 1
EASEMENT DEED FROM TEBDEM CORP TO THE
TOWN RECORDED IN OMB 637, PG. 467 & 468 FROM
CONSTRUCTION AND MAINTAINING A DRAINAGE
DITCH ON PARCEL 1. NO REVERTER CLAUSE

PARCEL 2
INDENTURE FROM IIF TO TOWN
RECORDED IN OMB 686, PG. 507 NO
RESTRICTIONS. NO REVERTER CLAUSE

PARCEL 4
DEED FROM TEBDEM CORP TO TOWN RECORDED IN
OMB 637, PG. 464 RE PUBLIC PARK OR MUNICIPAL
DOCK AND WHARF. DEED CONTAINED A REVERTER
CLAUSE. THE REVERTER CLAUSE WAS RELEASED BY
OCD FROM BANKERS LIFE TO TOWN RECORDED IN
OMB 7143, PG. 1720 REVERTS TO IIF

PARCEL 1A
DEDICATION FROM TRUSTEES OF THE INTERNAL
IMPROVEMENT FUND (IIF) TO THE TOWN
OF LAKE PARK, FLORIDA. FOR A COMMERCIAL
RECREATION AND PARK PURPOSES ONLY. DEDICATE
SOUTH BEACH AND MANICURE TO THE TOWN.
NO REVERTER CLAUSE

PARCEL 2
INDENTURE FROM IIF TO TOWN
RECORDED IN OMB 686, PG. 507
NO RESTRICTIONS. NO REVERTER
CLAUSE

PARCEL 3
INDENTURE FROM IIF TO TOWN
RECORDED IN OMB 686, PG. 507 FOR
PUBLIC PARK AND BOAT WHARF
PURPOSES ONLY. REVERTER CLAUSE
- REVERTS TO IIF

PARCEL 5
INDENTURE FROM IIF TO TOWN
RECORDED IN OMB 686, PG. 507 FOR
PUBLIC PURPOSE. IT IS USED FOR
OTHER THAN PUBLIC PURPOSES
REVERTER CLAUSE - REVERTS TO IIF

PARCEL 7
SOVEREIGN SUBMERGED LANDS EASEMENT FROM
THE TOWN OF LAKE PARK, FLORIDA. PG. 636 TO
REVERTS TO TOWN. REVERTER CLAUSE
- REVERTS TO TOWN. IF
EASEMENT BREACHED REVERTER CLAUSE - REVERTS
TO IIF UPON 30 DAYS NOTICE TO TOWN

PARCEL 1
TOWN TO SCHMIDT RECORDED IN OMB 1154, PG. 30
FOR PERPETUAL EASEMENT FOR NAVIGATION,
DOCKING AND QUAY MARINE PURPOSES.
RESTRICTIONS THAT THE TOWN WILL NOT INSTALL,
PLACE OR LOCATE ANY STRUCTURES, SUCH AS
DOCKS, PIERGES, BUOYS OR OTHER INSTALLATIONS
WITHIN THE ABOVE PERPETUAL EASEMENT LOCATED
EAST OF THE APPROXIMATE HIGH WATER LINE.

PARCEL 6
DEED FROM SCHMIDT TO TOWN (UPLAND PARCEL)
RECORDED IN OMB 1154, PG. 31. SCHMIDT DEED
FROM PALM BEACH COUNTY TO TOWN RECORDED
IN OMB 9195, PG. 1555 DUE TO PRIOR TAX DEED
NO REVERTER CLAUSE



Office of the
Town Manager

535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3309
Fax: (561) 881-3314

www.townoflakeparkflorida.gov

January 26, 2024

**Certified Mail Return Receipt
Requested**

Brad Richardson, Chief
Bureau of Public Land Administration
Division of State Lands
3800 Commonwealth Blvd., MS 125
Tallahassee, FL 32399

Dear Mr. Richardson,

The information below addresses the questions you posed in your email of January 22, 2024.

1. For the Marina/Restaurant component, what exactly will be built in this area depicted below?



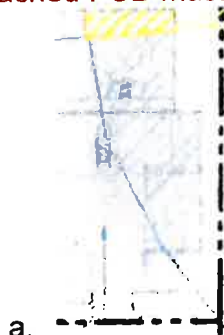
- a. A two story restaurant with a third story meeting and party deck, a retail/boating sundry store, fuel sales and office.
- b. We understand the P3 Agreement doesn't require conceptual drawings or engineered drawings/plans until later on, but we need to know every single component of what's to be incorporated here. **Noted, the planned uses are listed above. I am attaching the PUD master plan in review.**

2. Similar to the above, the area below would be subject to Public Park and Boat Ramp purposes. What is this part of the building to be used for? **We are planning to relocate the boat ramp to it's original location, shown on the attached master site plan, to the east side of the marina. This portion of the boat storage building is planned for commercial space to support the marina.**



- a.
3. The below area would be subject to Public Purposes. What will be constructed here in this area? Parking spaces? Event Space? Office Space? Dry storage? **The boat storage building will**

include automated interior boat storage along with commercial space, office, event space, and Captain's quarters for visiting boaters. Please see attached PUD master plan.



Projecting ahead, we are unsure if a release is necessary. If it is, we would prefer that a partial release of restriction/reverter be requested, to only release the areas needed that conflict with the restriction. This would require legal descriptions of the 3 small areas. That way we ensure the remaining area of each deed contains the original restriction for Public Purpose, Public Park, and Boat Ramp purposes. We aren't requiring such now, simply gathering more information. If a decent narrative and/or conceptual drawings can be provided to clarify the questions herein, I don't think a meeting will be necessary. We should be able to reach a decision on the best path forward.

We appreciate your kind consideration.

Our view is that this P3 agreement with Forest Development is an extension and expansion of the public purpose of the Lake Park Marina. Our marina is a valuable and treasured Town resource. The selection of Forest Development to lease and operate the Marina was made based on many factors of which was the Town's fundamental belief that this treasure needed to be expanded, nurtured and cared for. The 99 year Comprehensive Agreement with 99 year leases with Forest Development provides long term improvements, investments and to develop a fabulous marina destination for the public.

If these improvements fall within the current restriction/reverter language, we would appreciate a favorable recommendation to allow for the development to proceed and remain in compliance with all requirements.

If you have any questions or desire additional information, please contact my office.

Sincerely,

John D'Agostino
Town Manager
Town of Lake Park



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[illegible]

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