



Lake Park Town Commission, Florida

Regular Commission Meeting

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

Wednesday September 03, 2025

Immediately Following the CRA Meeting

Roger Michaud	—	Mayor
Michael Hensley	—	Vice Mayor
John Linden	—	Commissioner
Michael O'Rourke	—	Commissioner
Judith Thomas	—	Commissioner
Richard J. Reade	—	Town Manager
Thomas J. Baird	—	Town Attorney
Vivian Mendez, MMC	—	Town 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 contract the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER/ROLL CALL

7:38 P.M.

PRESENT

Mayor Roger Michaud
Vice Mayor Michael Hensley
Commissioner Judith Thomas
Commissioner John Linden
Commissioner Michael O'Rourke

PLEDGE OF ALLEGIANCE

The Pledge was conducted during the CRA meeting

APPROVAL OF AGENDA:

Mayor Michaud announced that items number 11 and 13 have been pulled from the agenda. (see below items for explanation). Motion to approve the remaining agenda items made by Vice Mayor Hensley, Seconded by Commissioner Linden.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

SPECIAL PRESENTATION/REPORT:

1. Proclamation – United Way of Palm Beach County Hunger Action Month - September 2025.

Mayor Michaud presented the United Way representatives with the proclamation.

2. Discussion - Accessory Dwelling Unit (ADU) - Land Development Regulations (LDRs) Town Planner Anders Viane presented to the Commission (Exhibit A).

Commissioner Linden stated there would be an issue with parking and homesteading. He also feels that it would create more congestion in Town. Town Planner Viane stated that the homesteading could be specific to one dwelling but not the other. He also stated that they are currently unpre-empted on the parking and an Ordinance may need to be created. Mayor Michaud stated that the homesteading would be pro-rated based on usage and that it was preferred that homeowners obtain their property tax information on their own. Commissioner O'Rourke asked for clarification on the differences between attached and unattached units. Town Planner Viane explained that only the new unattached units would be subjected to the 10-foot rule of distance from the main structure. Commissioner O'Rourke asked if there is a parking standard in Town. Town Planner Viane stated that yes, each residence gets two parking spots and if there was an addition of an accessory dwelling unit, they would be granted two additional parking space allowances. Town Planner Viane stated that locating existing ADU's has been challenging but they have been able to identify some via various methods. Commissioner O'Rourke asked about properties with multiple ADU's. Town Planner Viane stated that the ADU allowances would be for one, but they could perform a clustering analysis, but that would be different

from ADU's. Commissioner Thomas stated she was not prepared for a discussion on this item and requested that it be deferred to a later meeting. The Commission agreed as a whole to table this item and bring it back for another meeting.

PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

-Katia Zhestkova spoke in appreciation of Town Manager Reade. She also spoke about the Marina project.

-Michael Steinhauer provided comments via Exhibit B.

-Don Palumbo spoke about Marina slip reduction and affordable boating. He spoke against the barge remaining in the canal.

-Joanne Robin spoke about the lease with Forest Development and presented questions to the Commission regarding the terms of the agreement with the developer.

-Terron Mercer spoke about his experiences within the community. He requested that the Commission consider resident input before making decisions moving forward.

-Chris Steele spoke about the agreement with Forest Development.

-Susan Lafontaine provided documentation as Exhibit C. She spoke about violations to the clean water act.

-Pablo Perhacs spoke about the mud being pumped into the Lake Park lagoon. He also spoke about concerns with the barge. He spoke in favor of Town Manager Reade.

-Nicholas Mastroianni spoke about his boat club at the Marina and their lease was expiring soon.

-Kelly Steele spoke in favor of Town Manager Reade and all he does for the Town. She spoke about salaries of staff and the civil lawsuit with Nautilus.

CONSENT AGENDA:

All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and

considered in its normal sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

Commission Thomas requested that item number 9 be pulled from the Consent Agenda.

Motion to approve the remaining Consent Agenda made by Vice Mayor Hensley, Seconded by Commissioner Linden.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

3. Regular Commission Meeting Minutes - August 20, 2025
4. Resolution 55-09-25 – 2024-2025 - Community Development Block Grant (CDBG) Award Agreement - 1st Amendment (Re-Approval) - PBC Department of Housing & Economic Development (DHED) - Splash Pad/Water Feature (Kelsey Park) - \$400,916
5. Resolution 56-09-25 – Evaluation Committee Ranking and Authorization to Negotiate (RFQ #109-2025) – Professional Architectural Design and Consulting Services – Evergreen House Restoration
6. Resolution 57-09-25 - 2025-2026 Community Development Block Grant (CDBG) Award – PBC Department of Housing & Economic Development (DHED) – Kelsey Park Fitness Trail and Equipment Replacement Project – \$41,588
7. Resolution 58-09-25 – Evaluation Committee Ranking and Authorization to Negotiate – RFQ #116-2025 – Specialized Landscape Maintenance Services - Park Avenue Corridor, 10th Street Corridor, Downtown Alleyways, Centennial Memorial Park, CRA Parking Lot and Bert Bostrom Park
8. Resolution 59-09-25 – 2nd Amendment (Final Renewal) – Non-Exclusive Franchise Roll-off Container Collection Services – Waste Management, Inc.
9. PILOT Sanitation Pick-Up Schedule – Proposed to Permanently be Effective – Monday, September 22, 2025.

Commissioner Thomas asked about the permanent schedule versus the pilot schedule. Public Works Director Morales stated there was a slight modification to the pilot scheduled based on

feedback from the Commission and the residents. Commissioner Thomas expressed concern with how the permanent schedule will be rolled out because there were issues with the rollout of the pilot schedule. She also spoke about resident education of the rollout through simple forms. Public Works Director Jaime Morales stated that they propose creating video and utilizing door hangars. Commissioner Thomas made the suggestion of using QR codes to provide the new information to residents. Commissioner O'Rourke suggested having residents call in to Public Works to request a special pickup. Public Works Director Morales stated that some residents already do this, but some just put their trash out without scheduling a pickup.

Motion to approve Consent Agenda item number 9 made by Commissioner Thomas, Seconded by Commissioner Linden. Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

10. Ordinance 04-2025 - Amendment - Comprehensive Plan - Future Land Use and Intergovernmental Coordination Elements (Remove Bioscience Overlay).

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENTS TO THE TEXT OF THE FUTURE LAND USE ELEMENT AND INTERGOVERNMENTAL COORDINATION ELEMENTS; PROVIDING FOR THE AMENDMENT TO THE FUTURE LAND USE MAP TO REMOVE THE BIOSCIENCE RESEARCH PROTECTION OVERLAY; PROVIDING FOR THE TRANSMITTAL OF THE AMENDMENTS TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Karen Golonka presented the item (Exhibit D).

Motion to approve Ordinance 04-2025 on First Reading made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

Town Attorney Baird read the Ordinance by title only.

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING: NONE

OLD BUSINESS:

11. Request to Waive Conflict of Interest - Certificate of Appropriateness (COA) Petition to Demolish 918 Park Avenue (The Adler) - Locally Designated Historic Building (Proposed Kelsey on Park Project) - REG Architects.

This item was pulled from the agenda. Town Manager Reade explained that the applicant was not able to be in attendance tonight and requested the item to come before the Commission at a later date.

12. Resolution 60-09-25 - Town of Lake Park Master Fee Schedule – Fiscal Year 2026.

Town Clerk Mendez presented the Master Fee Schedule (Exhibit E).

Motion to approve Resolution 60-09-25 made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

13. Request - Forest Development (Nautilus 220) Sales Barge - Relocate to Non-Deed Restricted Area - Harbor Marina.

This item was pulled from the agenda. Town Manager Reade explained that they were notified by a Forest Development representative that they decided to move the barge rather than pursue a lease agreement with the Town.

14. Resolution 61-09-25 - Renewal - Property and Casualty Insurance - Florida Municipal Insurance Trust (FMIT) – Fiscal Year 2026.

Gehring Group Senior Consultant, Rommi Mitchell presented the item (Exhibit F).

Motion to approve Resolution 61-09-25 made by Commissioner Linden, Seconded by Commissioner O'Rourke.

Commissioner O'Rourke thanked the Gehring Group for their hard work. Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

15. Resolution 62-09-25 – Senate Bill 180 Lawsuit

Town Attorney Baird explained the item (Exhibit G).

Motion to approve Resolution 62-09-25 and join the lawsuit made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird provided an update on 1100 2nd Court. He advised that they missed their deadline for completing the project.

Motion to authorize enforcing the agreement made by Commissioner O'Rourke. Seconded by Vice Mayor Hensley. Voting Aye: Commissioner O'Rourke, Mayor Michaud, Vice Mayor Hensley, Commissioner Linden. Voting Nay: Commissioner Thomas.

Commissioner Thomas was opposed to the action and suggested fining the property owners instead. Commissioner O'Rourke asked the Town Attorney if a legal action against the owners would prevent them from issuing fines. Town Attorney Baird stated that it does not but he is unaware if there are code violations or not. Community Development Director Nadia DiTommaso advised that there was currently one code violation.

Town Attorney Baird spoke about recent communications with Forest Development attorney and that they have not come to an understanding as of yet. He anticipates some productive dialogue

in the near future. Vice Mayor Hensley asked about a workshop for the Planned Unit Development (PUD). Town Attorney Baird stated that no dates have been identified as of yet.

Town Manager Reade spoke about the Department of Environmental Protection (DEP) postponement but agrees that we need to have that meeting. Town Manager Reade announced the Department of Transportation (DOT) Open House on Thursday September 4th, from 4-7 P.M. at the Library. The Lake Park Library & Coastal Karma are hosting a family chess club at Coastal Karma on Tuesdays from 5pm to 7pm. He spoke about costs to repair some cracks at the tennis courts. The Commission came to a consensus to move forward with the repairs. The Commission came to a consensus to issue a Proclamation for Florida Government week on October 1st. He announced the Multicultural Festival on September 20th from 5pm to 9pm in Kelsey Park, the Sunset Celebration on September 26 from 6pm to 9pm in Kelsey Park and the Budget Workshop on September 4th at 6 P.M.

Commissioner O'Rourke spoke of someone who passed away.

Commissioner Thomas had no comments.

Commissioner Linden asked when the next year's budget workshops will begins. Town Manager Reade stated he would like to have one or two workshops in early August.

Vice Mayor Hensley had no comments.

Mayor Michaud thanked Finance Director Barbara Gould for her work on the budget and Marketing Specialist Lamar Gibbs for all his efforts in the budget process. He stated for the record that he has to do what he needs to do in order to conduct business the way it needs to go. He is 100% here for the Town, not for the good guy or bad guy moments.

REQUEST FOR FUTURE AGENDA ITEMS: NONE

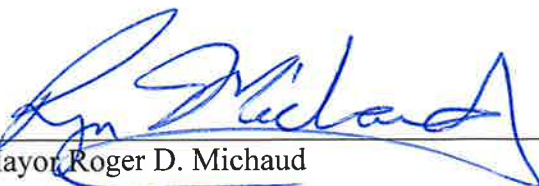
ADJOURNMENT:

Motion to adjourn made by Commissioner Thomas. Seconded by Vice Mayor Hensley.

Voting Aye: All

Meeting adjourned 10:05 P.M.

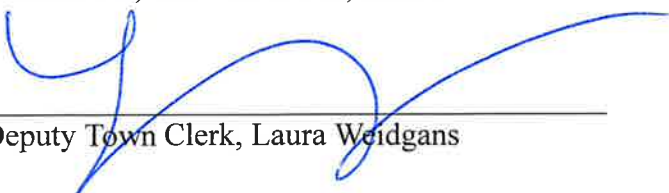
FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on September 17, 2025.



Mayor Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans



Approved on this 17 of September, 2025

Accessory Dwelling Unit Community Update



Anders Viane, Planner – Community Development Department

Agenda

- Where We've Been Up to Now
- Draft ADU Policy Key Features
- Key Policy Challenges
 - Existing ADUs (How do we treat them?)
 - Occupancy Standards (Yea or Nay?)
 - Density Allocation (or lack thereof)
- Feedback

Where We've Been Up To Now

- November 20, 2019 – Introductory Meeting Discussion Item
- February 19, 2020 – ADU Workshop
- December 16, 2020 – ADU Workshop
- March 20, 2021 – ADU Workshop and follow-up study on parking issues, occupancy restrictions, and incorporating survey feedback
- January 17, 2024 – ADU Update Presentation
- March 27, 2024 – ADU Update Presentation and direction for ordinance development
- Summer 2024 to summer 2025 – active litigation and SB184 potential preemption
- Summer 2025 to present – working with legal on draft ordinance

Our Policy (Key Features)

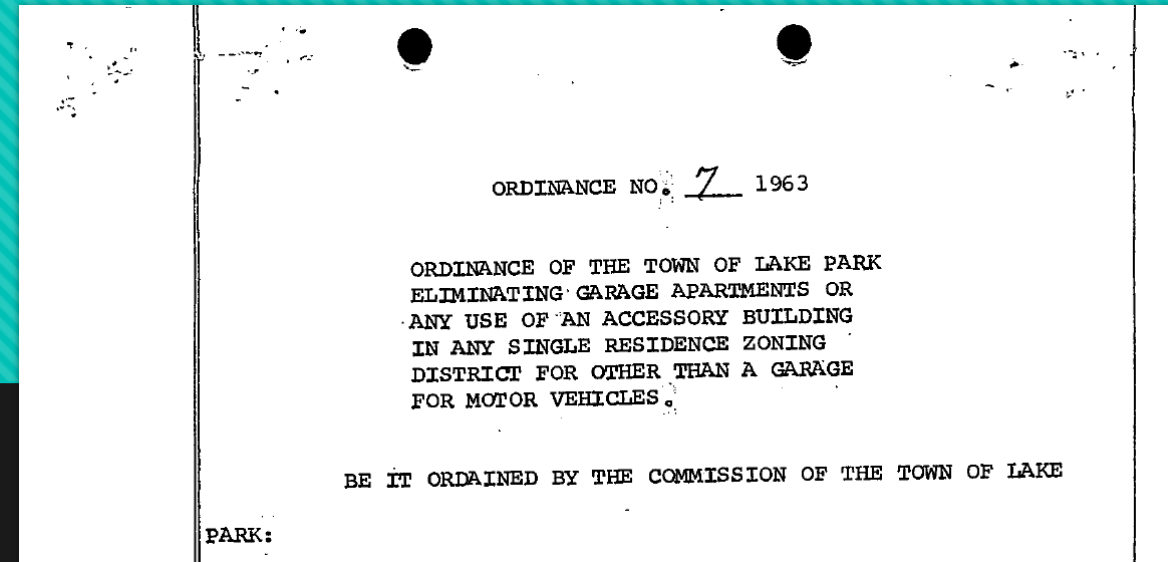
- ADUs are accessory uses in the R-1 and R-1A single family districts
- ADUs will be included in the density calculation
- ADUs may be up to 1,000 square feet but must not exceed the maximum built coverage in the single family districts (50% in R-1A or 60% in the R-1)
- ADUs must honor existing setback standards and shall be 10' from the primary structure
- ADUs shall create a dedicated access sidewalk
- ADUs shall provide two new 8' X 20' parking spaces in addition to those for the primary dwelling or demonstrate such parking already exists
- ADUs shall be one story or 20'
- ADUs shall provide stormwater retention
- Owner must occupy ADU or primary dwelling
- ADUs shall be an administrative approval

Key Challenges

- How do we treat existing ADUs given some properties have multiple ADUs and we cannot identify permits? What is the vesting process or is there a vesting process at all?
- Occupancy Standards – can we impose an occupancy requirement? What are the potential liabilities associated with this requirement?
- Density – how should it be calculated and how does it reflect on the “spirit and intent” of our ADU regulations?
- What is the impact of SB180 on new rulemaking for ADUs? (Town Attorney will review)

Notes	Blding Type	ADU	BTR	LLC	Permitted as ADU?	Units (According to PAPA)	Attached?
New Meter on Rear Apt 1987 plan sheet/ Nonconforming setbacks	Outbuilding	Yes	No		"Rear Apt" Reference	2	Detached
No permits identified	Apparent Attached ADU and Outbuilding	Yes	Yes		Unknown	4	Attached and Detached
Unit A Service Change 16-294	Attached ADU	Yes	Yes		"Units" Reference	2	Attached
No permits identified	Attached ADU	Yes	No		Unknown	2	Attached
Reroof Back Unit 14-92	Apparent Attached ADU and Outbuilding	Yes	Yes	Y	"Units" Reference	3	Attached and Detached
13-356 (reroof garage / "back unit")	Outbuilding	Yes	No		"Units" Reference	2	Detached
Historical Structure Form notes 1 Outbuilding	Outbuilding	Maybe	No		Unknown	1	Detached
No permits identified	Outbuilding	Yes	Yes		Unknown	2	Detached
09-589 cottage remodel	Outbuilding	Yes	Yes		"Cottage" Referenced	2	Detached
05-201 (new duplex meter)	Apparent Attached ADU and Outbuilding	Yes	Yes	Y	"Duplex" metered	3	Attached and Detached
12-172 close-in garage on outbuilding; records indicate formerly recognized as 2 units	Outbuilding	Maybe	No		Former ADU	1	Detached
10-97 references unit 1/2	Apparent Attached ADU and Outbuilding	Yes	Yes		"Units" Reference	3	Attached and Detached
No permits identified	Outbuilding	Yes	No		Unknown	2	Detached
2006 Survey refers to outbuilding as "residence"	Outbuilding	Maybe	No		Unknown	1	Detached
No permits identified	Outbuilding	Yes	Yes		Unknown	2	Detached
No permits identified	Outbuilding	Yes	No		Unknown	2	Detached
06-472 "cottage door replacement"	Outbuilding	Yes	No		"Cottage" Referenced	2	Detached
12-262 "Cottage AC addition"	Outbuilding	Yes	No	Y	"Cottage" Referenced	2	Detached
14-254 Reroof rear unit	Outbuilding	Yes	Yes		"Units" Reference	2	Detached
2 doors - no records	Finished Garage	Maybe	No		Unknown	1	Attached
No permits identified	Multiple Attached and Detached	Yes	Yes	Y	Unknown	5	Attached and Detached
25-190 "guest house" reroof	Outbuilding	Yes	No		"Guest House" Referenced	2	Detached
Permits issued for unit 1 18-463	Outbuilding	Yes	No		"Units" Reference	2	Detached
No permits identified	Outbuilding	Yes	Yes	Y	Unknown	3	Attached and Detached
08-619 references unit 1/2	Outbuilding	Yes	Yes		"Units" Reference	2	Detached
03-87 Cottage reroof	Outbuilding	Yes	Yes		"Cottage" Referenced	2	Detached
No permits identified	Outbuilding	Yes	Yes		Unknown	2	Detached
06-985 Unit B windows and doors	Outbuilding	Yes	No		"Units" Reference	3	Attached and Detached
No permits identified	Outbuilding	Yes	Yes	Y	Unknown	2	Detached
12-200-203 Interior remodel; 1984 Survey identifies APT and Garage; former or defacto ADU	Finished Garage	Maybe	No		Unknown	1	Detached
No permits identified	Outbuilding	Yes	Yes		Unknown	2	Detached
04-747 "Duplex" ref; 2 meters	Attached ADU	Yes	No		"Duplex metered	2	Attached
Permits issued for address "1"	Multiple Attached	Yes	No	Y	"Units" Reference	5	Attached
No permits identified	Multiple Attached and Detached	Yes	No	Y	Unknown	4	Attached and Detached
No permits identified; nonconforming setbacks	Outbuilding	Yes	Yes		Unknown	2	Detached
15-656 reno; no demo required for permit of ADU renovation	Duplex Outbuilding	Yes	No	Y	Permittted for ADU Reno	3	Detached
Air conditioned outbuilding; no specific permit refs IDed	Outbuilding	Maybe	No		Unknown	1	Detached
Various upgrade permits; unit reference 08-115	Multiple Attached and Detached	Yes	No	Y	"Units" Reference	5	Attached and Detached
12-084 "rear unit" reroof	Outbuilding	Yes	No		"Units" Reference	2	Detached
BTR is not for ADU; unpermitted	Outbuilding	Yes	Yes	Y	Unpermitted Work	1	Detached
Settlement; known ADU	Outbuilding	Yes	Yes		Settlement Agreement	1	Detached

Challenge: Existing ADUs



- It has not proved possible to definitively identify if ADUs were originally permitted at construction.
- We have managed to identify when Lake Park ADUs were repealed (Ord 07-1963) so we might make assumptions about outbuildings of a certain age, but we cannot be certain if they were permitted or not and this complicates explicit vesting schemes.
- This legal uncertainty creates concerns about blanket amnesty for existing de facto ADUs, given there have been several identified cases of conversions without permits.
- Furthermore, several properties contain multiple ADUs, which raises the question how these should be treated.
- Furthermore, existing ADUs, if legalized, may require upgrades to the current FBC in order to be habitable.

Challenge: Occupancy Standards

- Occupancy standards were always envisioned to limit ADU occupancy by requiring property owner occupancy of the primary or secondary dwelling.
- This was intended to promote ADUs as a use for residents and not investment corporations. Duplex districts like R-2 already provide this option to investors.
- Although Town staff supports the occupancy restriction and there is some local precedent for it, legal has concerns it could bring challenges.

Challenge: Density Standards

- Density is the final aspect of the policy that may need reconsideration.
- Depending on the final configuration of the occupancy standards, the density entitlement may present an issue by effectively entitling a second unit on single family properties; an implication of this approach would be the single family properties effectively become duplex properties.
- A negative impact we've striven to avoid is commodifying the single-family housing stock. We want to configure this ordinance in a way that puts families first and rewards those who want to own and live in Lake Park.
- If Lake Park single-family homes become bought up by investors as rental properties, ADUs have the potential to have the opposite effect as an affordable housing tool, at which point they would have to be considered a failure under our justifying framework of Flexibility, Sustainability and Affordability.

Why ADUs in Lake Park?

○ **Affordability** – for current owners, new buyers, and renters



○ **Flexibility** – for multigenerational households, parents and young adults



○ **Sustainability** – for community health and the environment



Possible Solutions: Existing ADUs

- The existing ADU problem essentially breaks down as follows: how do we identify existing ADUs for vesting, how do we handle multiple ADUs, and how do we ensure they're safe for habitation.
- One solution: we use built date (before 1963) as a proxy for determining if these structures were permitted and vest those before that date, subject to necessary upgrades.
- Another solution: amnesty / compliance program. Owners are asked to come forward and identify their units for the purposes of specific vesting subject to life-safety inspections and needed upgrades.
- Another solution: no specific ADUs are vested. Rather, going forward, all property owners are now allowed to build, or renovate, one ADU to meet code, insofar as possible. Multiple ADUs remain nonconforming above the entitlement of one.

Possible Solutions: Existing ADUs (cont.)

- West Palm Beach was able to verify vesting of existing nonconforming “accessory apartments” using building permit records.
- Palm Beach County: defers to standard existing nonconforming provisions.
- Delray Beach: legal nonconforming (i.e., permitted) “guest cottages” can remain and make improvements until torn down, at which point they’d have to meet (proposed) regulations. Uses without permits would be dealt with on a case by case basis; no compliance plan at this time.
- Lake Worth Beach: No blanket amnesty or special provisions. Defers to general existing nonconforming provisions.

Possible Solutions: Occupancy Standards

- The question of occupancy standards may be broader than an owner requirement or not.
- It could be rather than attempting to limit the occupancy, instead eliminating the new density allocation could be enough to deter speculation, with only one unit existing “on paper.”
- Other novel policy mechanisms may need to be envisioned to achieve the desired effect of creating affordable housing targeted at extended families and rentals to friends.

Possible Solutions: Occupancy Standards

- Palm Beach County currently requires the owner to reside on site in the principal dwelling.
- West Palm Beach has no owner occupancy standard and allows both units to be rented.
- Delray Beach allows guest cottages to be used by family, live-in service providers, or nonpaying guests. Looking at further restricting occupancy in forthcoming ordinance.
- Lake Worth Beach has no occupancy restriction and allows these uses only in multifamily districts.

Possible Solutions: Density

- The density entitlement (or lack thereof) is an important aspect of the ADU policy.
- Anecdotally, staff is aware some investment entities make purchase decisions purely based on the number of units on the property.
- Adding an additional half unit of density to the single-family districts may conflict with these districts function as single-family districts.
- Omitting the half-unit entitlement would help reinforce the purpose of these areas as single-family homes with accessory living quarters and not duplexes (Palm Beach County utilizes this framework and also requires one utility meter per property).

Possible Solutions: Density

- Palm Beach County excludes accessory quarters and guest cottages from their density calculation. Previously, they used to have accessory dwelling “units” but changed it to quarters, which did not confer a unit entitlement.
- West Palm Beach includes accessory use in the density calculation
- Delray Beach: Does not include guest cottages in the density calculation.
- Lake Worth Beach: includes density in calculation, but does not allow ADUs in SF districts; duplex or triplex properties only.

Summary

- Existing Nonconforming: ADUs appear vested through building permit records. In our case, it may simply be best to refer to our existing nonconforming regulations and allow existing ADUs to come into compliance with the new code over time.
- Occupancy: There is some variety in local treatment of occupancy. It seems to breakdown as follows: where density is allocated, ADUs are treated like commercial (duplex) properties and have no rental restrictions whereas where density is not allocated they are treated like accessory uses for homeowners.
- Density: It seems where the intent is to retain the single-family character of a district, density is not calculated and ADUs are accessory uses (PBC, Delray Beach). If there is not an occupancy restriction, I would advise against adding a half unit entitlement to the SF districts. We may also need to change “Accessory Dwelling Unit” to “Accessory Dwelling Quarters” and clearly define these accessory uses as subordinate to and distinct from residential “units.”

Feedback

- Thank you for your continued attention and patience as we work through this policy.
- Some solutions to these issues may be easier than others, but given how far we've come, let's not compromise on our vision before the finish line. We have the opportunity to do something great and we are very close to realizing our vision.
- Time is of the essence however; legislators seem increasingly eager to compromise sound community planning principles. Lake Park needs to enact good policy before we are preempted.

Town Commission Open Discussion



Thank you for your time!



Testimony Before Lake Park, FL Commission 9/03/2025:

Public Comment on Terminating the Relationship with Forest Development

Michael Steinhauer, 435 Greenbriar Dr. Pipestone1992@gmail.com 608-332-5547

I have previously appeared before you on several community issues, one of which focused on the Mayor, Commissioners, and Town Manager's gun violence safety, and another about the personal and professional value systems necessary for you to make difficult decisions. As a private resident, and as a leader of a local resident engagement nonprofit, I have strived to be of good faith, thoughtful, and empathetic, serving as your community partner.

Tonight, I will speak because I think we are soon at a cross-roads decision about P-3 and Forest Development, which in my view also encompasses consideration of the PADD project and Nautilus status. I seek a brave, value-driven Mayor or Commissioner to consider a motion I will suggest.

[Regrettably, I do not have the allotted time necessary to cite all 22 of my *Whereas* preambles – I expect they are essentially correct. They support my motion and are for you to digest]

- 1) *Whereas all remaining Developer projects fundamentally alter the character of the small town feel residents hold so dear.*
- 2) *Whereas it was widely reported in public media sites that the Lake Park Comprehensive Plan, several changes in zoning codes, and new levels of density for the Nautilus project were inappropriately waived to accommodate the developer. This holds true with the PADD proposal.*
- 3) *Whereas the town attorney does not recommend the changing of the purpose and intent of Ordinance 78-70 and associated State statutes as sought by the Developer.*
- 4) *Whereas the P-3 Comprehensive Agreement has been breached several times by Forest Development*
- 5) *Whereas critical path deadlines for P-3 were missed without formal extensions.*
- 6) *Whereas the P-3 agreement is a town-threatening 99-year lease with payments to the town for only 10.*
- 7) *Whereas the Developer has no apparent or known P-3 secured financing in place.*
- 8) *Whereas the town attorney, incorporating his vast experience in land planning and zoning, has regularly cited the challenges related to development of each Forest project.*
- 9) *Whereas the town attorney has publicly cited challenges related to the PADD project due to wastewater capacity.*
- 10) *Whereas the Developer achieves long term control over the P-3, 12-acre site for an entire century.*
- 11) *Whereas the marina project leaves little public space and parking.*
- 12) *Whereas the marina project proposed dock and fuel space satisfies the needs of only the wealthy citizens of Nautilus and large boats.*
- 13) *Whereas the town attorney has stated that the PADD project is not entitled to the height or density sought by the Developers application.*

- 14) *Whereas the PADD project establishes the unusual approach of allocating residential units based upon a basket or bucket of units, which does not provide equal opportunities for all property owners in the downtown area.*
- 15) *Whereas the town attorney has stated that the PADD projects are out of scale with the downtown.*
- 16) *Whereas the Developer has demonstrated poor lift station planning on the PADD project, to again request zoning waivers using an off property residential site.*
- 17) *Whereas the Developer is currently pumping 24/7 or intermittently, discharging dissolved and suspended solids into the lagoon at the marina.*
- 18) *Whereas Nautilus 220 has had Seven Clean Water Act violations in 2022 & 2025 for pumping into the lagoon.*
- 19) *Whereas the town attorney has deemed it reckless to have the Developer rely on a future Tri-Rail station for planning purposes around the PADD.*
- 20) *Whereas, some site plans, permits, and financing documentation are absent.*
- 21) *Whereas the Developer has threatened lawsuits if they don't achieve their for-profit goals.*
- 22) *Whereas the Developer has misrepresented their projects in social and mass media outlets.*

At the end of the day, how many reasons do we need to have all the stakeholders in this town endure the pain of working with Forest?

I encourage and suggest a motion: *“that Lake Park elected representatives and the Town Manager immediately cease all further negotiating, planning, and approval efforts with Forest Development projects of any sort”. Or similar language.*

Mr. Mayor, Commissioners, this necessary motion may result in legal action. Do not fear short-term challenges in this regard, as compared to the long-term loss of control of the P-3 space, and the sacrifice of intelligent agreements that benefit the town, and our value system.

Leadership is not about power; it's about purpose. You were chosen to serve, not to sit — lead boldly!

Your decisions today will shape generations tomorrow and your title gives you authority, but your actions earn you respect. Act undaunted and inspire trust.

Rise to the moment — residents are counting on you. Be the voice of courage in an environment of compromise.

Development in Lake Park is indeed needed. Invite a firm with a background of proven competency... creative, innovative, and resident focused. No high-rises.

Thank you for your consideration.

Exhibit C

Commissioner

At the Aug 6, 2025 Commission meeting Forest Development's Peter Baytarian stated (at 8:02 on dais clock/ 1:33:00 on video timer):

"We have never dumped waste water that's not DEP sort-of-approved into the marina. The water is checked on twice a day. We have no violations on that."

I guess none of his staff told him that Nautilus 220 was issued a "Construction Stormwater-Letter of Violation/Warning Letter" related to the Clean Water Act on March 21, 2025:

Informal Enforcement Actions						Last 5 Years	
Statute	System	Source ID	Type of Action	Lead Agency	Date		
CWA	ICIS-NPDES	FLR20FB32	Construction Stormwater - Letter of Violation/Warning Letter	State	03/21/2025		

Or that, according to the U.S. EPA Enforcement and Compliance History (ECHO) online database, while Nautilus 220 has not received any Facility-Level Status or Compliance Status violations, it HAS received SEVEN "Single Event Violations" from the State agency during its two inspections in 2022 & 2025. Three were found June 22, 2022 and four during the Feb 25, 2025 inspection. And two of those four in 2025 were repeat violations from 2022:

- 1) Failure to develop any or adequate Stormwater Pollution Protection Plan (SWPPP) /Stormwater Mgmt Program (SWMP) and
- 2) Failure to Properly Operate or Maintain Best Mgmt Practices (BMP).

The other two new 2025 violations were 3) Failure to Inspect and 4) Failure to Maintain Records.

Source: :



<https://echo.epa.gov/facilities/facility-search/results>

Detailed Facility Report

Facility Summary



NAUTILUS 220

220 LAKE SHORE DR, LAKE PARK, FL 33403

PRS ID: 310071178914

EPA Region: 04

Latitude: 26.7942

Longitude: -80.053

Locational Data Source: PRS

Report Violation

Report Data Error

Related Reports

CWA Pollutant Loading Report

CWA DMR Exceedances Report

View Errata/Reverts

Enforcement and Compliance Summary

Statute	Compliance Monitoring Activities (5 years)	Date of Last Compliance Monitoring Activity	Compliance Status	Qtrs with NC (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
CWA	2	02/25/2025	No Violations Monitored	0	0	1	-	-	-	-

Download Compliance History

- Download CWA Facility-Level Compliance History
- **Download CWA Single Event Violation History**
- Download CWA Permit Schedule Violation History
- Download CWA Compliance Schedule Violation History
- Download CWA Effluent Compliance History

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
SourceID	RegistryID	Statute	ValueType	ViolationDescription	NPDES ViolationID	Agency	Qtr1Value	Qtr12Value	Qtr12Value	Qtr12Value	Qtr12Value	Qtr12Value	Qtr12Value	Qtr12Value	Qtr12Value	Qtr12Value	Qtr12Value	Qtr12Value
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to properly install/implement BMPs	3.67E+09	State	06/22/2022											
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to develop any or adequate SWPPP/SWMP	3.67E+09	State	06/22/2022											
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to properly operate and maintain BMPs	3.67E+09	State	06/22/2022											
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to develop any or adequate SWPPP/SWMP	3.68E+09	State												02/25/2025
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to properly operate and maintain BMPs	3.68E+09	State												02/25/2025
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to Conduct Inspections	3.68E+09	State												02/25/2025
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to Maintain Records	3.68E+09	State												02/25/2025

SWPPP: Stormwater Pollution Protection Plan. **SWMP:** Stormwater Mgmt Program. **BMP:** Best Mgmt Practices

FPL has presented at several Commission meetings about upgrading current street lights with Phase I and with Phase II, which is installing additional poles and street lights with LEDs- I think 374 new lights & poles are to be installed throughout the town?

At the Nov 20 2024 Commission meeting Commissioner Hensley and Mayor Michaud said they wanted to get resident input regarding the placement of the new street lights, but during the May 21 2025 Commission meeting it sounded like those new light locations are set. In stone? Did I miss a survey or something? I never heard of an opportunity to voice my opinion on street light placement. Anyway,

Can you please ask FPL, when they provide their Phase 2 proposal, to also include the initial installation and operating cost differences

- * between LEDs at 3000 Kelvin, which is what I think their Phase I proposal included, vs 2700 Kelvin. AND

- * between Amber LEDs vs the standard White/Blue LEDs. AND

- * street lights with & without shielding (to reduce skyglow and the adverse effect on humans, migrating birds & other wildlife, including pollinators) .

I drove down 7th street the other night, and the bright white glare from those street lights was bothersome.

A very good article regarding this issue is titled "**illuminating Safety: Harnessing Dark Sky Lighting for Crime Prevention**". It was published by the Chicago International Dark Sky Association. It "explores the relationship between the 5 principles of Dark Sky lighting and **Crime Prevention Through Environmental Design (CPTED)**, and includes "These simple approaches can lessen the opportunity for illicit activity and create a sense of security and quality of life in our communities." @

www.idachicago.org/resources/illuminating-safety-harnessing-dark-sky-lighting-for-crime-prevention

Another good article about this issue is at WLRN.org, titled "**LED streetlights are energy efficient, but are they environmentally friendly? It's complicated**". The article includes info of how other south Florida towns are addressing this issue with FPL.

Can you also please ask FPL what the different colored circles (green, orange, turquoise, & blue) mean in the maps on page 33 – 42 in the Commission Meeting Agenda packet for Nov 20, 2024? I can't find a legend for them. The maps are attached to Item # 8 "Resolution 104-11-24 Florida Power & Light (FPL) LED Lighting Agreement (Phase -1)." & titled

- Town of Lake Park - Dist Poles - Preliminary Design.pdf (22.47 MB)

Thank You.

Susan LaFontaine

Exhibit D

Town of Lake Park

Town Commission

Transmittal Hearing

Meeting Date: September 3, 2025



STAFF REPORT

Ordinance # 04-2025

Summary of Request

The Community Development Department is requesting the Town Commission consider on first reading Ordinance No. 04- 2025 to amend the Comprehensive Plan of Lake Park by 1) repealing all objectives and policies related to the Bioscience Research Protection Overlay (BRPO) contained in the Future Land Use Element and the Intergovernmental Coordination Element and 2) to remove the Bioscience Research Protection Overlay (BRPO) from the Future Land Use Map.

The recommended amendments to the Comprehensive Plan are basically “housekeeping items” as the Bioscience Research Protection Overlay (BRPO) established by an Interlocal Agreement (IA) between five north county municipalities and the County is no longer in existence.

Note: In the discussion that follows the Bioscience Research Protection Overlay (BRPO) will be referenced as the “Bioscience Overlay”

By state statute there is a specific process to amend Comprehensive Plans. If approved on first reading the amendments are transmitted to the state’s Office of Economic Opportunity, which serves as the state planning agency, for review. This public hearing is considered the “transmittal hearing”.

The bioscience amendments were adopted in 2008 to implement the Interlocal Agreement (IA) adopted by five north county municipalities and Palm Beach County as part of the initiative to bring The Scripps Research Institute to a site in Jupiter/Palm Beach Gardens. The IA also included the creation of a Bioscience Land Protection Advisory Board charged with insuring sufficient land continued to be available in northern Palm Beach County for the location of bioscience companies. The jurisdictions amended their Comprehensive Plans to reflect the bioscience initiatives.

The purpose of the Town’s amendments was to encourage bioscience uses in the Town by adopting a Bioscience Overlay for industrial land uses, discourage rezoning to districts that would not include bioscience uses, and to coordinate with north county jurisdictions.

In June 2024, as the goals had basically been achieved, the Bioscience Advisory Board recommended that it be disbanded, and all parties signed an amendment to the IA, disbanding the board and ending the IA. Therefore certain objectives and policies in the Town’s Comprehensive Plan are no longer relevant and may be repealed.

The “Bioscience Overlay” which will be removed is shown below:

From: ADOPTED FUTURE LAND USE MAP
 BIOSCIENCE RESEARCH PROTECTION OVERLAY



The Bioscience Overlay covers portions of the Mixed Commercial and Light Industrial Categories, along with one area of the Public Buildings and Grounds Land Use.



The text sections proposed to be repealed are shown below and within the proposed ordinance in attachment A.

TO BE REPEALED:

FUTURE LAND USE ELEMENT

3.4.2 Objectives and Policies

From Objective 1:

Policy 1.10: The Town shall adopt and maintain land development regulations that provide incentives for bioscience research/biotechnology uses to encourage the clustering of that industry within the Town. and particularly within the Bioscience Research Protection Overlay (BRPO).

Policy 1.11: The Town shall ensure that an adequate amount of land is designated for bioscience research/biotechnology uses.

Objective 8

The Town shall implement a Bioscience Research Protection Overlay (BRPO) for the purpose of promoting bioscience research/biotechnology uses and shall discourage the conversion of those uses to retail or residential uses.

Policy 8.1: The types of uses encouraged within the BRPO shall include science/biotechnology research uses and their supporting facilities; laboratories; other industrial uses including manufacturing uses; clinical research hospitals; and commercial retail or office uses that are accessory or ancillary to bioscience research/biotechnology uses. The Town's Land Development Regulations shall implement the encouragement of these uses.

Policy 8.2: The Bioscience Research Protection Overlay (BRPO) shall be depicted on the Town's Future Land Use Map and the Town's Official Zoning Map.

Policy 8.3 The Town shall encourage bioscience research/biotechnology uses as permitted uses within the Bioscience Research Protection Overlay (BRPO) so as to achieve, in coordination with the County and adjacent municipalities, a clustering of bioscience research/biotechnology uses, and thus to promote the intellectual exchange between researchers, scientists, students and others in the bioscience research/biotechnology industry workforce.

Policy 8.4: The Town shall adopt and maintain land development regulations that provide incentives for bioscience development and promote a predominance of bioscience research/biotechnology uses so as to develop a cluster of the industry within the BRPO

Policy 8.5: Those parcels of land whose future land use and zoning designations permit bioscience research/biotechnology uses, may not be rezoned, redesignated,

amended or otherwise converted to other commercial retail or residential uses, which are not clearly accessory or ancillary uses to bioscience research/ biotechnology uses without the supermajority vote of the Town Commission.

3.4.3 Future Land Use Classification System

Bioscience Research Protection Overlay (BRPO) – The area designated on the Future Land Use Map includes land that has been determined to be appropriate to accommodate bioscience research / biotechnology uses, as well as other intellectual knowledge-based industry sectors. "*Bioscience uses*" means those land uses that support science and biotechnology research, engineering and manufacturing such uses as laboratories, educational facilities and clinical research hospitals and accessory uses, including administrative office and retail uses. Limited residential uses, which support the bioscience cluster shall be considered bioscience uses.

INTERGOVERNMENTAL COORDINATION ELEMENT

Objectives and Policies

Objective 7:

To coordinate planning efforts with the municipalities of Jupiter, Riviera Beach, North Palm Beach, Palm Beach Gardens, Mangonia Park and Palm Beach County (the North Palm Beach County partners) in order to jointly identify land parcels in northern Palm Beach County which will provide opportunities for the development of bioscience research/biotechnology uses and will help secure those parcels against conversions to retail, commercial or residential land-use designations.

Policy 7.1: Develop a unified vision in coordination with the North Palm Beach County partners and assign a Bioscience Research Protection Overlay (BRPO) to land parcels within the Town in order to provide opportunities for bioscience research/biotechnology uses.

Policy 7.2: To assure greater cooperation with the North Palm Beach County partners, the Town shall maintain its representation on the Bioscience Land Protection Advisory Board (BLPAB) as set out in the Interlocal Agreement to ensure the protection of bioscience uses within the BRPO.

Removal of the Overlay does not change permitted uses and removal of objectives and policies will not prohibit or discourage bioscience uses in the industrial districts. Both the CLIC-1 and C-4 zoning districts include broad categories such as "research, experimental or testing labs" or "research and development" which would include bioscience related businesses. The C-4 zoning district includes "bioscience" as a permitted use. The amendment will facilitate any necessary land use

or zoning changes in the industrial districts since, as required by the IA Future Land Use policy 8.5 requires a 2/3 vote of the Town Commission (rather than a simple majority) to change industrial land uses in the Overlay.

The Planning and Zoning Board, sitting as the Local Planning Agency held a Public Hearing on August 4. The Board voted unanimously to recommend approval of the ordinance to the Town Commission. No public input was received at the meeting.

Background

In March 2006 five north county municipalities and Palm Beach County entered into an Interlocal Agreement (Attachment B) to create a Bioscience Land Protection Advisory Board (BLPAB) and to amend their Comprehensive Plans to establish bioscience overlays to encourage the location of bio-science related companies and to protect industrial lands from being converted to uses that would not allow bioscience.

These actions were required as part of the effort to convince The Scripps Research Institute (TRSI) and the State of Florida to locate at a site in Jupiter (Abacoa) and Palm Beach Gardens (Briger). The State of Florida had been engaged in an aggressive effort to convince TRSI to open a Florida headquarters to augment its existing facility in La Jolla California. The north county site was actually an alternative to another location in Palm Beach County favored by then Governor Bush. The north county jurisdictions agreed among themselves to work together in a unified fashion to bring bioscience to the area.

In order to qualify as an alternative site, two conditions had to be met: 1) 100 acres with the potential for two million square feet of floor area for TSRI had to be provided and, 2) documentation/assurances that the north county area could accommodate an additional six million square feet of floor area for a bioscience/biotechnology cluster within a five-mile radius of the Abacoa/Briger site.

Therefore, the Town of Lake Park, together with the Town of Jupiter, the City of Palm Beach Gardens, Town of Mangonia Park, City of Riviera Beach, and Palm Beach County entered into an interlocal agreement that created the Bioscience Land Protection Advisory Board (BLPAB) to work jointly to preserve sufficient industrial land to meet the requirement. The IA required that each jurisdiction establish a Bioscience Research Protection Overlay in their respective Comprehensive Plan with related policies. In order to discourage conversion of industrial lands, a super majority vote of the Town Commissioners was required to change the land use in the Overlay.

Subsequently the Town of Lake Park in 2008 adopted the text amendments to the Future Land Use Element and the Intergovernmental Coordination Element of the Comprehensive Plan.

The north county was successful in attracting Scripps and the world renowned Max Planck Institute, which led to the location of other bioscience companies and various spin-offs in the county as a whole. However, it did not lead to any new locations in Lake Park. Bioscience users were primarily interested in large tracts of vacant land or new industrial parks, thus most properties in Lake Park were not pursued by these companies. A 13 acre vacant parcel on Congress was lost when it was purchased by the US Government for an Army Reserve facility. As a federal facility it was exempt from local government regulations and the overlay could not be applied.

As the original purpose of the IA had been accomplished and with the reduced demand for additional bioscience research uses, on January 22, 2024, the Bioscience Land Protection Advisory Board (BLPAB) voted unanimously to sunset the Interlocal Agreement. In June, the five municipal parties and the County signed an amendment to the Original Interlocal Agreement which terminated it. ([Attachment C](#))

Data and Analysis

This section provides background information regarding the proposed amendment, and consistency of the proposed changes with the Comprehensive Plan as required in the State review process for amendments.

Impact of Proposed Amendments

In Lake Park the Overlay consists of 200+ acres of land covering portions of the Mixed Commercial and Light Industrial Land Use Categories (which are implemented by the C-4 and CLIC-1 Industrial Zoning Districts), along with one area of the Public Buildings and Grounds Land Use. The lands within the Overlay areas the generally located north of Silver Beach Road, east of W Killian Drive, south of commercially designated parcels on Northlake Boulevard and west of Old Dixie Highway

The amendment would delete the Overlay from the Future Land Use Map; there would be no change to the underlying land use categories or zoning district uses.

Removal of the all the Objectives and policies will not prohibit or discourage bioscience uses in the industrial districts. Both the CLIC-1 and C-4 include broad categories such as “research, experimental or testing labs” or “research and development” which would include bioscience related businesses. The C-4 zoning district includes “bioscience” as a permitted use.

Implications for Town’s Land Development Regulations (LDRs) – none

No associated amendments to the Town LDRs are necessary. The Town did not adopt a bioscience zoning overlay. The Town’s LDRs already provided for bioscience type uses.

Consistency with the Comprehensive Plan

Future Land Use Element

Policy 1.5: The Town shall encourage development and redevelopment activities which will substantially increase the tax base.

The amendment is consistent with this policy as it does not eliminate any potential bioscience uses, and actually may make it easier for other non-bioscience companies to locate or rezone properties that were in the Overlay.

Repeal of policy 8.5 will provide greater flexibility to the Town Commission, as it requires a supermajority of the Town Commission to rezone or otherwise convert lands in the Overlay to commercial retail or residential uses which are not clearly accessory or ancillary uses to bioscience research/ biotechnology uses

The deletion of the Overlay does not change the Industrial future land uses which primarily exist in Overlay. Therefore, the opportunity for the retention or development of new research and development would not be impacted by this amendment. The amendments are consistent with the policy.

Private Property Rights Element:

The proposed amendment is consistent with the Property Rights Element as it does not remove any uses currently allowed in the Land Use Category or that would be allowed under the Overlay.

It does not impact a property owner’s “the right to use, maintain, develop, and improve their property for personal use or the use of any other person, subject to state laws and any countywide or town land development regulations or ordinances.” (Policy 1.2)

Legal Notice and Intergovernmental Requirements

Legal Notice: Legal notice requirements have been met for the transmittal hearing, as the Town published a display ad in the July 25, 2025 Palm Beach Post. This is required by State Statute and Town Code. The notice is included as Attachment E.

Intergovernmental Plan Amendment Review Committee (IPARC):

On July 24 the proposed amendments were sent to IPARC, which is an Interlocal clearinghouse to distribute the amendments to adjacent jurisdictions, the School District and the Treasure Coast Regional Planning Council, to provide the opportunity to comment on Comprehensive Plan amendments. To date no comments have been received.

State-mandated Business Impact Estimate: included as Attachment D.

State Review at Transmittal Stage

Following first reading, the proposed amendments will be sent to the Florida Department of Economic Opportunity (State Land Planning Agency) and other agencies set by State Statute for review and comment.

Following receipt of any comments the Town Commission can adopt the ordinance on second reading.

Local Planning Agency Recommendation

The Planning and Zoning Board, sitting as the Local Planning Agency held a Public Hearing on August 4. The Board voted unanimously to recommend approval of the ordinance to the Town Commission. No public input was received at the meeting.

The Board concurred with the staff finding that “The removal of the all the Objectives and policies will not prohibit or discourage bioscience uses in the industrial districts, as the two zoning districts include sufficient language for such uses. Removal will provide greater flexibility for the Town. Given that the Overlay has not been productive for the Town of Lake Park staff recommends the removal of all Comprehensive Plan references to the Overlay, including removal from the Future Land Use Map.”

Recommended Motion:

I move to approve Ordinance No.04-2025 on first reading to amend the Comprehensive Plan of the Town of Lake Park by repealing all objectives and policies related to the Bioscience Overlay contained in the Future Land Use Element and the Intergovernmental Coordination Element and to remove the Bioscience Overlay from the Future Land Use Map,

AND to transmit the proposed amendments to the Florida Office of Economic Opportunity for review as required by Statute.

Attachments: A: Proposed Ordinance
B: Original Interlocal Agreement
C: Amendment to Interlocal Agreement
D. Business Impact Statement
E. Legal Notice

Exhibit E

ALL APPLICATION FEES ARE COLLECTED UPON SUBMITTAL

Exhibit "A" Master Fee Schedule



Community Development

Building Permit Fees		
The Permit Fee Schedule shall be based on total valuation as follows:		
No.	TYPE OF FEE	FEE
	Base Fee for <u>all</u> Zoning Reviews Only (for example commercial paint permits, or landscape permits) and for Telecommunication permit applications.	\$100 (State surcharge does not apply)
	Minimum Permit Fee up to \$2,499.00 in value	\$100 50.00
	\$2,500.00 -\$999,999.00 <u>and up.</u>	\$1500.00 plus 2.35% <u>of permit value</u>
	\$1,000,000 and up <u>Technology Fee (In addition to base fees for permits valued at \$2,500 and up only)</u>	\$100.00 <u>plus 1.00%</u>
If a building permit requires Engineering review, this will be assessed at an additional fee per the Town's Engineering contract, with a minimum one (1)-hour charge.		
	Inspection Fee	\$100 40.00
All permit applications will include required inspections in the permit fee. If additional non-permit related inspections; zoning certificate inspections; structural code compliance inspections; fire damage inspections; courtesy inspections; and all other inspections not otherwise listed are required, a \$100 40 inspection fee PER inspection will be assessed		
	Re-inspection Fee	\$100 75.00
	Low-Voltage alarm system permit or low-voltage electric fence	As defined by Florida State Statue
Additional Permit-Related Fees		
	Permit Revision Administrative Fee utilizing the same Permit number	\$50 75.00
	Sub-Permit Administrative Fee	\$50 75.00
	Administrative Fee for Permit Renewal/Reissuance	\$60 75.00
ADDITIONAL PLAN REVIEW & RELATED SERVICES FEE for non-permit related		
Building Official; Plans Examiner; Building Inspector; and Related Services Per hour fee based on Town Contract, minimum half-hour charge.		
Holiday/Weekend Inspections (minimum three (3)-hour charge) Per hour fee based on Town Contract		
<u>Retaining Private Providers for plan reviews and building code services:</u> A permit applicant is entitled to retain a private provider. A letter request must be provided to the Town's building official at permit application and shall be subject to building official approval. All records must be retained by the permit applicant and made available to the Town's staff, building official or inspectors when requested. A permit applicant who retains private providers for plan reviews and other building code services, are required to pay 80% of the permit fee (instead of the entire fee).		

Information Technology Fee for all department applications that are processed electronically: Fee collected to off-set a portion of the costs associated with configuration and upkeep of computer hardware and software programs, repair, replacement, upgrades, and other information technology improvements: 3% of permit fee, and 3% of application fee for all other electronic applications, minimum of \$10 for all applications.

PERMIT PENALTIES

Any person who commences any work on a building or structure where a building or sign permit is required, who has not obtained the prior written approval from the Town's Building Official, or has not obtained the required building or sign permit shall be subject to the assessment of a penalty of two times (2Xs) the required permit fees listed herein, in addition to the regular permit fees.

	MOVING PERMIT FEES: For the moving of any building or structure exceeding 500 Sq. Ft the Permit Fee shall be:	\$500.00
	CONTRACTOR REGISTRATION FEES: With Palm Beach County registration with a "W" designation	\$2.00
	All Other Contractors	\$10.00
	SIGN PERMIT FEES: Minimum Permit Fee up to \$ 3,000.00 in value	\$100.00
	\$3,000.00 and up in value All signage, except as otherwise listed	\$200.00
	Window/Door Signage and Temporary Signage, including real estate signage (per store window frontage)	\$50.00
DEVELOPMENT REVIEW FEE SCHEDULE		
1	Abandonment of rights of way	\$1,800.00
2	Abandonment of easements	\$1,500.00
3	Appeal of Administrative Decisions	\$1,000.00
4	Comprehensive Plan text amendment	\$2,500.00
5	Comprehensive future land use map change, small and large	\$3,000.00
6	Development of Regional Impact	\$5,000.00
	a. Annual report review	\$500.00
7	Development Approval extension	\$1,500.00
8	Development Pre-Application Meeting	\$200.00
9	Developer Agreements	\$1,500.00
10	Planned Unit Development	
	a. Master Plan approval	\$2,000 50.00
	b. Modification of an approved Master Plan	\$1,000 2,300.00
	c. Per waiver request	\$250.00

11	Site plan, nonresidential or residential multi-family 6 units or greater	
	a. 0-14,999 square feet (structure size)	\$2,000.00
	b. Greater than 14,999 square feet (structure size)	\$4,000.00
	c. Per waiver request (if applicable)	\$250.00
12	Site Plan residential within Mixed-Use projects (in addition to nonresidential fees)	
	a. Base fee	\$1,500.00
	b. Additional fee, after the initial 10 units	\$ 10.00 per unit
13	Special Exception or Conditional Use, nonresidential and residential (one use per application)	
	a. 0-14,999 square feet (structure size)	\$1,650.00
	b. Greater than 14,999 square feet (structure size)	\$3,000.00
14	Variance or Waiver, nonresidential	\$1,00250.00
15	Variance or Waiver, residential principal structure	\$750.00
16	Zoning code text amendment	\$2,500.00
17	Zoning map amendment	\$2,500.00
18	Zoning determination letter	\$1725.00
19	Zoning Confirmation Certificate	\$125.00
20	Zoning Inspection (inspection of premises – per housing unit, or flat fee for commercial). Maximum \$500 for multiple housing units.	\$50.00
21	Home Occupation Zoning Confirmation Certificate	\$125.00
22	Special Event Permit (non-profit or individual not affiliated with for-profit entity)	\$50.00
23	Special Event Permit (commercial/for-profit entity)	\$100.00
24	Minor Replat/Plat	\$500 1,250.00
25	Telecommunications Tower Pre-application permit	\$100
26	Telecommunications Tower/Co-Location Application	\$100
27	Certificate of Appropriateness; Designation/De-designation; or Ad Valorem Tax Exemption for historic property (Historic Preservation)	\$200.00
28	Site Plan or Development Approval Amendment	\$500.00
29	Fine Reduction or Waiver Request Application – Code Compliance	\$100.00
30	Time Extension Application – Code Compliance	\$100.00
31	Out of Town/Mobile Vendor Business Registration Application Zoning Review	\$50.00
32	Annual Out of Town/Mobile Vendor Fee Voluntary Annexation	\$250.00 \$1,250
33	Annual Bank Registration Fee	\$150.00

34	Unity of Title	\$500.00
35	Alcohol License Review	\$100
36	Address Assignment/Revision Fee	\$100

Recovery of additional costs. In addition to the afore-stated fees, the Town may, in addition to the applicable application fee, recover the costs referenced below, including, but not limited to, the following:

- 1) Consultant fees incurred by the Town, whenever the Town deems it necessary to retain an outside consultant, or additional services, to assist Town staff in the review and processing of applications for approval, such as the review and analysis of property appraisals, traffic impact analysis, vegetation and environmental assessments, archeological or historic assessments, market studies, engineering studies or reports, telecommunications facility siting, and any other documents, studies, data, reports and other materials.
- 2) Attorney's fees incurred by the Town Attorney or other legal counsel retained by the Town in connection with the review and processing of an application listed herein, and the preparation and/or review of legal documents.
- 3) Costs incurred by the Town in connection with advertising, publication, and mailing of legal notices for public hearings, workshops, or other public meetings; recording fees for the cost of recording instruments in the public records of Palm Beach County.
- 4) In the event that at the time an application is received by the Town, additional costs are reasonably anticipated by the Town to be incurred by the Town, the Town may require the applicant as a condition precedent to processing the application, to deposit an amount estimated by the Town's Community Development Director, to be a sufficient cost deposit. Any monies provided to the Town as a cost deposit, shall be placed into an escrow account created by the Town. After the application is closed out, the Town shall refund any unused cost deposit funds to the applicant.
- 5) The minimum cost deposit shall be \$1,500 or a greater amount if deemed necessary by the Town's Community Development Director to cover all anticipated expenses, whichever is greater.

Code Section	FINE FEES Violation Description An administrative cost of \$10 will be added to all parking-related fines listed on this schedule to recover enforcement tracking software costs charged by the Clerk of the Court.	Fine
10-31 and 10-32	Nuisance	\$100.00
10-153 and 10-154	Noise disturbance 1 st Offense	\$250.00
	2 nd Offense (minimum of 30 minutes following the 1 st offense and within the same 24-hour period)	\$350.00
	3 rd Offense and every subsequent offense occurring a minimum of 30 minutes after the 3 rd offense and within the same 24-hour period after the 1 st Offense)	\$450.00
16-3	Unlawful trespass on public land	\$125.00
18-61 11-14	Domestic animals prohibited in park Dogs running at large prohibited - leash required	\$50.00
18-85	Violation of permit terms for use of park	\$50.00
18-81	No permit for special event	\$250.00
20-32	No permit for garage sale	\$50.00

24-34	Illegal roll-off (residential)	\$250.00
24-74	Illegal roll-off (commercial)	\$250.00
24-8	Illegal dumping / littering	\$250.00
24-39	Overloaded sanitation container (Residential)	\$50.00
24-78	Overloaded sanitation container (Commercial)	\$50.00
30-2	Prohibited parking	\$100.00
31-9	Blocking Parking Aisles in the Marina	\$100.00
30 -33	Commercial loading and unloading	\$250.00
30 -35	Parking commercial vehicle in residential area	\$125.00
32 -57	Illegal watering 1 st offense	\$50.00
32 -57	Illegal watering 2 nd offense	\$250.00
32-57	Illegal watering 3 rd or more offense	\$500.00
34-6	Hatracking; tree topping	\$250.00
70-32	Sign code violation (Town-wide)	\$125.00
2-320	No out of Town Business Registration	\$50.00
70-103(1)(c)	Garage/Yard Sale Signage Violation	\$50.00
76-95	Failure to pay Marina Overnight Parking Fee, or Marina Launching Ramp Fee	\$100.00 per violation

Finance

Dishonored Checks	\$25.00 Face Value up to \$50.00
	\$30.00 Face Value \$50.01 - \$300.00
	\$40.00 Face Value \$300.01 - \$800.00
	Or
	5% of Face Value if over \$800.00
Service Fee structure in accordance with Florida State Statutes 166.251 and 832.05	

Harbor Marina

Slip Leases		Fee
DOCKAGE (calculated at Vessel Length Overall; Greater of Vessel Length or Slip Length)		
Annual (12 month minimum – Rate/Month)	Per Foot	\$30.00/ft
E Dock Special (Less than 30')	Per Month	\$600.00/ft <u>660</u>
35' Floating Dock	Per Foot	
36' - 44'	\$33.75 per ft	\$33.00/ft <u>\$34.50</u>
45' - 49'	\$34.50 per ft	
50' - 59'	\$36.00 per ft	
60' +	\$37.50 per ft	
Charter Annual		\$34.50/ft <u>\$40.00</u>
Commercial (requires a minimum lease of 8 slips) REMOVE		\$31.00/ft
Seasonal (Rate/Month)		
Summer Monthly – May 1 to October 31		\$33.00/ft

Winter Monthly – November 1 to April 30	\$40.50/ft
Transient (Rate/Day)	
Summer – May 1 to October 31	\$3.50/ft
Winter – November 1 to April 30	\$4.00/ft.
Utilities – Lease (water/garbage/electric) mandatory fee	
110/30amp (Extra Cord Add \$40)	\$115.00/mo.
220/50amp (Extra Cord Add \$80)	\$160.50/mo.
Utilities – Transient (water/garbage/electric) mandatory fee	
110/30amp (per day per cord)	\$10.00/day
220/50amp (per day per cord)	\$15.00/day
Boat Ramp Fees	
Daily Boat Launch	\$10.00
Overnight Parking (Per Night)	\$37.00 <u>\$40.00</u>
Annual Pass	\$210.00
Semi-Annual Pass	\$105.00
Commercial Pass	\$500.00
Monthly Boat/Trailer Storage (Rate/Month)	<u>Remove</u>
Boat/Trailer to 30' LOA No longer offer due to reduced parking	NA <u>Remove</u>
Boat/Trailer Greater than 30' LOA No longer offer due to reduced parking	NA <u>Remove</u>
Jet Ski single No longer offer due to reduced parking	NA <u>Remove</u>
Jet Ski double No longer offer due to parking restrictions	NA <u>Remove</u>
Miscellaneous Fees	
Overnight Vehicle Parking (non-leaseholder)	\$13.00 <u>\$15.00</u> per night
Lost Key Replacement	\$25.00 <u>\$35.00</u>
Pump out	\$5.00
Water Tank Fill	\$10.00
Water Tank Fill (50 gal plus)	\$15.00
Port Charge	\$20.00 <u>\$25.00</u>
Port Charge (50' LOA plus)	\$30.00 <u>\$35.00</u>
Port Charge Charter / Commercial – Any size	\$50.00 <u>\$55.00</u>

Library

Item	Fee
Library Cards initial library card at registration	<u>No charge</u>
<u>Initial library card at registration</u>	<u>No charge</u>
Replacement card	\$3.00

<u>Copies</u>	
Black and white per page	<u>\$.15</u>
<u>Color</u>	<u>\$.50</u>
<u>Replacement of Barcode Printing</u>	<u>\$1.00</u>
<u>Replacement of RFID Tag</u> Black and white per page	<u>\$1.00 .15</u>
Repairs & Replacement	At cost per book, same edition, same publisher. Additional \$5.00 per book for cost of labeling and other materials related to cataloging and bar code process
Replacement of volumes for multiple volume sets	Minimum \$20.00 per volume
<u>Fax</u>	
<u>Per page within the United States</u>	<u>\$.50</u>
<u>Per page international</u>	<u>\$2.00</u>
<u>Scan document to USB or Email</u>	
<u>Per page</u>	<u>\$.05</u>
Rebind or recover	<u>\$10.00</u>
<u>Repair items – usability to be judged by staff</u>	
<u>Torn page per page – paper/book can be repaired using archival tape or glue to original usability</u>	<u>\$2.50</u>
<u>Torn page per page – part of paper/book missing – cannot be repaired to original usability</u>	<u>Must be replaced</u>
<u>Repair book hinge</u>	<u>\$5.00</u>
<u>Replace text block – repair book hinges</u>	<u>\$10.00</u>
<u>Re-glue text to spine in perfect binding</u>	<u>No charge</u>
<u>Re-glue text to spine in perfect binding – sections of book missing</u>	<u>Must be replaced</u>
<u>Part of item missing – usable without part</u>	<u>\$5.00</u>
<u>Part of item missing – not usable without part</u>	<u>Must be replaced</u>
<u>Item defaced – item can be repaired to original usability</u>	<u>\$5.00</u>
<u>Item defaced – item cannot be repaired to original usability</u>	<u>Must be replaced</u>
<u>Returned with unknown substance on item – substance can be removed without damaging the book</u>	<u>\$5.00</u>
<u>Returned with unknown substance on item – substance cannot be removed without damage</u>	<u>Must be replaced</u>
<u>Returned with potentially hazardous material or insects in/on item</u>	<u>Must be replaced</u>
<u>Water damage</u>	<u>Must be replaced</u>
Digital & Audio Media	

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Replacement	At cost, \$20.00 minimum
<u>Barcode</u>	<u>\$1.00</u>
<u>RFID Tag</u>	<u>\$1.00</u>
<u>Books</u>	<u>At cost per book, same edition, same publisher. Additional \$5.00 per book for cost of technical processing.</u>
<u>Digital & Audio Media – DVD, BluRay, CD, and other similar</u>	<u>At cost per media, same edition, same publisher. Additional \$5.00 per media for cost of technical processing.</u>
<u>Laptop Replacement: Electronic device – Laptops, tablets, and other similar</u>	<u>At cost per laptopdevice, same brand and model. Additional \$50.00 per laptopelectronic device –for cost of technical processinglabeling and other materials related to cataloging, bar code processing and ability to be used in the kiosk</u>
Repair to damaged item <u>Electronic device accessories</u>	\$10.00 <u>At cost per accessory, same brand and model. Additional \$5.00 per accessory for cost of technical processing</u>
Hotspot	
Case Replacement Fee	\$20.00
Charger Cord Replacement Fee	\$5.00
Hotspot Device Replacement Fee	\$100.00
<u>Laminated Instructions</u>	<u>\$2.00</u>
<u>USB Wall Charger</u>	<u>\$5.00</u>
<u>Refunds – No refund if item found after four (4) days</u>	

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<u>Replacement charges paid for any lost item, shall be refunded upon return of the item in good condition within four (4) days of payment.</u>	
<u>Processing fees are not refundable</u>	
Laminated Instructions Replacement Fee	\$2.00
USB Wall Charger Replacement Fee	\$5.00
Fax	.50 per page within the United States
Fax International	\$2.00 per page
Scan paper to USB or Email	.05 per page
Hotspot	
Case Replacement Fee	\$20.00
Charger Cord Replacement Fee	\$5.00
Hotspot Device Replacement Fee	\$100.00
Laminated Instructions Replacement Fee	\$2.00
USB Wall Charger Replacement Fee	\$5.00

Public Works

Stormwater Fees	
Equivalent Stormwater Unit (ESU) Rate	\$32.16 <u>\$40.52</u>
Residential Property (Annually)	\$385.92 <u>\$486.26</u>
Commercial Property (Annually) Commercial Property/Non-Residential Property (Annually) Calculated based on each property's Runoff Area (AR) using the following formula: $AR = AB + AOI + (0.25 \times AP)$ Where: $AP = \text{Building Area (sq.ft.)}$ $AOI = \text{Other Impervious Area (sq.ft.)}$ $AP = \text{Previous Area (sq.ft.)}$	\$32.16 <u>\$40.52</u> $\times$ property's impervious area (in square feet). Annual Fee = # of ESUs $\times$ 12 $\times$ <u>\$40.52</u>
Sanitation Fees	
Annual Assessment per unit – single-family	\$393.86 <u>\$405.68</u>
Mobile home	\$393.86 <u>\$405.68</u>
Multi family less than 5 units/bldg. Multi-family (fewer than 5 units per building)	\$393.86 <u>\$405.68</u>
Multi family more than 4 units/bldg. Multi-family (5 or more units per building)	\$0.00 Classified as commercial and billed based on total container capacity (in cubic yards) and service frequency, in accordance with the Commercial Dumpster Collection & Disposal Rate Schedule.

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Special Pickups	
Large vegetation piles greater than ten (10), but less than twenty (20) cubic yards	\$70.00
Large vegetation piles greater than twenty (20) cubic yards, per truck load	\$70.00, plus cost of disposal
Non-containerized household trash greater than ten (10), but less than twenty (20) cubic yards	\$70.00
Non-containerized household trash greater than twenty (20) cubic yards, per truck load	\$70.00, plus cost of disposal
Special Pickup Charge – in addition to special pickup and other charges, there will be an additional fee when trash and/or garbage, vegetation and/or recyclable items are placed out for collection and picked up on days not specified in the pickup schedule identified in the “Base Level of Service”.	\$50.00
Late fee per month on the outstanding balance beginning thirty (30) or more days following rendition of the bill	\$16.50 or 1.5% (whichever is greater)
Dumpster service removal and reinstatement	
First offense	\$110.00
Second offense	\$220.00
Third and subsequent offense	\$550.00
Collection – account subject to referral to collection agency or property lien for any bill remaining unpaid forty-five (45) days after rendition	
Additional 96-gallon garbage cart set-up fee – single-family. Requires x2/week service and monthly billing per .5 CY commercial rate.	<u>One time set-up fee of \$85.00 and a monthly fee of \$16.41</u>
<u>Single-family residential properties utilizing five (5) or more 96-gallon garbage carts shall be reclassified as commercial sanitation accounts due to the volume and frequency of service required. Each 96-gallon cart shall be considered equivalent to 0.5 cubic yards (CY) of container capacity. The applicable monthly fee will be calculated based on the Town’s Commercial Dumpster Collection & Disposal Rate Schedule, corresponding to the total cubic yardage and service frequency requested.</u>	<u>Monthly Rate = Number of Carts × 0.5 CY × Rate per CY (based on service frequency)</u>
Commercial Property Assessment	
Commercial class – Low generator class	\$0.018
Medium generator class	\$0.066
High generator class	\$0.235
Non-generator class	\$0.018
The above schedule is applicable to annual assessment calculated on the basis of the Palm Beach County Solid Waste Authority (SWA) waste generation data/property/year.	
Agricultural Class	
0 – 10 acres	\$59.13
11 – 99 acres	\$5.92/acre

100 + acres	\$591.25
Commercial dumpster collection & disposal rate chart	
1X2X3X4X5X	
.5CYN/A74.71\$76.95N/AN/AN/A	
2CY149.41\$153.89298.83\$307.79448.2\$461.694597.65\$615.58747.07\$769.48	
3CY224.12\$230.84448.24\$461.68672.36\$692.53896.48\$923.371120.60\$1,154.22	
4CY298.83\$307.79597.65\$615.58896.48\$923.371195.34\$1,231.171494.13\$1,538.95	
6CY448.24\$461.68896.48\$923.371344.72\$1,385.061792.96\$1,846.752241.20\$2,308.44	
8CY597.65\$615.581195.34\$1,231.171792.96\$1,846.752390.61\$2,462.332988.27\$2,988.27	
The above schedule reflects the Town’s current collection rate	\$14.35 \$14.78 per cubic yard of container
Plus, the Palm Beach County Solid Waste Authority’s (SWA) current year disposal rate of	\$2.814 per cubic yard
Total collection and disposal rate equals	\$17.24 \$17.59 per cubic yard
The SWA calculates non-compacted garbage and trash to weigh 134 pounds per cubic yard and charges:	\$42.00 per ton for disposal
134 lbs. per cubic yard X \$42.00 per ton / 2000 lbs. per ton equals	\$2.814 per cubic yard disposal fee
Special pickups – customer must call for special pickup	
Commercial dumpster special pickup rate chart	
2CY → \$57.54 \$59.27	
3CY → \$71.88 \$73.95	
4CY → \$86.23 \$88.82	
6CY → \$114.93 \$118.38	
8CY → \$143.62 \$147.93	
Assigned Dumpster	\$14.35 \$14.78 per cubic yard container capacity
(\$14.35 \$14.78collection rate + \$2.814 disposal rate) above the regularly scheduled service amount calculated on the basis of SWA waste generation data/property/year.	
In addition to the \$17.24 \$17.59 per cubic yard rate, there will be an additional	\$30.00
Commercial Dumpster Locking Device Installation	\$100.00

Other Fees	
Application for Traffic Calming Measures	\$50.00
Right-of-way Permit Application <u>**Moved to Community Dev.</u>	-2% of the total estimated project cost or a minimum of \$75.
Swale Planting Permit Application	\$100.00

Special Events Department

Town Events	
Food Vendors	\$50.00
Business Vendors	\$25.00 <u>\$50.00</u>
Art & Craft Vendors	\$20.00
Non-Profits	\$0.00
Facility Rentals	
Mirror Ballroom	
Refundable Security Deposit	\$500.00
Resident Rate	\$100.00 <u>\$125.00</u> per hour
Non-Resident Rate	\$130.00 <u>\$175.00</u> per hour
Staff Fee	\$30.00 <u>\$40.00</u> per hour
Cleaning Fee	\$125.00 <u>\$150.00</u>
Kelsey Park Indoor Pavilion	
Refundable Security Deposit	\$250.00
Resident Rate	\$90.00 <u>\$75.00</u> per hour
Non-Resident Rate	\$120.00 <u>\$100.00</u> per hour
Staff Fee	\$30.00 <u>\$40.00</u> per hour
Cleaning Fee	\$125.00 <u>\$150.00</u>
Kelsey Park South Pavilion	
Refundable Security Deposit	\$100.00
Resident Rate	\$50.00
Non-Resident Rate	\$75.00
Kelsey Park Playground Pavilion	
Refundable Security Deposit	\$100.00
Resident Rate	\$100.00
Non-Resident Rate	\$125.00
Kelsey Park North Pavilion or West Ilex Park Pavilion	
Refundable Security Deposit	\$100.00
Resident Rate	\$40.00
Non-Resident Rate	\$65.00

Blakely Commons Gazebo	
Refundable Security Deposit	\$200.00
Resident Rate	\$50.00 per hour
Non-Resident Rate	\$75.00 per hour
Lake Park Harbor Marina, Kelsey Park <u>(East and West)</u>	
Refundable Security Deposit	\$1,500.00 <u>\$2,000.00</u>
Resident Rate	\$500.00
Non-Resident Rate	\$600.00
<u>Restroom Cleaning Fee</u>	<u>\$150.00</u>
<u>Restroom Attendant Fee</u>	<u>\$25.00 per hour</u>
Summer Camp	
Resident Rate	\$200.00 <u>\$250.00</u> per session
Non-Resident Rate	\$250.00 <u>\$300.00</u> per session
Extended Care	\$80.00 <u>\$100.00</u> per session
Bert Bostrom Park	
Refundable Security Deposit	\$500.00 <u>\$2,000.00</u>
Field Rental Fee	\$10.00 <u>\$20.00</u> per hour
Light Fee	\$20.00 <u>\$30.00</u> per hour
Game Day Fee	\$200.00 <u>\$500.00</u>
Staff Fee	\$30.00 <u>\$40.00</u> per hour
<u>Restroom Cleaning Fee</u>	<u>\$150.00</u>
<u>Restroom Attendant Fee</u>	<u>\$25.00 per hour</u>
Recreation Programs	
Kids (ages 4-17)	\$50.00 per session
Adults (ages 18 and up)	\$50.00 per session
Instructor Fee	\$20.00 <u>\$25.00</u> per hour
<u>Tennis and Pickleball Courts</u>	
<u>Special Event Refundable Security Deposit</u>	<u>\$1,000.00</u>
<u>Special Event Resident Rate</u>	<u>\$500.00</u>
<u>Special Event Non-Resident Rate</u>	<u>\$600.00</u>
<u>Court Rental Fee Resident Rate</u>	<u>\$10.00 per hour</u>
<u>Court Rental Fee Non-Resident Rate</u>	<u>\$20.00 per hour</u>

Town Clerk

Lien searches – includes code violations, open building permits, & Sanitation services	\$100.00 standard \$150.00 rush (within 24-hr.)
Public Records Request	\$0.15 per copy
	\$0.20 double sided copy

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Town of Lake Park
Property, Casualty & Workers' Compensation Insurance
2025-2026 Renewal Evaluation

Exhibit F

	CURRENT			RENEWAL			RENEWAL ALTERNATIVE #1		
	2024-2025			2025-2026			2025-2026		
	Florida Municipal Insurance Trust			Florida Municipal Insurance Trust			Florida Municipal Insurance Trust		
Coverage Type	Deductible	Coverage Limits	Premium	Deductible	Coverage Limits	Premium	Deductible	Coverage Limits	Premium
Property	\$5,000 AOP; 10% NS	\$22,491,926	\$279,942	\$5,000 AOP; 10% NS	\$22,832,210	\$245,038	\$5,000 AOP; 5% NS	\$22,832,210	\$279,978
Inland Marine	\$500/\$1,000	\$1,312,321	Incl in PR	\$500/\$1,000	\$1,312,321	Incl in PR	\$500/\$1,000	\$1,312,321	Incl in PR
Flood	BCX: \$5,000; AV: NFIP Limit	\$5,000,000	Incl in PR	BCX: \$5,000; AV: NFIP Limit	\$5,000,000	Incl in PR	BCX: \$5,000; AV: NFIP Limit	\$5,000,000	Incl in PR
Business Interruption	\$0	\$250,000	Incl in PR	\$0	\$250,000	Incl in PR	\$0	\$250,000	Incl in PR
Equipment Breakdown	\$5,000	\$22,491,926	Incl in PR	\$5,000	\$22,491,926	Incl in PR	\$5,000	\$22,491,926	Incl in PR
Crime			Incl in PR			Incl in PR			Incl in PR
Employee Theft	\$1,000	\$100,000		\$1,000	\$100,000		\$1,000	\$100,000	
Computer Funds Transfer	\$1,000	\$50,000		\$1,000	\$50,000		\$1,000	\$50,000	
Forgery & Alteration	\$1,000	\$50,000		\$1,000	\$50,000		\$1,000	\$50,000	
Position Bond	\$1,000	\$250,000		\$1,000	\$250,000		\$1,000	\$250,000	
General Liability	\$25,000	\$2,000,000	\$65,222	\$25,000	\$2,000,000	\$85,337	\$25,000	\$2,000,000	\$85,337
Deductible Stoploss	N/A			N/A			N/A		
Employment Practices & Public Officials Liability	\$25,000	\$2,000,000	Incl in GL	\$25,000	\$2,000,000	Incl in GL	\$25,000	\$2,000,000	Incl in GL
Cyber Liability	\$25,000	\$1,000,000	\$2,472	\$25,000	\$1,000,000	\$2,595	\$25,000	\$1,000,000	\$2,595
Auto Physical Damage	\$25,000	Per Schedule	\$14,145	\$25,000	Per Schedule	\$15,005	\$25,000	Per Schedule	\$15,005
Deductible Stoploss	\$75,000			\$75,000			\$75,000		
Auto Liability	\$25,000	\$2,000,000	\$37,157	\$25,000	\$2,000,000	\$45,176	\$25,000	\$2,000,000	\$45,176
PIP	\$0	\$10,000	Incl in AL	\$0	\$10,000	Incl in AL	\$0	\$10,000	Incl in AL
Medical Payments	\$0	\$5,000	Incl in AL	\$0	\$5,000	Incl in AL	\$0	\$5,000	Incl in AL
Workers' Compensation	\$0	Statutory	\$83,508	\$0	Statutory	\$84,844	\$0	Statutory	\$84,844
Estimated Payroll		\$5,161,175			\$5,352,008			\$5,352,008	
Experience Mod		1.31			1.24			1.24	
Marina Operator's Liability	\$2,500	\$1,000,000	\$10,410	\$2,500	\$1,000,000	\$11,451	\$2,500	\$1,000,000	\$11,451
Storage Tank Liability	\$5,000	\$1,000,000	\$2,693	\$5,000	\$1,000,000	\$2,809	\$5,000	\$1,000,000	\$2,809
Total Annual Premium			\$495,549			\$492,255			\$527,194
\$ Increase or Decrease			N/A			(\$3,294)			\$31,645
% Increase or Decrease			N/A			-0.66%			6.39%

Town of Lake Park
Property, Casualty & Workers' Compensation Insurance
2025-2026 Renewal Evaluation

	CURRENT			RENEWAL ALTERNATIVE #2		
	2024-2025			2025-2026		
	Florida Municipal Insurance Trust			Florida Municipal Insurance Trust		
Coverage Type	Deductible	Coverage Limits	Premium	Deductible	Coverage Limits	Premium
Property	\$5,000 AOP; 10% NS	\$22,491,926	\$279,942	\$5,000 AOP; 5% NS	\$22,832,210	\$279,978
Inland Marine	\$500/\$1,000	\$1,312,321	Incl in PR	\$500/\$1,000	\$1,312,321	Incl in PR
Flood	BCX: \$5,000; AV: NFIP Limit	\$5,000,000	Incl in PR	BCX: \$5,000; AV: NFIP Limit	\$5,000,000	Incl in PR
Business Interruption	\$0	\$250,000	Incl in PR	\$0	\$250,000	Incl in PR
Equipment Breakdown	\$5,000	\$22,491,926	Incl in PR	\$5,000	\$22,491,926	Incl in PR
Crime			Incl in PR			Incl in PR
Employee Theft	\$1,000	\$100,000		\$1,000	\$100,000	
Computer Funds Transfer	\$1,000	\$50,000		\$1,000	\$50,000	
Forgery & Alteration	\$1,000	\$50,000		\$1,000	\$50,000	
Position Bond	\$1,000	\$250,000		\$1,000	\$250,000	
General Liability	\$25,000	\$2,000,000	\$65,222	\$25,000	\$2,000,000	\$93,490
Deductible Stoploss	N/A			\$203,452		
Employment Practices & Public Officials Liability	\$25,000	\$2,000,000	Incl in GL	\$25,000	\$2,000,000	Incl in GL
Cyber Liability	\$25,000	\$1,000,000	\$2,472	\$25,000	\$1,000,000	\$2,595
Auto Physical Damage	\$25,000	Per Schedule	\$14,145	\$25,000	Per Schedule	\$15,005
Deductible Stoploss	\$75,000			\$75,000		
Auto Liability	\$25,000	\$2,000,000	\$37,157	\$25,000	\$2,000,000	\$45,176
PIP	\$0	\$10,000	Incl in AL	\$0	\$10,000	Incl in AL
Medical Payments	\$0	\$5,000	Incl in AL	\$0	\$5,000	Incl in AL
Workers' Compensation	\$0	Statutory	\$83,508	\$0	Statutory	\$84,844
Estimated Payroll		\$5,161,175			\$5,352,008	
Experience Mod		1.31			1.24	
Marina Operator's Liability	\$2,500	\$1,000,000	\$10,410	\$2,500	\$1,000,000	\$11,451
Storage Tank Liability	\$5,000	\$1,000,000	\$2,693	\$5,000	\$1,000,000	\$2,809
Total Annual Premium			\$495,549			\$535,347
\$ Increase or Decrease			N/A			\$39,799
% Increase or Decrease			N/A			8.03%

Exhibit G



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: September 3, 2025

Originating Department: Town Attorney

Agenda Title: Resolution 62-09-25 – Senate Bill 180 Lawsuit

Agenda Category (i.e., Consent, New Business, etc.):

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$20,000 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: _____ **Newspaper:** _____

Attachments: Resolution

Please initial one:

Yes I have notified everyone

N/A Not applicable in this case

Summary Explanation/Background:

Town Attorney Baird is requesting the Town Commission to consider, discuss and provide input/direction on proceeding/participating in a lawsuit to declare that Senate Bill 180 is an imposition (blanket statewide prohibition) on the Town's exercise of its Home Rule authority pertaining to Comprehensive Plan land use objectives policies and Land Development Regulations. This proposed lawsuit outlines that this bill is unconstitutional and that Section 28 of Senate Bill 180 prohibits municipalities from enacting Land Use and Zoning Regulations for the entire state of Florida retroactively from August 1, 2024, through October 1, 2027, without any rational justification.

Senate Bill 180's vague prohibitions on moratoria on construction, reconstruction, and redevelopment of properties and Land Use and Zoning Regulations that are "more restrictive or burdensome," and other ambiguous provisions render Senate Bill 180 incomprehensible, create uncertainty, chill local governance,

and encourage preemptive, potentially frivolous, litigation to force local governments into repealing legislation, even if it might otherwise be a valid exercise of home rule authority.

The proposed Resolution would authorize the Town Manager to retain the Law Firm of Weiss Serota Helfman Cole and Bierman, PL to prosecute the lawsuit on behalf of the Town and other municipalities.

Weiss Serota Helfman Cole and Bierman, PL (the "Firm") would represent the Town in the Lawsuit, at both the trial and appellate levels. The Firm will charge a flat fee, inclusive of attorneys' fees and costs, of \$10,000 to represent the Town in the Lawsuit in the trial court, which shall be payable within ten days of the effective date of this Resolution. The Town would also agree to pay \$5,000 to the Firm to represent it in any appeal filed at the District Court of Appeal within 30 days of the filing of such appeal, and an additional \$5,000 should there be an appeal filed at the Florida Supreme Court within 30 days of the filing of such appeal.

Recommended Motion:

The Town Commission consider, discuss and provide input/direction on proceeding with proceeding/participating in a lawsuit to declare that Senate Bill 180.



Town of Lake Park
PUBLIC COMMENT CARD

Regular

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Meeting Date

9/3/2025

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name:

Katia Zhestkova

Address:

1018 7th Street

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.





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Meeting Date 9/3/25

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name: Michael Steinhauser
Address: 435 greenbriar

If you are interested in receiving Town information through Email, please provide your E-mail address: pipestone1992@gmail

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):

Comment on Forest Development

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

Testimony Before Lake Park, FL Commission 9/03/2025:

Public Comment on Terminating the Relationship with Forest Development

Michael Steinhauer, 435 Greenbriar Dr. Pipestone1992@gmail.com 608-332-5547

I have previously appeared before you on several community issues, one of which focused on the Mayor, Commissioners, and Town Manager's gun violence safety, and another about the personal and professional value systems necessary for you to make difficult decisions. As a private resident, and as a leader of a local resident engagement nonprofit, I have strived to be of good faith, thoughtful, and empathetic, serving as your community partner.

Tonight, I will speak because I think we are soon at a cross-roads decision about P-3 and Forest Development, which in my view also encompasses consideration of the PADD project and Nautilus status. I seek a brave, value-driven Mayor or Commissioner to consider a motion I will suggest.

[Regrettably, I do not have the allotted time necessary to cite all 22 of my *Whereas* preambles – I expect they are essentially correct. They support my motion and are for you to digest]

- 1) *Whereas all remaining Developer projects fundamentally alter the character of the small town feel residents hold so dear.*
- 2) *Whereas it was widely reported in public media sites that the Lake Park Comprehensive Plan, several changes in zoning codes, and new levels of density for the Nautilus project were inappropriately waived to accommodate the developer. This holds true with the PADD proposal.*
- 3) *Whereas the town attorney does not recommend the changing of the purpose and intent of Ordinance 78-70 and associated State statutes as sought by the Developer.*
- 4) *Whereas the P-3 Comprehensive Agreement has been breached several times by Forest Development*
- 5) *Whereas critical path deadlines for P-3 were missed without formal extensions.*
- 6) *Whereas the P-3 agreement is a town-threatening 99-year lease with payments to the town for only 10.*
- 7) *Whereas the Developer has no apparent or known P-3 secured financing in place.*
- 8) *Whereas the town attorney, incorporating his vast experience in land planning and zoning, has regularly cited the challenges related to development of each Forest project.*
- 9) *Whereas the town attorney has publicly cited challenges related to the PADD project due to wastewater capacity.*
- 10) *Whereas the Developer achieves long term control over the P-3, 12-acre site for an entire century.*
- 11) *Whereas the marina project leaves little public space and parking.*
- 12) *Whereas the marina project proposed dock and fuel space satisfies the needs of only the wealthy citizens of Nautilus and large boats.*
- 13) *Whereas the town attorney has stated that the PADD project is not entitled to the height or density sought by the Developers application.*

- 14) *Whereas the PADD project establishes the unusual approach of allocating residential units based upon a basket or bucket of units, which does not provide equal opportunities for all property owners in the downtown area.*
- 15) *Whereas the town attorney has stated that the PADD projects are out of scale with the downtown.*
- 16) *Whereas the Developer has demonstrated poor lift station planning on the PADD project, to again request zoning waivers using an off property residential site.*
- 17) *Whereas the Developer is currently pumping 24/7 or intermittently, discharging dissolved and suspended solids into the lagoon at the marina.*
- 18) *Whereas Nautilus 220 has had Seven Clean Water Act violations in 2022 & 2025 for pumping into the lagoon.*
- 19) *Whereas the town attorney has deemed it reckless to have the Developer rely on a future Tri-Rail station for planning purposes around the PADD.*
- 20) *Whereas, some site plans, permits, and financing documentation are absent.*
- 21) *Whereas the Developer has threatened lawsuits if they don't achieve their for-profit goals.*
- 22) *Whereas the Developer has misrepresented their projects in social and mass media outlets.*

At the end of the day, how many reasons do we need to have all the stakeholders in this town endure the pain of working with Forest?

I encourage and suggest a motion: *“that Lake Park elected representatives and the Town Manager immediately cease all further negotiating, planning, and approval efforts with Forest Development projects of any sort”. Or similar language.*

Mr. Mayor, Commissioners, this necessary motion may result in legal action. Do not fear short-term challenges in this regard, as compared to the long-term loss of control of the P-3 space, and the sacrifice of intelligent agreements that benefit the town, and our value system.

Leadership is not about power; it's about purpose. You were chosen to serve, not to sit — lead boldly!

Your decisions today will shape generations tomorrow and your title gives you authority, but your actions earn you respect. Act undaunted and inspire trust.

Rise to the moment — residents are counting on you. Be the voice of courage in an environment of compromise.

Development in Lake Park is indeed needed. Invite a firm with a background of proven competency... creative, innovative, and resident focused. No high-rises.

Thank you for your consideration.



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Regular

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Meeting Date

4-3-2025

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name:

DON PALUMBO

Address:

301 LAKE SHORE DR

808 + 208

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

#13 Forest

I would like to make comments on the following Non-Agenda Item(s):

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Meeting Date 9.3.25

Cards must be submitted before the item is discussed!!

*****Three (3) minute limitation on all comments**

Name: Joanne Robin

Address: 301 Lake Shore Dr #305 LP

If you are interested in receiving Town information through Email, please provide your E-mail address: joannerobin@outlook.com

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):

5 Questions

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Meeting Date 9/3/2025

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***Three (3) minute limitation on all comments

Name: TERRON MERCER

Address: 105 LAKE PARK DRIVE

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item: #10

I would like to make comments on the following Non-Agenda Item(s): _____

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Meeting Date

9/3/2025

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***Three (3) minute limitation on all comments

Name:

Chris Steele

Address:

301 Lake Shore Dr

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):

P-3 Agreement

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Meeting Date 9/3

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***Three (3) minute limitation on all comments

Name: Susan LaFontaine

Address: Nativitys EPA Violations

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):

Nativitys 220 EPA Violations

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Exhibit C

Commissioner

At the Aug 6, 2025 Commission meeting Forest Development's Peter Baytarian stated (at 8:02 on dais clock/ 1:33:00 on video timer):

" We have never dumped waste water that's not DEP sort-of-approved into the marina. The water is checked on twice a day. We have no violations on that."

I guess none of his staff told him that Nautilus 220 was issued a "Construction Stormwater-Letter of Violation/ Warning Letter" related to the Clean Water Act on March 21, 2025:

Informal Enforcement Actions						Last 5 Years	⬆
Statute	System	Source ID	Type of Action	Lead Agency	Date		
CWA	ICIS-NPDES	FLR20FB32	Construction Stormwater - Letter of Violation/ Warning Letter	State	03/21/2025		

Or that, according to the U.S. EPA Enforcement and Compliance History (ECHO) online database, while Nautilus 220 has not received any Facility-Level Status or Compliance Status violations, it **HAS** received SEVEN "Single Event Violations" from the State agency during its two inspections in 2022 & 2025. Three were found June 22, 2022 and four during the Feb 25, 2025 inspection. And two of those four in 2025 were repeat violations from 2022:

- 1) Failure to develop any or adequate Stormwater Pollution Protection Plan (SWPPP) /Stormwater Mgmt Program (SWMP) and
- 2) Failure to Properly Operate or Maintain Best Mgmt Practices (BMP).

The other two new 2025 violations were 3) Failure to Inspect and 4) Failure to Maintain Records.

Source: :



<https://echo.epa.gov/facilities/facility-search/results>

Detailed Facility Report

[Report Violation](#) [Report Data Error](#)

Facility Summary



NAUTILUS 220

220 LAKE SHORE DR, LAKE PARK, FL 33403

FRS ID: 11007117014

EPA Region: 04

Latitude: 26.7942

Longitude: -80.053

Locational Data Source: FRS

Related Reports

☐ CWA Pollutant Loading Report

☒ CWA DMR Exceedances Report

[View Emission Reports](#)

Enforcement and Compliance Summary

Statute	Compliance Monitoring Activities (5 years)	Date of Last Compliance Monitoring Activity	Compliance Status	Qtrs with NC (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
CWA	2	02/25/2025	No Violations Identified	0	0	1	-	-	-	-

Download Compliance History

- Download CWA Facility-Level Compliance History
- **Download CWA Single Event Violation History**
- Download CWA Permit Schedule Violation History
- Download CWA Compliance Schedule Violation History
- Download CWA Effluent Compliance History

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
SourceID	RegistryID	Statute	ValueType	ViolationDescription	NPDES ViolationID	Agency	Qtr1Value	Qtr2Value	Qtr3Value	Qtr4Value	Qtr5Value	Qtr6Value	Qtr7Value	Qtr8Value	Qtr9Value	Qtr10Value	Qtr11Value	Qtr12Value
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to properly install/implement BMPs	3.67E+09	State	06/22/2022											
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to develop any or adequate SWPPP/SWMP	3.67E+09	State	06/22/2022											
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to properly operate and maintain BMPs	3.67E+09	State	06/22/2022											
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to develop any or adequate SWPPP/SWMP	3.68E+09	State												02/25/2025
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to properly operate and maintain BMPs	3.68E+09	State												02/25/2025
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to Conduct Inspections	3.68E+09	State												02/25/2025
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to Maintain Records	3.68E+09	State												02/25/2025

SWPPP: Stormwater Pollution Protection Plan. **SWMP:** Stormwater Mgmt Program. **BMP:** Best Mgmt Practices

FPL has presented at several Commission meetings about upgrading current street lights with Phase I and with Phase II, which is installing additional poles and street lights with LEDs- I think 374 new lights & poles are to be installed throughout the town?

At the Nov 20 2024 Commission meeting Commissioner Hensley and Mayor Michaud said they wanted to get resident input regarding the placement of the new street lights, but during the May 21 2025 Commission meeting it sounded like those new light locations are set. In stone? Did I miss a survey or something? I never heard of an opportunity to voice my opinion on street light placement. Anyway,

Can you please ask FPL, when they provide their Phase 2 proposal, to also include the initial installation and operating cost differences

* between LEDs at 3000 Kelvin, which is what I think their Phase I proposal included, vs 2700 Kelvin. AND

* between Amber LEDs vs the standard White/Blue LEDs. AND

* street lights with & without shielding (to reduce skyglow and the adverse effect on humans, migrating birds & other wildlife, including pollinators) .

I drove down 7th street the other night, and the bright white glare from those street lights was bothersome.

A very good article regarding this issue is titled "**Illuminating Safety: Harnessing Dark Sky Lighting for Crime Prevention**". It was published by the Chicago International Dark Sky Association. It "explores the relationship between the 5 principles of Dark Sky lighting and **Crime Prevention Through Environmental Design (CPTED)**, and includes "These simple approaches can lessen the opportunity for illicit activity and create a sense of security and quality of life in our communities." @

www.idachicago.org/resources/illuminating-safety-harnessing-dark-sky-lighting-for-crime-prevention

Another good article about this issue is at WLRN.org, titled "**LED streetlights are energy efficient, but are they environmentally friendly? It's complicated**". The article includes info of how other south Florida towns are addressing this issue with FPL.

Can you also please ask FPL what the different colored circles (green, orange, turquoise, & blue) mean in the maps on page 33 – 42 in the Commission Meeting Agenda packet for Nov 20, 2024? I can't find a legend for them. The maps are attached to Item # 8 "Resolution 104-11-24 Florida Power & Light (FPL) LED Lighting Agreement (Phase -1)." & titled

- Town of Lake Park - Dist Poles - Preliminary Design.pdf (22.47 MB)

Thank You.

Susan LaFontaine



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Meeting Date 9/3

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***Three (3) minute limitation on all comments

Name: Suzanne LaFontaine

Address: Evergreen Pt

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):

FDL Street lights

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.



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Meeting Date 3 September 2025

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name: Pablo Perhacs

Address: 221 E Kahuna Dr Lake Park FL

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):

Richard Reade

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- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

Meeting Date

9/3/25

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name: NICHOLAS MASTROIANI

Address: 1903 RIVER DR

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):

MARINA REGARDING MY TENANCY

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.



Town of Lake Park
PUBLIC COMMENT CARD

Regular

CIVILITY AND DECORUM

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Meeting Date

9/3/2025

Cards must be submitted before the item is discussed!!

***Three (3) minute limitation on all comments

Name:

Kelly Steele

Address:

301 Lake Shore

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):

Town Manager & Forest Dev.

Instructions: Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.