



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

Wednesday September 02, 2026

Immediately following the Community Redevelopment Agency 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

7:14 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 stated for the record that item number 4 is being removed from the agenda as per staff recommendation.

Motion to approve the agenda as modified made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

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.

-Dana Herst introduced herself as a candidate for Executive Director for the Palm Beach County League of Cities and is visiting municipalities throughout the County.

-Michael Steinhauer provided written comments via Exhibit A.

-Mary Taylor provided written comments via Exhibit B.

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.

Commissioner Linden requested to pull item #5.

Commissioner O'Rourke requested to pull item #6.

Motion to approve remaining consent agenda items 1, 2, and 3 made by Vice Mayor Hensley.

Seconded by Commissioner Linden. Voting Aye: All.

1. Commission Budget Workshop #1 Minutes - August 10, 2026
2. Commission Budget Workshop #2 Meeting Minutes - August 19, 2026
3. Regular Commission Meeting Minutes - August 19, 2026

Items 5 and 6 were pulled for discussion:

5. Resolution 71-09-26 - Work Authorization (#WA-FY26-STW-002) - Stormwater Geographic Information System (GIS) & Computer-Aided Design (CAD) Mapping - Calvin, Giordano & Associates, Inc. - \$37,575

Commissioner Linden questioned how Calvin, Giordano performed in the past and why there was no bidding process. Public Works Director Jaime Morales explained that this falls within a continuing services contract

Motion to approve the agenda item made by Commissioner Thomas. Seconded by Vice Mayor Hensley.

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

Voting Nay; Commissioner Linden.

6. FY 2026 Budget Transfer - Stormwater Fund (402) - Repairs & Maintenance - Lines to Professional Services - \$37,575.00

Commissioner O'Rourke asked about the budget transfer, where it comes from and where it goes. Public Works Director Morales explained that they were not able to fully execute the amount for pipe repairs because the contractor would not honor the contracted price, so they are moving those funds from stormwater into professional services within the stormwater fund.

Motion to approve made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

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

Item 4 was removed from the agenda:

4. Resolution 70-09-26 Authorizing Work Authorization – Stormwater Basin 12 and Basin 22 Cleaning, Investigation, Repairs, and CIPP – Shenandoah General Construction, LLC – Not to Exceed \$426,796.43

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION):

7. Resolution 72-09-26 - Special Exception - Berlin Autotech (Auto Painting & Body Shop) & 1335 Old Dixie Highway LLC (Property Owner) – 1335 Old Dixie Highway Units 18 & 19

No ex-parte communication disclosed.

Town Attorney Baird swore in all witnesses

Town Planner Anders Viane presented (Exhibit C).

The applicant, Mr. Hans Schenk presented. (Exhibit D).

Vice Mayor Hensley asked how they will store and dispose of waste and would any vehicles be left out overnight. Mr. Schenk explained that the waste would be stored in a tank and a contracted company would come and pick up the tank. He also explained that no vehicles will be outside and that they will see customers by appointment only. Commissioner O'Rourke asked how the ventilation system works. Mr. Schenk explained that all of the air is sucked up through the roof and goes through a filtration system. Commissioner O'Rourke asked if the project was reviewed for environmental factors through Fire Rescue. Town Planner Viane stated that Fire Rescue is more for life safety, but that they have enforced the Well Filled Protection Program administered through the Florida Department of Environmental Resource Management within the County. Commissioner Thomas asked if this area is near the septic to sewer area. Town Planner Viane stated that he believed it was outside of that area and outside of the CRA. Commissioner Linden asked if the applicant will be doing any mechanical work on the premises. Mr. Schenk stated they will not be doing any mechanical work, only paint and body work and body parts replacement.

Motion to approve Resolution 72-09-26 made by Vice Mayor Hensley, 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: NONE

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

8. Ordinance 08-2026 - Amendment - Town of Lake Park Code of Ordinances - Chapter 9 - Article II - Code Enforcement - Section 9-37(c) - Special Magistrates and Section 9-39(e) - Conduct of Hearing

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 9, ARTICLE II, SECTIONS 9-37(c) AND 9-39(e) OF THE TOWN CODE, ENTITLED "COLLECTION OF COSTS" AND "FILING OF LIEN", PERTAINING TO HEARINGS AND FINES; PROVIDING FOR

SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT;
PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE
DATE.

Motion to approve Ordinance 08-2026 made by Commissioner Thomas, 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.

NEW BUSINESS:

9. Discussion & Direction - Public Noticing Requirements & PADD Uses – Workshop or Regular Town Commission Meeting.

Community Development Director Nadia DiTommaso explained that this agenda item is to select a date for a workshop discussion for the noticing provisions and table of uses for the Park Avenue downtown district.

Public Comment:

-Sue LaFontaine provided written comments via Exhibit E.

The Commission discussed the need for having the workshop on a separate night from a Commission meeting. A date will be selected at another time.

10. Resolution 73-09-26 – Agreement (ITB #121-2026 - RE-BID All-Terrain Litter Vacuum) – Madvac LN50 Diesel All-Terrain Litter Vacuum – Exprolink Corporation. – \$76,792
Public Works Director Morales explained the item (Exhibit F). Commissioner Linden asked why we are looking to purchase an all-terrain vehicle. Public Works Director Morales stated that they need the all-terrain vehicle because they intend to use it for all-terrain purposes and to meet state law under the County's permit. He stated that the vehicle is not required but is recommended. Commissioner Thomas spoke in favor of having an all-terrain vehicle because of potential storm debris. Public Works Director Morales stated that this vehicle would come with a 12 month/1000 hour warranty. Commissioner O'Rourke asked if the cost of diesel fuel was included in the cost comparison between the diesel and electric vehicles. Public Works Director Morales stated that they already have the infrastructure for diesel fuel so that was not included.

Commissioner O'Rourke asked about the possibility of obtaining a grant for this vehicle. Public Works Director Morales explained that any grants that maybe appropriate are closed already and if we wait until they re-open we risk the price of the vehicle being higher. Commissioner Thomas stated that there is not only the cost of installing infrastructure for electric vehicle charging, but it would also create an issue of where to install it. Commissioner Linden asked why they selected diesel over gas. Public Works Director Morales stated that the only proposals they received were for diesel and electric. Motion to approve Resolution 73-09-26 made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

Mayor Michaud stated that the diesel option is the best choice right now because of budgetary constraints, but that at some point in the future he would like to entertain electric vehicles.

Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas.

Voting Nay: Commissioner Linden, Commissioner O'Rourke.

11. Resolution 74-09-26 – Memorandum of Understanding (MOU) - BRIDGES at Lake Park (Children's Home Society of Florida)

Motion to approve Resolution 74-09-26 made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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

12. Resolution 75-09-26 – Agreement (RFP#122-2026) Kelsey Park Fitness Trail Exercise Equipment Replacement Project (Phase 2 – South-Side of Kelsey Park) – Reshaping - Allgrade, Inc. - \$12,000

Public Works Director Morales explained the item (Exhibit G).

Motion to approve 75-09-26 made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

13. Discussion & Direction - FY 2027 Ad-Valorem (Property Tax) Rate

Town Manager Reade provided a summary of the item. Finance Director Barbara Gould provided the Commission with a comparison chart illustrating the impact of millage rate reductions on the budget (Exhibit H). Commissioner Linden spoke about three department heads that gave up their cost of living and merit increases in order to meet the additional 5% budget reduction but would only be willing to accept that if it applied to all department heads. He stated that there are still quite a few areas that can be reduced. Mayor Michaud agreed with rejecting the three department heads that offered their increases and with reducing the millage rate to 5.0. Commissioner O'Rourke stated that it was never said that when Nautilus came online that they would lower the millage rate. He stated that the rate should still be lowered because it's too high. He urged residents to be careful about how they vote in November and how it may affect the Town. Vice Mayor Hensley stated that he also did not recall the promise of rolling the millage rate back. He asked if there are residents who would not receive a savings from the decreased millage. Finance Director Gould stated that it depends on the taxable value of their property. Vice Mayor Hensley stated that while some residents may receive a tax break, others may not, but everyone will be giving up Town services that have been removed from the budget in order to reduce the millage rate. Vice Mayor Hensley also stated that all staff are budgeted to receive a merit increase, but that doesn't mean they will. They would have to have performed above a certain level in order to be eligible. Town Manager Reade stated that the Town Clerk had researched what had been said previously about rolling back the millage rate. Town Clerk Vivian Mendez stated that it was discussed on August 16, 2023 as a part of the discussion of the draft budget for FY2023-2024. She stated that previous Town Manager John D'Agostino had stated that "due to the upcoming increases in revenue for the Town such as Nautilus 220, the Town would be able to reduce the millage rate even more in the future." Vice Mayor Hensley stated that with cuts taking place now and more cuts potentially after November that reducing the millage rate is "jumping the gun". He stated that he would agree to the reduction in the millage rate, but after November, they may need to cut it anyway. Mayor Michaud stated that the Commission is in support of reducing the millage rate to 5.0 mills. Commissioner Thomas stated she is not in support of reducing employee pay. Mayor Michaud agreed with this.

Town Manager Reade confirmed that the millage rate would be adjusted to reflect 5.0 mils and will be a part of the budget presented at the First Public Budget Meeting on September 8th and the proposed cost of living and merit increases will remain intact.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird identified Wednesday, September 9 at 6:30 P.M. for an Attorney-Client Session. He stated that Travis would like to meet with Commissioners O'Rourke, Thomas and Vice Mayor Hensley for a briefing. Commissioner O'Rourke stated that he does not agree with the process of meeting with them before the session and is not available for that. Town Attorney Baird updated the Commission on a lawsuit containing allegations in conjunction with Kelsey on Park, which has not yet been served on the Town.

-Town Manager Reade commended Chief Public Information Officer/Grant Writer Merrell Angstreich for her work with obtaining a \$4 million Resilient Florida grant. He announced the Multi Cultural Festival on Saturday September 19th and the Health Fair at the Library on Saturday September 12th. He advised the Commission that there is a conflict with the October 21st Commission meeting and a Florida Redevelopment Association (FRA) Conference. He asked if the Commission would like to cancel or re-schedule the meeting on October 21st.

Motion to cancel the October 21, 2026 commission meeting made by Commissioner O'Rourke. Seconded by Commissioner Linden. Voting Aye: Mayor Michaud, Commissioner Linden, Commissioner Thomas, Commissioner O'Rourke. Voting Nay: Vice Mayor Hensley.

Town Manager Reade announced office closures for Labor Day September 7th. He also spoke about staff attending Saturday meetings and thanked everyone for attending.

-Commissioner O'Rourke thanked Dana for being here.

-Mayor Michaud also thanked Dana for taking the time to come to the Town.

-Commissioner Thomas had no comments.

-Commissioner Linden had no comments.

-Vice Mayor Hensley stated to keep residents in mind when cutting the budget because they pay the taxes.

-Mayor Michaud had no comments.

REQUEST FOR FUTURE AGENDA ITEMS: NONE

ADJOURNMENT:

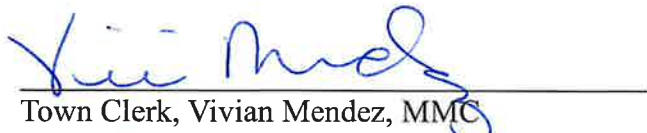
Motion to adjourn made by Commissioner O'Rourke. Seconded by Commissioner Linden.

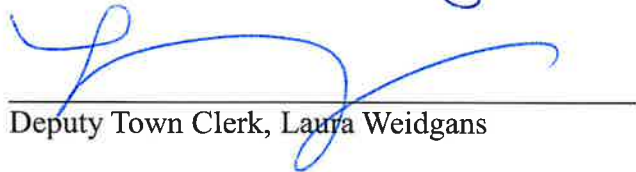
Voting Aye: All.

Meeting adjourned 9:02 P.M.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on September 16, 2026.


Mayor Roger D. Michaud


Town Clerk, Vivian Mendez, MMC


Deputy Town Clerk, Laura Weidgans



Approved on this 16 of September, 2026

Exhibit A

Testimony Before Lake Park, FL Town Commission 9/02/2026

Public Comment on the '26-27 Town Budget re: Across the Board Merit Raises for All Staff

Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547

Private Resident / Lake Park Society for the Advancement of Civic Engagement

Good evening.

I will begin by expressing my appreciation with the budget presentation to residents on August 22nd. Richard's team has done a remarkable job reworking the budget proposal document for its ease of readability and understanding. The dialogue was especially welcome as it rarely happens here. Thank you.

I also note that budget workshops here have clearly demonstrated your collective concern about the impact on residents. Thank you.

I want to raise concern about the proposed budget provision that would provide all town employees with a 3% merit increase on top of a 2.5% COLA.

I absolutely support paying our employees fairly and recognizing good performance. Our staff members are important to the effective operation of this town, and we want to retain good people.

But I question whether **this is the right year for an across-the-board 3% merit increase**. That increase in compensation opens the door to all the additional costs that accompany higher salaries.

These "merit" increase **BELIES** the very intent and definition of what a merit is, when you give it to everybody. The very purpose of merit recognition becomes diluted and meaningless.

Amendment 3 is anticipated to pass. It could substantially reduce the taxable value available to municipalities. I believe a prudent local government should be cautious about creating permanent recurring expenses in light of the unknown.

The COLA already recognizes inflation and helps our employees maintain their purchasing power.

An employee's palatability to accept this idea is predicated on 4 considerations:

- a) Whether staff feel like their presence and work product makes a difference;
- b) Whether staff feel respected for the work they do, from the Commission to the Town Manager to the residents;
- c) Whether staff feel like their work environment is generally positive, safe, and happy;
- d) And whether the town shows its appreciation by spontaneous acts of support, like the extra days off for holidays.

Small town culture speaks to caring for each other. And I believe staff will understand and accept that the merit portion of the budget will require sacrifice. This isn't about being anti-employee. **It is about being pro long-term financial stability. Your courage in this decision will go a long way to addressing most of the other cost center challenges you currently face. Please think deeply about this.** Thank you.

Exhibit B

Commission Comments

Mary Taylor, 209 Park Avenue

Good Evening,

I only have 3 minutes so I will be to the point, seems like Lake Park makes regular headlines, good, bad, long and sometimes ^{miss leading} ugly articles. The town's tumultuous times are not new, they began many years ago when a previous town manager decided what he wanted from this town and it didn't matter what or how residents felt about what they actually valued or needed and most importantly what they didn't want!

W/ integrity
Fast forward to today, we have a relatively new town manager, a qualified town manager, who inherited more adversity than Job. Seems we also have discontented commission members who do not appreciate some citizen comments, opinions or involvement. Well, it is not easy to sit out here either. My point is that our 2.4 square mile town, its' Commission, businesses, and developers were duped, lied to.....without experience or proper guidance, after years of trials and tribulations a surprise, 25 story building rose out of our public land... it's here and now part of our town to embrace, Our eyes are now open, the Marina should be handled like the treasure that it is! The future proposed developments can be modified or rejected. We have a Comprehensive Plan in place, it is possible to adjust height lower as well as higher as some local municipalities have done.

Lake Park Residents once trusted the P&Z BOARD and THE COMMISSION, but I doubt now, you will find many that trust either, without reservations. It is up to you COMMISSIONERS and BOARD MEMBERS, to regain the residents' trust and respect.

Please listen to the voices out here, on social media, NEXTDOOR, FACEBOOK the etc.

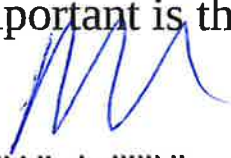
Please focus on your BASC responsibilities, the daily services, you were elected to monitor and provide: Public Safety, enforce the 25mph speed limit by methods used commonly to enforce speed limits. Public Works, see that the trash is collected on time and maintain our streets, sidewalks and ensure the cleanliness of public property.

Shabby

We all have personal grievances, but they take up precious time and they don't help solve problems, there is important work to be done that affects 9,000 residents.

2 + 10/10/10 3

The basic responsibility of a local town government is to provide essential daily services and maintain public safety for its residents. Core public services include: Public Safety, run local police and fire departments to protect residents, Public Works to manage water systems, sewage treatment and trash collection. And Infrastructure maintenance of local roads, sidewalks and street signs.? How important do you think that they are to the residents of our Town? Commissioners, how important is the delivery of these core services to you?



451-205-000814

I will use myself as an example, but I assure you I could easily fill this room with like minded individuals.



FMT CO CUST TRA
209 PARK AVE
LAKE PARK FL 33403-2701

Public Safety, as a commissioner and more importantly as a citizen, I have consistently advocated enforcing the 25 mph speed limit on all of the town's roadways. It is not enforced because the commission has never considered using the changes, physical methods required to accomplish the job.

If you wish to receive this information electronically in the future, please visit fidelity.com/mailpreferences.

Public Works, as a commissioner, I voted to increased cost to garbage services, and stormwater management and infrastructure. But I have yet to see consistent, improved service. The maintenance of roads and sidewalks is visibly ongoing but has a long way to go.

POINT IS,
so much time and effort has been wasted over the years trying to add

000814 - Page 0001 of 0006





Exhibit C

**TOWN LAKE OF PARK
TOWN COMMISSION
STAFF REPORT
MEETING DATE: September 2, 2026**

APPLICATION: 1335 Old Dixie Highway Units 18 and 19 (Berlin Autotech)

SUMMARY OF APPLICANT’S REQUEST: Berlin Autotech LLC (“Agent” and “Applicant”) on behalf of 1335 Old Dixie Highway LLC (“Property Owner”) is requesting special exception approval for a 2,790 square foot auto paint and body use. The proposed development is consistent with the Town of Lake Park’s adopted regulations for the C-4 District.

The Subject Property is located east of Old Dixie Highway in the Town of Lake Park. It is comprised of the following condominium parcels:

PCN: 36-43-42-20-37-002-0180

PCN: 36-43-42-20-37-002-0190

The proposal was considered by the Town’s Planning and Zoning Board on August 3. The Board unanimously found that the application was consistent with the standards of the C-4 district and the special exception criteria.

- During the meeting, the applicant clarified that he will pull a building permit and receive review for his spray booth, uses water-based paints and that contaminants are wholly captured on site and disposed of periodically when the storage tank becomes filled.

BERLIN AUTOTECH

Exhibit D

Special Exception Application

Planning & Zoning Board

1335 Old Dixie Highway, Units 18–19

Lake Park, Florida

Hans Schenk

Managing Member



BOUTIQUE AUTOMOTIVE REPAIR & REFINISHING

- Berlin AutoTech is a boutique automotive repair and refinishing facility specializing in:
 - Luxury vehicles
 - Exotic vehicles
 - Collector vehicles
 - Premium automobiles
- Our business is appointment-based and focused on quality craftsmanship rather than high-volume production.



PROPOSED IMPROVEMENT

- Installation of:
 - One enclosed automotive spray booth
 - One paint mixing room

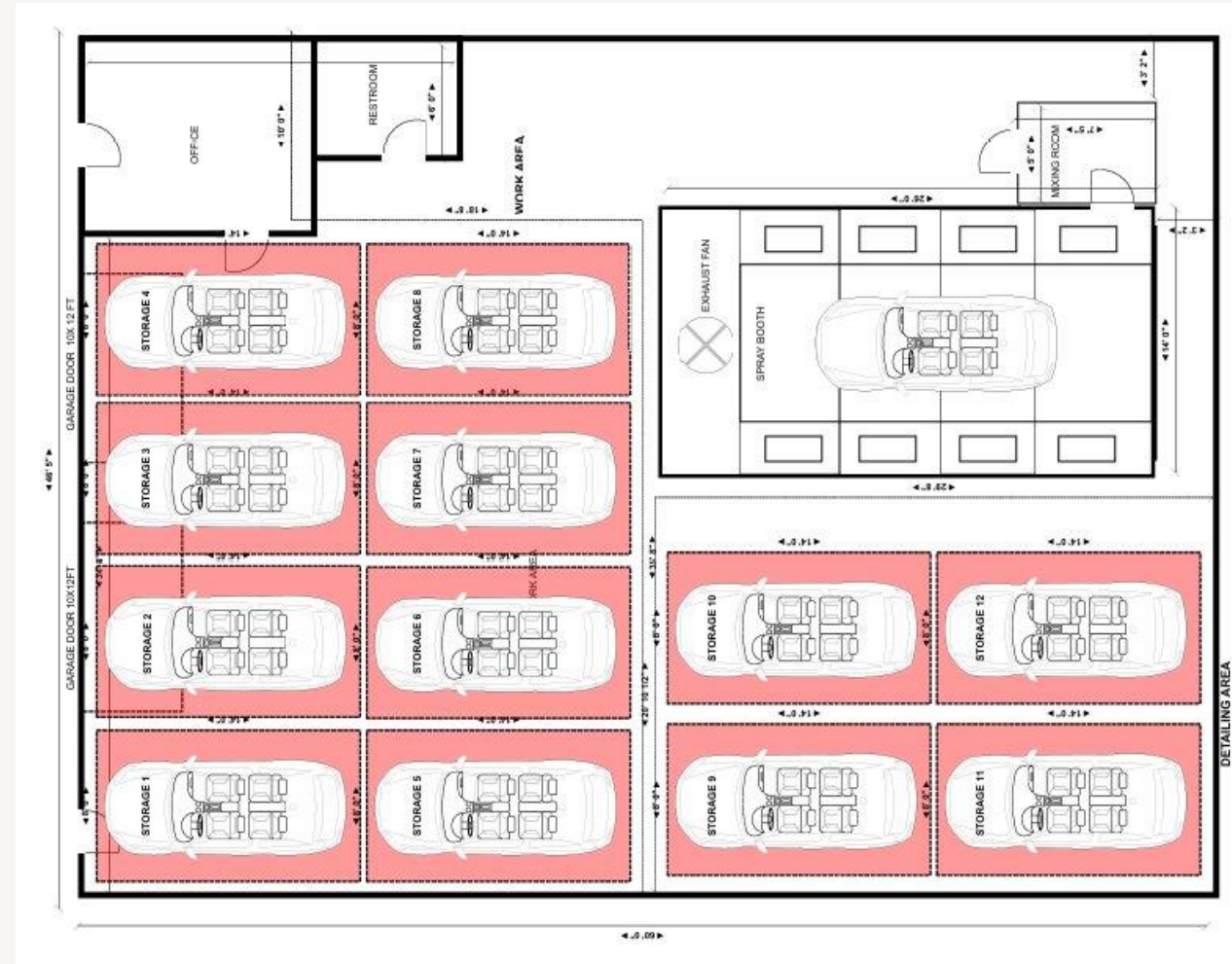


4

- [illegible]

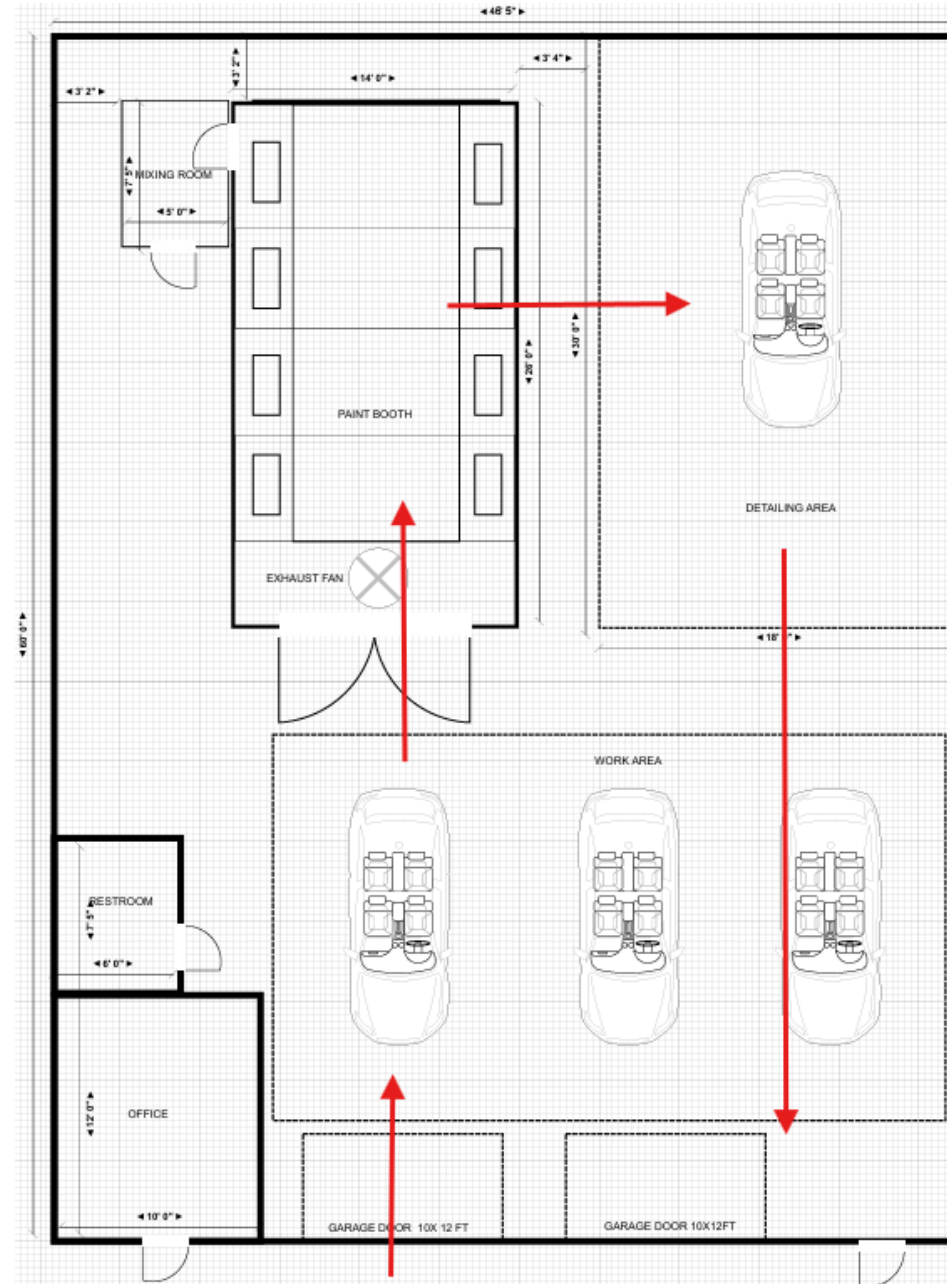
HOW BERLIN AUTOTECH OPERATES

- 3 Full-Time Employees
- Appointment Only
- 3–5 Customer Visits Per Week
- Low Traffic Volume
- Maximum Interior Storage: 12 Vehicles
- Typical Daily Storage: Approximately 8 Vehicles



WORKFLOW

- Vehicle Drop-Off
 - ↓
 - Inspection
 - ↓
 - Repair
 - ↓
 - Preparation
 - ↓
 - Spray Booth
 - ↓
 - Detailing
 - ↓
 - Customer Pick-Up
- Vehicles remain inside the building throughout the repair process.



MINIMAL IMPACT

- Customer visits:
- 3–5 per week
- Appointment only
- Employee parking:
3 Employees
- No outdoor vehicle storage during operations.
- Very low traffic generation.



ENVIRONMENTAL & SAFETY

Environmental Improvements

- The enclosed spray booth provides:
- Filtered exhaust
- Controlled environment
- Reduced overspray
- Improved worker safety
- Higher quality refinishing
- Compliance with Building and Fire Codes



THANK YOU

- Berlin AutoTech respectfully requests approval of the Special Exception Application.

Thank you for your time and consideration.

Susan LaFontaine
545 Evergreen Drive

Lake Park Commission Sept 2, 2026

Exhibit E

Agenda item #9: Public Noticing Requirements & PADD Uses – Workshop or Regular Town Commission Meeting

I'm still troubled by the fact that the town's P&Z Board has never had an opportunity to publicly review & discuss the **final** K-H Report which was released ten months ago in November 2025. Nor have they heard public comment about that final report, nor had an opportunity to make their recommendations for changes to our Comprehensive Plan and Land Development Regulations (LDRs) . This is in direct contradiction to the timeline that was laid out in the Kimley-Horn Work Order Agreement in April 2025, and more importantly, it ignores the town ordinance Section 55-63 (1) I, which states "**The P&Z board** shall conduct public hearings to gather information necessary for the drafting, establishment, amendment and maintenance of the various elements of the town comprehensive plan and provisions of these regulations." Commission and staff dialogue during public meetings on June 2 and Oct 8, 2025 also stated that when the final K-H report was released it would be presented to the P&Z Board for their review and recommendations, and after that it would be presented to the town commission. But it's never been discussed at a P&Z Board meeting. It's skipped that step and gone directly to you. (I've quoted those meetings in the attachment to my public comment today so they're part of this record.)

Maybe you can ignore the K-H work order agreement timeline, and the statements made by the mayor, town manager, and Community Development Director.

But if you don't follow your own ordinance for the process required for changing the Comprehensive Plan and LDRs, don't you risk those changes being challenged or nullified down the road?

I believe that you should schedule public workshops now to address ALL of the findings and recommendations, and the changes made between the initial and final Kimley-Horn reports, rather than just reviewing this one little section about permitted and special exception uses of our downtown's sub-districts (Park Avenue Downtown District-PADD). That way, when the SB 180 moratorium provisions hopefully expire on Oct 1 next year in 2027 you'll have already heard from town residents and business owners, the Planning & Zoning Board & the Commission's recommendations will have already been drafted into ordinance format, and you'll be ready to vote and on those resolutions on Oct 2. Rather than waiting to begin that whole process until Oct 2027.

Sources of statements made above:

looks to me like they're SKIPPING a required Planning & Zoning (P&Z) Board Review. I say this because (1) According to Lake Park's Community Development Director, Nadia DiTommaso's statements at the Oct 8, 2025 Commission meeting, starting at time 2:02:40, and specifically at 2:04:14:

"What I'm hearing this evening is there may not be a desire to have an additional meeting, and if that's the case, their next step per the contract would be to proceed to P&Z Board & the Local Planning Agency with their recommendations that are drafted into Ordinance format."

Mayor Michaud: "Yes".

Town Manager Reade: "And then following that would be to the Town Commission".

MS DITOMMASO: "Correct. " End of quotes.

(The video is available via the town's municode link, @

<https://lakepark-fl.municodemeetings.com/bc-cc/page/special-called-commission-meeting>)

(2) According to the schedule in the Kimley-Horn Work Order Agreement 4/16/2025, on pgs 3-4 @ [ITEM-Attachment-001-c506aeb2d0f2442f922f32fecff8b360.pdf](#),

after the "Policy & Text Amendments FINAL Version" was completed it was to go the P&Z

Board/Local Planning Agency. Then, after that, it goes to the Town Commission.

(3) Also, in Lake Park's town ordinance, Section 55-63, (1) i.

"The planning and zoning board shall conduct public hearings to gather information necessary for the drafting, establishment, amendment and maintenance of the various elements of the town comprehensive plan and provisions of these regulations. "

@ Chapter 55 - COMMUNITY DEVELOPMENT | Code of Ordinances | Lake Park, FL | Municode Library

(4) At the June 2, 2025 Joint P&Z Board/Commission meeting, when K-H presented their initial report, Town Manager Reade stated (at approximately 2:24:40 on the YouTube video): "So going forward we'll expect to receive policy and land development code text amendments as draft from Kimley-Horn ... the 2nd draft of the text amendments would be available and then somewhere in the August timeframe most likely, the P&Z Board would hear the proposed Comprehensive Plan amendments and Land Development Regulation amendments. From there, if there's a recommendation by the P&Z Board it would then be presented to the town commission for review."

(No video is avail currently on town website for that meeting, @

<https://lakepark-fl.municodemeetings.com/bc-pz/page/planning-and-zoning-board-joint-workshop-town-commission>

The Final K-H report came out in Nov 2025. The P&Z Board met 1/5/26 but the K-H report wasn't on that agenda. The P&Z Board has not had an opportunity for independent, public review and discussion of the



Exhibit F

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: September 2, 2026

Originating Department: Public Works

Agenda Title: Resolution 73-09-26 – Agreement (ITB #121-2026 - RE-BID All-Terrain Litter Vacuum) – Madvac LN50 Diesel All-Terrain Litter Vacuum – Exprolink Corporation. – \$76,792

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

Cost of Item: \$76,792 **Funding Source:** Vehicles

Account Number: 402-538-402-66900 **Finance Signature:** Barbara A. Gould

Advertised:

Date: N/A **Newspaper:** _____

Attachments: Agenda Request Form

Resolution 73-09-26

Agreement

Bid Document and Quote

Warranty Information

Please initial one:

_____Yes I have notified everyone

DB Not applicable in this case

Summary Explanation/Background:

The Public Works Department has identified the need to purchase an All-Terrain Litter Vacuum to maintain reliable and efficient stormwater maintenance operations throughout the Town. The proposed purchase will support the removal of litter, debris, and sediment from swales, rights-of-way, drainage areas and other stormwater-related areas that require routine maintenance to support continued service operations.

As a result, the Town issued an Invitation to Bid (ITB #109-2026 – March 9, 2026) in accordance with the Town’s Procurement Policy. The intent of this ITB is to solicit competitive pricing from qualified vendors to provide a LN50 Diesel All-Terrain Litter Vacuum, including the purchase and delivery of the equipment, together with related warranty coverage, to support stormwater operations.

The Town received the following bid in response to ITB #109-2026:

- Exprolink Corporation – Madvac LN50 Diesel Option \$ 75,275

However, during the Town Commission’s May 6, 2026, Regular Meeting, staff was directed to also obtain prices for an electric-powered alternative. As a result, the Town did not accept the pricing that was provided by Exprolink Corporation and issued an Invitation to Bid (ITB #121-2026 - RE-BID All-Terrain Litter Vacuum) in accordance with the Town’s Procurement Policy. The intent of this ITB was to solicit competitive pricing from qualified vendors to provide an LN50 Diesel All-Terrain Litter Vacuum and/or an electric-powered All-Terrain Litter Vacuum, including the purchase and delivery of the equipment, together with related warranty coverage, to support stormwater operations.

The Town received the following bid in response to ITB #121-2026 - RE-BID All-Terrain Litter Vacuum:

- Exprolink Corporation - Madvac LN50 Diesel Option \$ 76,792
- Exprolink Corporation - Madvac LN50e Electric Option \$119,893

Note: The proposed diesel option within the second ITB by Omega Liquid Waste Solutions would be \$1,517 higher than the original pricing provided by Exprolink Corporation. Additionally, the proposed electric unit would be \$43,101 higher than the diesel option.

The proposed electric alternative unit would provide several potential operational benefits, including reduced routine engine maintenance, lower operating noise, zero direct tailpipe emissions and reduced estimated energy costs. However, the Public Works Department lacks a dedicated Level 2 electric equipment charging infrastructure capable of supporting this unit (i.e., evaluation of current electrical service, install a dedicated electrical circuit, permitting and other related electrical work), which is estimated to cost an additional \$10,000 to install assuming the existing electrical service has sufficient capacity and no significant trenching, panel upgrades, or utility improvements are required.

The electric option would also utilize lithium-ion batteries and an onboard charger, requiring a 240-volt Level 2 electrical connection to achieve an estimated charging time of approximately 5 hours (charging from a standard 120-volt electrical source may require approximately 15 to 18 hours). This option is estimated to provide approximately \$6,188 in annual operating savings compared with the diesel alternative.

However, based solely on the \$43,101 purchase price difference between the diesel and electric options, the estimated payback period (projected annual savings of \$6,188) would require the Town to maintain this vehicle for approximately 6.97 years before reaching a breakeven point in cost. Further, the additional infrastructure cost, battery replacement and annual electric costs would not be included in the payback timeframe and would increase the total time to achieve breakeven.

As a result, the Public Works Department is recommending that the Town Commission consider the purchase of the diesel alternative, which maintains a lower initial acquisition cost (\$43,101) and can be

immediately incorporated into the Public Works Department's stormwater and litter clean-up operations utilizing existing diesel fueling infrastructure established operational and fleet-maintenance practices for diesel-powered equipment.

To ensure the lowest possible price, staff recommends that the Town purchase the Madvac LN50 Diesel All-Terrain Litter Vacuum from Exprolink Corporation. in the amount of \$76,792. If approved, the Town Commission would accept Exprolink Corporation's approved pricing, including all terms, conditions, and pricing therein. The Town will not expend more than the amount within the approved budget as it may be adopted/amended each year for these goods and services over the term of this contract.

The proposed purchase would follow the Town of Lake Park's Procurement Policy - Sec. 2-246. Thresholds for the procurement of goods and services.

"The town commission hereby establishes \$35,000 as the threshold at which a formal competitive solicitation process shall be used, unless as otherwise provided for herein. A formal competitive solicitation process shall be employed for all invitations to bid, request for proposals, request for qualifications, or request for information. When employing these formal competitive solicitations, the invitation or request shall be published such that it is available simultaneously to all Offerors and shall include the time and date for the town's receipt of bids, proposals, and replies. All formal competitive solicitations shall include provisions relating to compliance with the regulations of the Palm Beach County Office of Inspector General."

Note: Various documents related to this ITB process are either attached and/or available for review by contacting the Town Clerk's Office, including ITB #121-2026 - RE-BID All-Terrain Litter Vacuum and published addendums, as required.

Funding to support this purchase is available within the Town's Fiscal Year 2026 Budget - Stormwater Fund.

If approved, the proposed purchase is expected to be received by August/September 2026 and will have a limited equipment warranty for twelve (12) months or 1,000 operating hours, whichever occurs first from the date of delivery. The warranty includes eligible parts and labor necessary to correct defects in materials or workmanship under normal operating conditions and proper maintenance. The Kubota diesel engine is separately covered for twenty-four (24) months or 2,000 operating hours, whichever occurs first.

The proposed Agreement was prepared by the Public Works Operations Manager and Public Works Director and reviewed by the proposed vendor, Exprolink Corporation, the Foreman - Stormwater Infrastructure, the Finance Director, Town Manager and Town Attorney.

Although the Town has not previously worked with the proposed vendor, staff research confirmed that Exprolink Corporation, the U.S. subsidiary associated with the manufacture and distribution of Madvac equipment, has conducted business with a Florida governmental entity. Florida municipalities have also previously purchased and operated various Madvac litter-vacuum and street-sweeping units.

Recommended Motion:

I move to approve Resolution 73-09-26 and authorize the Town to enter into an Agreement with Exprolink Corporation. for the purchase of a LN50 Diesel All-Terrain Litter Vacuum, in the amount of \$76,792; and authorize the Mayor to execute the proposed Agreement.

Exhibit G



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: September 2, 2026

Originating Department: Public Works

Agenda Title: Resolution 75-09-26 – Agreement (RFP#122-2026) Kelsey Park Fitness Trail Exercise Equipment Replacement Project (Phase 2 – South-Side of Kelsey Park) – Reshaping - Allgrade, Inc. - \$12,000

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

Cost of Item:	\$12,000	Funding Source:	Public Improvement Fund
Account Number:	160-559-160-63000	Finance Signature:	Barbara A. Gould

Advertised:

Date: July 14, 2026 **Newspaper:** Town Website

Attachments:

Resolution 75-09-26

Agreement with Allgrade, Inc.

Allgrade, Inc. Proposal

Request for Proposals No. 122-2026, Kelsey Park Fitness Trail Reshaping – Phase 2 – South-Side of Kelsey Park

Submitted Price Proposals

Please initial one:

_____ Yes, I have notified everyone.

JM _____ Not applicable in this case

Summary Explanation/Background:

The Public Works Department has identified the need to enter into an agreement with Allgrade, Inc. for the excavation, reshaping, grading and preparation of the existing fitness trail pathway at Kelsey Park (Phase 2 – South Side of Park).

Note: The excavation, reshaping, grading and preparation of the existing fitness trail pathway at Kelsey Park (Phase 1 – North-Side of Kelsey Park), in the amount of \$15,600, was approved by the Town Commission on June 3, 2026 (Resolution 44-06-26). At that time, staff did not notify the Town Commission that this was a multi-phase project where both phases were/would be competitive bid/solicited by the Town individually. Thus, if Phase 2 is approved, both Phases would total \$27,600

with Allgrade, Inc. serving as the contractor for both Phases.

The proposed project is planned to include the replacement of existing fitness equipment and additional site preparation activities necessary on the south side of Kelsey Park to complete the project. However, before the new exercise equipment can be installed, the existing walk-and-run pathway must be reshaped to provide a safer, more uniform trail surface and to accommodate the required clear use zones for the new equipment.

Note: The proposed scope of work, if approved, would include the following: recutting walking paths on the south side of the park, creating new and existing workout areas, stockpiling vegetation and old mulch, spreading excess vegetation and mulch, loading material for haul-away, and spreading new mulch within the walking paths and workout areas. Further, the Town would be responsible for providing the mulch and for hauling vegetation, if necessary.

As a result of the need to complete the pathway work on the south side of the park before the new exercise equipment can be installed, the Town issued a Request for Proposals (RFP #122-2026 – July 14, 2026) in accordance with the Town's Procurement Policy. The intent of this RFP was to solicit competitive pricing from qualified contractors to provide labor, supervision, equipment, tools, materials, transportation, traffic control, and related services necessary to excavate, reshape, and grade the existing south-side fitness trail pathway and install new mulch to support the Kelsey Park Fitness Trail project. Following the completion of this work, the installation of the new equipment will then be completed (not included in the proposed cost and/or competitive bid outlined within this Agenda Item).

The Town received one (1) proposal in response to Request for Proposals No. 122-2026:

- Allgrade, Inc. - \$12,000

Note: This proposal has been reviewed and, according to the Public Works Department, is in accordance with the Town's procurement policy and the proposed scope of work and requirements established within the solicitation documents; thus, the Public Works Department has determined that Allgrade, Inc. provided a responsive proposal for Phase 2, in the amount \$12,000.

To ensure the lowest possible price, staff recommends that the Town enter into an Agreement with Allgrade, Inc., in the amount of for \$12,000. If approved, the Town Commission will accept Allgrade, Inc.'s bid including all terms, conditions and pricing contained in the existing agreement. The Town will not expend more than the amount within the approved budget as it may be adopted or amended each year for these goods and services over the term of the contract.

The proposed purchase follows the Town of Lake Park's Purchasing Code, Sec. 2-246, Thresholds for the Procurement of Goods and Services:

1. For goods and services with a value greater than \$10,000, but less than \$35,000, the town manager or designee shall electronically post on the town's website a description of the goods and services being sought for at least seven (7) consecutive business days. The posted information shall include the scope of work, specifications for goods and the response forms to be used by Offerors in response to the request for quotation (RFQ).

Note: Various documents related to the original competitive process RFP #122-2026 are attached and/or available for review from the Town Clerk's Office, including but not limited to the solicitation notice, scoring matrix, proposal documents, and advertisement as required.

Funding to support the Kelsey Park Fitness Trail Exercise Equipment Replacement Project is available within the approved FY 2026 Budget utilizing various revenue sources [i.e., Community Development Block Grant (CDBG) funding (\$41,558) and the Town of Lake Park Public Improvement Fund (\$106,205.45)]. The total costs associated with this project are as follows:

- Kelsey Park Fitness Trail Equipment Replacement: \$92,155
- Phase 1 – North-Side trail reshaping (Completed): \$15,600
- Phase 1 – North-Side mulch (Completed): \$ 3,120
- Phase 2 – South-Side trail reshaping (Proposed Cost): \$12,000
- Phase 2 – South-Side mulch (Proposed Costs): \$ 3,120

Note: All work associated with Phase 1 – North-Side of Kelsey Park has been previously approved and completed. Additionally, the fitness equipment has been competitive bid and approved by the Town Commission (ITB #101-2026 – Kelsey Park Fitness Trail Equipment Replacement. Thus, if Phase 2 is approved, the total project cost (Phase 1 & Phase 2) is expected to be \$125,995 – resulting a total project savings of \$21,768.45 from the expected funding from the Town’s Public Improvement Fund.

The proposed Phase 2 Agreement with Allgrade, Inc., if approved, will be funded from the Town of Lake Park Public Improvement Fund.

If approved, the proposed project is expected to be completed within ten (10) days from the Notice To Proceed by the Public Works Department.

The proposed agreement was prepared by the Project Manager - Capital Projects and reviewed by the proposed vendor, Allgrade, Inc., as well as the Public Works Director, the Grant Writer/Chief Public Information Officer, the Special Events Director, the Finance Director and the Town Attorney.

The Town has previously worked with Allgrade, Inc. and they provided a good product and excellent customer service.

Recommended Motion:

I move to approve Resolution 75-09-26 and authorize an Agreement with Allgrade, Inc. to support the Kelsey Park Fitness Trail Exercise Equipment Replacement Project – Reshaping – Phase 2, in the total amount of \$12,000; and authorize the Mayor to execute the proposed Agreement.



Exhibit H

FY 2027 Ad-Valorem (Property Tax) - Various Millage Rates & Revenues

Description	Millage Rate 5.1000	Millage Rate 5.0900	Millage Rate 5.0800	Millage Rate 5.0700	Millage Rate 5.0600	Millage Rate 5.0500	Millage Rate 5.0400	Millage Rate 5.0300	Millage Rate 5.0200	Millage Rate 5.0100	Millage Rate 5.0050	Millage Rate 5.0000	Millage Rate 4.9900
Total - 2026/27 Estimated Taxable Value	\$8,671,752	\$8,654,748	\$8,637,745	\$8,620,742	\$8,603,738	\$8,586,735	\$8,569,731	\$8,552,728	\$8,535,724	\$8,518,721	\$8,510,219	\$8,501,717	\$8,484,714
Decrease in Revenue		\$17,003	\$34,007	\$51,010	\$68,014	\$85,017	\$102,021	\$119,024	\$136,027	\$153,031	\$161,533	\$170,034	\$187,038
CRA - 2026/27 Estimated Taxable Value	\$2,337,452	\$2,334,720	\$2,331,989	\$2,329,258	\$2,326,526	\$2,323,795	\$2,321,064	\$2,318,333	\$2,315,601	\$2,312,870	\$2,311,504	\$2,310,139	\$2,307,408
Decrease in Revenue		\$2,732	\$5,463	\$8,194	\$10,926	\$13,657	\$16,388	\$19,119	\$21,851	\$24,582	\$25,948	\$27,313	\$30,044
General Fund Revenues (After CRA TIF Contribution)	\$6,334,300	\$6,320,028	\$6,305,756	\$6,291,484	\$6,277,212	\$6,262,940	\$6,248,667	\$6,234,395	\$6,220,123	\$6,205,851	\$6,198,715	\$6,191,578	\$6,177,306

Description	Millage Rate 4.9800	Millage Rate 4.9700	Millage Rate 4.9600	Millage Rate 4.9500	Millage Rate 4.9000	Millage Rate 4.8500	Millage Rate 4.8000	Millage Rate 4.7500	Millage Rate 4.7000	Millage Rate 4.6500	Millage Rate 4.6000	110% of Rollback 4.5783	Rollback Rate 4.1621
Total - 2026/27 Estimated Taxable Value	\$8,467,711	\$8,450,707	\$8,433,704	\$8,416,700	\$8,331,683	\$8,246,666	\$8,161,649	\$8,076,632	\$7,991,614	\$7,906,597	\$7,821,580	\$7,784,683	\$7,077,000
Decrease in Revenue	\$204,041	\$221,045	\$238,048	\$255,052	\$340,069	\$425,086	\$510,103	\$595,120	\$680,137	\$765,155	\$850,172	\$887,069	\$1,594,752
CRA - 2026/27 Estimated Taxable Value	\$2,304,676	\$2,301,945	\$2,299,214	\$2,296,482	\$2,282,826	\$2,269,170	\$2,255,513	\$2,241,857	\$2,228,201	\$2,214,544	\$2,200,888	\$2,194,961	\$2,081,285
Decrease in Revenue	\$32,776	\$35,507	\$38,238	\$40,970	\$54,626	\$68,282	\$81,939	\$95,595	\$109,251	\$122,908	\$136,564	\$142,491	\$256,167
General Fund Revenues (After CRA TIF Contribution)	\$6,163,035	\$6,148,762	\$6,134,490	\$6,120,218	\$6,048,857	\$5,977,496	\$5,906,136	\$5,834,775	\$5,763,413	\$5,692,053	\$5,620,692	\$5,589,722	\$4,995,715

Meeting Date 9-2-26

Commission

Cards must be submitted before the item is discussed!!

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

Name: Dana Herst
Address: WPB 53405 (953 Hansen St.)

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):

I would like to introduce myself to the Mayor + Commissioners
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.



Meeting Date 9/2/26

Commission

Cards must be submitted before the item is discussed!!

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

Name: Michael Steinhauer
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):

Budget + Consideration
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.

Exhibit A

Testimony Before Lake Park, FL Town Commission 9/02/2026

Public Comment on the '26-27 Town Budget re: Across the Board Merit Raises for All Staff

Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547

Private Resident / Lake Park Society for the Advancement of Civic Engagement

Good evening.

I will begin by expressing my appreciation with the budget presentation to residents on August 22nd. Richard's team has done a remarkable job reworking the budget proposal document for its ease of readability and understanding. The dialogue was especially welcome as it rarely happens here. Thank you.

I also note that budget workshops here have clearly demonstrated your collective concern about the impact on residents. Thank you.

I want to raise concern about the proposed budget provision that would provide all town employees with a 3% merit increase on top of a 2.5% COLA.

I absolutely support paying our employees fairly and recognizing good performance. Our staff members are important to the effective operation of this town, and we want to retain good people.

But I question whether **this is the right year for an across-the-board 3% merit increase**. That increase in compensation opens the door to all the additional costs that accompany higher salaries.

These "merit" increase BELIES the very intent and definition of what a merit is, when you give it to everybody. The very purpose of merit recognition becomes diluted and meaningless.

Amendment 3 is anticipated to pass. It could substantially reduce the taxable value available to municipalities. I believe a prudent local government should be cautious about creating permanent recurring expenses in light of the unknown.

The COLA already recognizes inflation and helps our employees maintain their purchasing power.

An employee's palatability to accept this idea is predicated on 4 considerations:

- a) Whether staff feel like their presence and work product makes a difference;
- b) Whether staff feel respected for the work they do, from the Commission to the Town Manager to the residents;
- c) Whether staff feel like their work environment is generally positive, safe, and happy;
- d) And whether the town shows its appreciation by spontaneous acts of support, like the extra days off for holidays.

Small town culture speaks to caring for each other. And I believe staff will understand and accept that the merit portion of the budget will require sacrifice. This isn't about being anti-employee. **It is about being pro long-term financial stability. Your courage in this decision will go a long way to addressing most of the other cost center challenges you currently face. Please think deeply about this.** Thank you.

Meeting Date 9/2/2026

Commission

Cards must be submitted before the item is discussed!!

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

Name:

Address:

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.

reputation

Exhibit B

Commission Comments

Mary Taylor, 209 Park Avenue

Good Evening,

I only have 3 minutes so I will be to the point, seems like Lake Park makes regular headlines, good, bad, long and sometimes ^{Miss Leading} ugly articles. The town's tumultuous times are not new, they began many years ago when a previous town manager decided what he wanted from this town and it didn't matter what or how residents felt about what they actually valued or needed and most importantly what they didn't want!

Integrate
Fast forward to today, we have a relatively new town manager, a qualified town manager, who inherited more adversity than Job. Seems we also have discontented commission members who do not appreciate some citizen comments, opinions or involvement. Well, it is not easy to sit out here either. My point is that our 2.4 square mile town, its' Commission, businesses, and developers were duped, lied to.....without experience or proper guidance, after years of trials and tribulations a surprise, 25 story building rose out of our public land... it's here and now part of our town to embrace, Our eyes are now open, the Marina should be handled like the treasure that it is! The future proposed developments can be modified or rejected. We have a Comprehensive Plan in place, it is possible to adjust height lower as well as higher as some local municipalities have done.

Lake Park Residents once trusted the P&Z BOARD and THE COMMISSION, but I doubt now, you will find many that trust either, without reservations. It is up to you COMMISSIONERS and BOARD MEMBERS, to regain the residents' trust and respect.

Please listen to the voices out here, on social media, NEXTDOOR, FACEBOOK the etc.

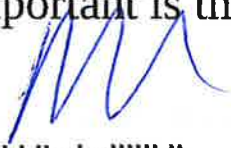
Please focus on your BASC responsibilities, the daily services, you were elected to monitor and provide: Public Safety, enforce the 25mph speed limit by methods used commonly to enforce speed limits. Public Works, see that the trash is collected on time and maintain our streets, sidewalks and ensure the cleanliness of public property.

Shabby

We all have personal grievances, but they take up precious time and they don't help solve problems, there is important work to be done that affects 9,000 residents.

8 fidelity

The basic responsibility of a local town government is to provide essential daily services and maintain public safety for its residents. Core public services include: Public Safety, run local police and fire departments to protect residents, Public Works to manage water systems, sewage treatment and trash collection. And Infrastructure maintenance of local roads, sidewalks and street signs.? How important do you think that they are to the residents of our Town? Commissioners, how important is the delivery of these core services to you?



451-205-000814

I will use myself as an example, but I assure you I could easily fill this room with like minded individuals.

FMT CO CUST, IRA
209 PARK AVE
LAKE PARK FL 33403-2701

Public Safety, as a commissioner and more importantly as a citizen, I have consistently advocated enforcing the 25 mph speed limit on all of the town's roadways. It is not enforced because the commission has never considered using the changes, physical methods required to accomplish the job.

If you wish to receive this information electronically in the future, please visit fidelity.com/mailpreferences.

Public Works, as a commissioner, I voted to increased cost to garbage services, and stormwater management and infrastructure. But I have yet to see consistent, improved service. The maintenance of roads and sidewalks is visibly ongoing but has a long way to go.

POINT IS,

so much time and effort has been wasted over the years trying to add



Meeting Date 9/2

Commission

Cards must be submitted before the item is discussed!!

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

Name: Sue L Fontaine

Address: 545 Evergreen

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: Commission
Hq PAID

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.



Susan LaFontaine
545 Evergreen Drive

Lake Park Commission Sept 2, 2026

Exhibit E

Agenda item #9: Public Noticing Requirements & PADD Uses – Workshop or Regular Town Commission Meeting

I'm still troubled by the fact that the town's P&Z Board has never had an opportunity to publicly review & discuss the **final** K-H Report which was released ten months ago in November 2025. Nor have they heard public comment about that final report, nor had an opportunity to make their recommendations for changes to our Comprehensive Plan and Land Development Regulations (LDRs). This is in direct contradiction to the timeline that was laid out in the Kimley-Horn Work Order Agreement in April 2025, and more importantly, it ignores the town ordinance Section 55-63 (1) I, which states "**The P&Z board** shall conduct public hearings to gather information necessary for the drafting, establishment, amendment and maintenance of the various elements of the town comprehensive plan and provisions of these regulations." Commission and staff dialogue during public meetings on June 2 and Oct 8, 2025 also stated that when the final K-H report was released it would be presented to the P&Z Board for their review and recommendations, and after that it would be presented to the town commission. But it's never been discussed at a P&Z Board meeting. It's skipped that step and gone directly to you. (I've quoted those meetings in the attachment to my public comment today so they're part of this record.)

Maybe you can ignore the K-H work order agreement timeline, and the statements made by the mayor, town manager, and Community Development Director.

But if you don't follow your own ordinance for the process required for changing the Comprehensive Plan and LDRs, don't you risk those changes being challenged or nullified down the road?

I believe that you should schedule public workshops now to address ALL of the findings and recommendations, and the changes made between the initial and final Kimley-Horn reports, rather than just reviewing this one little section about permitted and special exception uses of our downtown's sub-districts (Park Avenue Downtown District-PADD). That way, when the SB 180 moratorium provisions hopefully expire on Oct 1 next year in 2027 you'll have already heard from town residents and business owners, the Planning & Zoning Board & the Commission's recommendations will have already been drafted into ordinance format, and you'll be ready to vote and on those resolutions on Oct 2. Rather than waiting to begin that whole process until Oct 2027.

Sources of statements made above:

looks to me like they're SKIPPING a required Planning & Zoning (P&Z) Board Review. I say this because (1) According to Lake Park's Community Development Director, Nadia DiTommaso's statements at the Oct 8, 2025 Commission meeting, starting at time 2:02:40, and specifically at 2:04:14:

"What I'm hearing this evening is there may not be a desire to have an additional meeting, and if that's the case, their next step per the contract would be to proceed to P&Z Board & the Local Planning Agency with their recommendations that are drafted into Ordinance format."

Mayor Michaud: "Yes".

Town Manager Reade: "And then following that would be to the Town Commission".

MS DITOMMASO: "Correct. " End of quotes.

(The video is available via the town's municode link, @

<https://lakepark-fl.municodemeetings.com/bc-cc/page/special-called-commission-meeting>)

(2) According to the schedule in the Kimley-Horn Work Order Agreement 4/16/2025, on pgs 3-4 @ ITEM-Attachment-001-

c506aeb2d0f2442f922f32fecff8b360.pdf, after the "Policy & Text Amendments FINAL Version" was completed it was to go the P&Z

Board/Local Planning Agency. Then, after that, it goes to the Town Commission.

(3) Also, in Lake Park's town ordinance, Section 55-63, (1) i.

"The planning and zoning board shall conduct public hearings to gather information necessary for the drafting, establishment, amendment and maintenance of the various elements of the town comprehensive plan and provisions of these regulations. "

@ Chapter 55 - COMMUNITY DEVELOPMENT | Code of Ordinances | Lake Park, FL | Municode Library

(4) At the June 2, 2025 Joint P&Z Board/Commission meeting, when K-H presented their initial report, Town Manager Reade stated (at approximately 2:24:40 on the YouTube video): "So going forward we'll expect to receive policy and land development code text amendments as draft from Kimley-Horn ... the 2nd draft of the text amendments would be available and then somewhere in the August timeframe most likely, the P&Z Board would hear the proposed Comprehensive Plan amendments and Land Development Regulation amendments. From there, if there's a recommendation by the P&Z Board it would then be presented to the town commission for review."

(No video is avail currently on town website for that meeting, @

<https://lakepark-fl.municodemeetings.com/bc-pz/page/planning-and-zoning-board-joint-workshop-town-commission>

The Final K-H report came out in Nov 2025. The P&Z Board met 1/5/26 but the K-H report wasn't on that agenda. The P&Z Board has not had an opportunity for independent, public review and discussion of the