

# Lake Park Town Commission, Florida Special Called Commission Meeting

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403 Wednesday, October 08, 2025 Immediately Following the CRA Meeting

 Mayor
 Vice Mayor
 Commissioner
 Commissioner
 Commissioner
 Town Manager
 Town Attorney
 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

7:03 P.M.

**PRESENT** 

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner John Linden

Commissioner Michael O'Rourke

**ABSENT** 

Commissioner Judith Thomas

### PLEDGE OF ALLEGIANCE

The pledge was conducted during the Special Called CRA Meeting.

### APPROVAL OF AGENDA:

Agenda items 17 and 9 were pulled from the agenda.

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

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

### SPECIAL PRESENTATION/REPORT:

- Proclamation Gold Star Mother's and Family Day September 28, 2025
   Vice Mayor Hensley presented Ms. Lauren Berkson with the proclamation.
   Ms. Berkson thanked the Commission for their continued support.
- Proclamation National Voter Education Week October 6th October 10, 2025
   Vice Mayor Hensley presented Supervisor of Election Wendy Link with the proclamation.

### **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.

Mayor Michaud announced the Michael Steinhauer and Evelyn Harris Clark have provided their comments via email and will be placed in the meeting minutes as exhibits.

- -Mary Beth Taylor submitted comments via Exhibit A.
- -Pablo Perhacs spoke about the Kimley-Horn report and the terms of the contract. He spoke about a social media post in regards to a stake-holders meeting.
- -Susan LaFontaine provided comments via Exhibit B.
- -James Sullivan spoke about bicycle safety in Town and a sign that may be needed at the intersection of 10<sup>th</sup> and Park.
- -Comments were submitted via email prior to the meeting (Exhibits C and D).

### **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 O'Rourke asked if the agenda item number 9 was budgeted. Marina Director Jason Tenney stated yes.

Motion to approve the Consent Agenda made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

- 3. Commission Budget Workshop Minutes September 4, 2025
- 4. First Public Budget Hearing Minutes September 8, 2025
- 5. Regular Commission Meeting Minutes September 17, 2025
- 6. Second & Final Public Budget Hearing Minutes September 18, 2025
- 7. Resolution 75-10-25 Janitorial Services (Town Facilities)(Renewal) Image Janitorial Services, Inc. \$98,656.79 (Various Budget Funds).
- 8. Resolution 76-10-2025 Establishing the Qualifying Period for the March 10, 2026 Municipal Election
- 9. Resolution 77-10-25 Marina Management Software (Renewal) The Wanderlust Group (TWG)(DOCKWA) \$1,068.32 per month (or \$12,819.84 annually)
- 10. Resolution 78-10-25 Florida City Week October 20-26, 2025
- Resolution No. 79-10-2025 Annual Generator Maintenance & Service Agreement Megawattage, LLC – \$6,640.06 Annually
- 12. Resolution 80-10-25 2025-2026 State Aid to Libraries Grant Program Division of Library and Information Services (DLIS) \$5,408
- 13. Fiscal Year 2026 Town of Lake Park Pay Grade Chart & Amend Pay Grades Two (2)
  Positions
- 14. Emergency Equipment Rental (Extension) Automated Side Loader Big Truck Rental \$20,600

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

### **NEW BUSINESS:**

15. Resolution 81-10-25 - Water Treatment Services (Town Irrigation Systems) - Service, LLC - \$12,503.28 Rust Tech

Public Works Director Jaime Morales explained the item. Commissioner Linden asked if there was a cost increase. Public Works Director Morales stated there was a five percent increase.

Motion to approve Resolution 81-10-25 made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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

 Discussion - Proposed Building Preservation & Compliance Improvements - Lake Park Town Hall

Mr. Tim Hullihan of TFH Architects presented to the Commission (see exhibit E). Mayor Michaud clarified the placement of some of the parking spaces as a result of the improvements. Public Works Director Morales stated that a possible re-work of the restroom facilities would be reviewed after this project was completed as a part of enhancing the safety of the Chamber.

- 17. Discussion Educational Advisory Committee Town of Lake Park Library

  This item was pulled from the agenda because Commissioner Thomas requested the
  item and she is absent from the meeting. The item will appear on the October 22, 2025

  Commission Meeting.
- 18. Special Event Request 2025 Vets Day Car Show Co-Sponsor Event & Waiving of Various Town Special Event Fees (Direct Costs \$715 & Indirect Costs \$2,692)
  Special Event Director Riunite Franks explained the item (Exhibit F). The Commission expressed their desire to be recognized as a partner in the event. Town Manager Reade

explained that the Commission will need to consider the amount of funds that are waived for events and the impact it makes on the Town's budget.

Motion to approve the waiver request made by Commissioner O'Rourke. Seconded by Commissioner Linden. Commissioner O'Rourke suggested the event holders approach Earl Stewart for next year's event. The Commission also discussed the possibility of future sponsorships from local businesses. Commissioner O'Rourke also suggested approaching Mullinax.

Voting Aye: All.

# TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird provided an update on the 1100 2nd Court case. He stated that there is currently a delay with the roof and the Town will be going before the Special Magistrate regarding code violations on this case.

Town Manager Reade explained the Mobility Fee and Impact fee with Palm Beach County. The new contract is expected on the October 22nd meeting agenda. He also stated that they are working on P3 Comprehensive Agreement amendments and discussions will be forthcoming. He stated that the Avalon Bay top out event is under way and anticipated for November. Town Manager Reade stated that they are waiting for a status report on 918 Park Avenue and mentioned that they have a December deadline with the Special Magistrate. He stated that the Community Clean up event is scheduled for Saturday October 18th. Mayor Michaud asked who was paying for this event. Special Events Director Franks explained that the cost to the Town would be staffing of four Public Works employees and the Town is also paying for the lunch. Town Manager Reade announced the Sunset Celebration with Halloween Contest and Commission Chili Cook off on October 31st. He also announced a Park Avenue Downtown District (PADD) report forthcoming. He discussed an email that was received regarding some concerns and announced that a separate meeting will not take place. He stated that another report would come before the Commission and the public would have an opportunity at that point to speak on the topic. He asked the Commission for their opinion on a future meeting with the public. Mayor Michaud expressed that another meeting would not be needed. Commissioner Linden stated that he wanted to have another meeting because there were unanswered questions from the last meeting. Town Attorney Baird explained that according to the scope of the contract Kimley-Horn has completed their study. They will present their final study

to the Commission with public comment, but there will be no further opportunity to submit direction. He stated that if they wanted to pursue another meeting, they would have to amend the contract with Kimley-Horn which would incur further expense to the Town. He went on to say that after the final report, if there were amendments to the comprehensive plan or land development regulations, or both, then those items will be reduced to ordinance. Vice Mayor Hensley asked for clarification regarding the report. Town Attorney Baird confirmed that the report is complete. Commissioner O'Rourke does not believe another meeting is necessary. Community Development Director Nadia DiTommaso reviewed their most recent timeline which indicated that the June meeting was already an additional meeting. They had indicated that they would proceed with next steps in the contract which included updating the development scenarios, providing an updated report for comment and feedback. The next meeting after that would have been in July for a Commission update, but that meeting was never held. If the additional meeting is no longer desired, then the next step would be to proceed to the Planning & Zoning Board and the Local Planning Agency with their recommendations drafted into ordinance format, followed by the Town Commission approval on first reading for the comprehensive plan amendments, which would then need to be submitted to the state prior to second reading. Town Manager Reade stated that they would negotiate with Kimley-Horn to see if they would need to be present at second reading of the Ordinance in an attempt to keep them closer within the scope of the contract. The Commission came to consensus to not hold an additional meeting with Kimley-Horn. Town Attorney Baird stated for further clarity that Kimley-Horn would submit the final report to the Commission.

Town Manager Reade reminded the Commission about email signatures and spoke about public comments. He stated that staff proposed to respond to the community and copy the Commission. The Commission gave consensus for a Proclamation request for the Twiggs Academy. Town Manager Reade announced his election as President of the Palm Beach County City Managers Association (PBCCMA) during this upcoming year.

Commissioner O'Rourke asked for a Marina update regarding open slips. Marina Director Jason Tenney stated that because of downsizing of businesses at the Marina, some slips have become available. He stated that they are actively working on filling the slips with people who are on the waitlist.

Commissioner Linden spoke about wanting to review the Johnson Controls contract for air conditioning services. He mentioned a second Car Show at Texas Roadhouse on the October 15th and also spoke about the Chili Cook-off on October 31st.

Vice Mayor Hensley congratulated the Town Manager on his election and wished Commissioner Thomas a happy anniversary.

Mayor Michaud wished a happy anniversary to Commissioner Thomas and thanked Vice Mayor Hensley for fire station tour. He spoke about a family member who recently passed who was a long time Lake Park resident.

## **REQUEST FOR FUTURE AGENDA ITEMS: NONE**

### **ADJOURNMENT:**

2025.

Motion to adjourn made by Commissioner Linden. Seconded by Commissioner O'Rourke, Voting Aye: All 8:50 p.m.

**FUTURE MEETING DATE:** Next Scheduled Commission Meeting will be held on October 22,

Mayor Roger D. Michaud

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this <u>32</u> of <u>October</u>, 2025

exhibit A

October 8, 2025

# **PUBLIC COMMENTS**

Good Evening, Mary Taylor, 209 park Ave.

Before I begin I must share with the Town Manager, Mayor, Commission, Captian Sanford, and deputies, that residents appreciate the diligence and increased visibility of the sheriff department, especially since school started. Thank You!

What I am discussing now is strictly between The Town of Lake Park and Forest Development. On December 18, 2019, the Town adopted resolution NO. 97-12-19 to approve Forest's construction of the Nautilus. Three of you voted to pass the resolution. The approval was based on promises made by Forest Development. *I will read Paragraph 23 of the resolution*.

Within 18 months of the effective date of this resolution, the Owner shall initiate bona fide development and shall continue with the development of the Site through completion. Failure to do so shall render the Development Order null and void. Once initiated, the development of the Site shall be completed within 36 months. The effective date is December 18, 2019. This means that Forest had to begin development by March 2021. Paragraph 23 says that Forest would complete the Nautilus in 36 months. If construction began in May 2021, 36 months would be May 2024. Forest promised it's buyers that construction would be finished by January, 2024. Today, Forest is at least 15 months in violation of it's promise.

During the Nautilus construction the developer appeared before the commission and requested exceptions and waivers for their construction processes, which were always granted.

Last year the Town of Lake Park spent \$750,000 for additional sheriff personnel based on the promise of occupancy Forest made to the Town, on December 18, 2019. That promise was broken, thereby causing the Town to suffer serious financial harm. However, there is a legal remedy in contract law to address the losses. Losses incurred due to the Town's reliance on Forest's promise, a broken promise. Fortunately, Detrimental Reliance, in Contract Law, is available to recover the money that Forest Development owes the Town for failing to fulfill the terms and promises it made on December 18, 2019. The Town of Lake Park owes it to it's citizens to pursue a \$750,000 reimbursement from Forest Development. LAKE PARK CANNOT AFFORD TO CONTINUE SPENDING, WASTING, AND LOSING, LARGE SUMS OF MONEY. THANK YOU!

You may remember hearing this before, it is true!

In the United States the most important office is that of CITIZEN. Citizens are a powerful force for change. Recently we have witnessed how much Lake Park residents care about their position in this Town. They have shown up at workshops and voiced there opinions about the height and density that should be allowed in the PADD. Height and density are HOT topics all over right now. There are complications too. SB180, etc. but residents deserve to be kept informed about important issues like these.

The Kimley Horn Report was presented on June 2, 2025 at a workshop.

WHERE IS IT?

IS IT CURRENT?

IS THE REPORT FINAL?

WHEN WILL THE REPORT BECOME A WORKING DOCUMENT THAT WILL CLARIFY FOR RESIDENTS AND DEVELOPERS THE NEXT STEPS, CHANGES AND TIMELINES IN THE COMPREHENSIVE PADD PLAN?

PLEASE INCLUDE AN UPDATE IN THE NEXT COMMISSION MEETING AGENGA

REGARDING MEETINGS: Town Sponsored Meetings, public outreach, concerning town topics should be widely advertised, well in advance, and welcoming to public input, regardless of time and location.

Thank You for your consideration of this matter.

Exhibit B



On Dec 2, 2019 our Planning & Zoning Board approved Resolution 97-12-19 to allow the Nautilus condo construction, WITH a condition that staging and storage of construction materials and equipment would be prohibited on the Forest-owned old Rosita's lot on the west side of US 1. The minutes of that meeting include, and I quote: "Mr Terry clarified that the intent to use the Rosita's parcel was for an office and not for staging of construction materials. He stated that they were willing to work with staff to ensure this remains the case throughout the construction...."

Two weeks later, during the 12/18 Commission's discussion of this proposed Nautilus Resolution, Commissioner Linden asked why the P & Z Board's recommended prohibition of construction staging or storage on the Rosita's lot wasn't included in the final resolution? Ms DiTommaso said the Developer would discuss it during their presentation, & the meeting minutes include a statement from KAST construction about "the logistics of staging equipment". Which didn't include any specifics. BUT, one of the slides in the Nautilus presentation that day (on pg 111 of the minutes) show the Rosita's lot with only a building on it, named "KAST Administrative Office". So I can only presume that the prohibition of staging & storage on the Rosita's lot was left off of the final Resolution, per the Insite presentation.

But, the Rosita's lot has had lots construction equipment on it going back to Jan 2024 per Google Earth, and huge stockpiles of dirt growing on it for months - Some tarped, to contain the sediment, and some still not tarped. Take a drive by. I included some photos my handout today.

In the email I sent you all yesterday I asked: Did someone give the Nautilus project permission to use the Rosita's lot for this staging & storage? If so, who & when, & Did the Commission know about it and approve it? No answer yet.

\_\_\_\_\_\_

Can Mr Reade or someone on the Commission please ask FPL that when they present their proposal for Phase 2 for adding over three hundred street lights to the town, that they include the initial installation and yearly operating cost differences between the options in four different areas which I included in my handout

\*<u>LEDs at 3000 Kelvin vs 2700 Kelvin</u> (preferred). 2700 is what FPL placed in Lake Worth Beach in 2017 after those residents objected to the higher kelvin LED street lights. AND

\*between blue/white LEDs vs Amber (preferred), AND

\*between street lights without vs With shielding (prefermed), AND

\*Drop lens vs Flat lens (preferred)

I know some of these environmentally favorable options may cost more, but at least, please request FPL's phase II proposal include the different costs so you can make the most informed decision. I've again attached a handout with several articles explaining best practices to utilize the benefits LED streetlights and to also mitigate their known adverse effects on humans as well as birds, pollinators & other wildlife. Please at least read the WLRN article I cited about how other S Florida towns are addressing this issue.

,======

The marina ofc has a collection point, but there's always used lines & sometimes hooks laying on the far end of the fishing pier, waiting to be blown or thrown into the water. Please install receptacles out there to further support the town's commitment to protecting our waterway. Details in the handout I've included.

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Why is the playground at Bert Bostrom Park closed and the gate locked during the day?

Thank you. Susan LaFontaine 10/8/2025

Emissuelafontaine

Nadia DiTommaso,rmichaud@lakeparkflorida.gov,mhensley@lakeparkflorida.gov,John Linden,morourke@lakeparkflorida.gov,jthomas@lakeparkflorida.gov,Richard Reade,Thomas J. BairdHide Tue, Oct 7 at 6:42 PM

Dear Ms DiTommaso, Mayor Michaud, Commissioners, Mr Reade & Mr Baird,

Is the storage of huge sand stockpiles & other construction equipment by the Nautilus 220 project on the Old Rosita's lot at Cypress Dr & the west side of US-1 (see photos attached) prohibited?

The P&Z Board's approval of Nautilus' Resolution 97-12-19 at their <u>Dec 2, 2019 meeting</u> had this prohibition as a condition of their approval. Excerpts from that meeting, starting on page 7:

"Chair Thomas spoke frankly about not liking the staging of this project at the Rosita's parcel on the west side of US-1 ... Chair Thomas explained that there was nothing in the packet that discussed the staging of material and wanted her concerns placed on the record. She wanted it as a condition of approval ...

Mr Terry clarified that the intent to use the Rosita's parcel was for an office and not for staging of construction materials. He stated that they were willing to work with staff to ensure this remains the case throughout the construction...

Motion: Vice-Chair Schneider moved to approve the project ... and with a condition that the applicant coordinate with the Town with regards to an alternative construction staging site for the location and storage of construction materials and that the Rosita's site may be used for administrative purposes...

Motion passed 3-0"

(The 12/2/19 P&Z Board minutes are in the 1/6/2020 P&Z meeting agenda packet

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Then at the Dec 18, 2019 Commission meeting, Commissioner Linden asked, on page 3 of the minutes:

Commissioner Linden asked if the staging of equipment and construction material had been discussed because it was not included in the conditions of approval as the Planning & Zoning Board had requested. Community Development Director DiTommaso explained that a logistic plan has been submitted and the Developer would discuss it during their presentation.

Mr. Brian Terry of Insite Studio and Larry Zabik of Zabik & Associates gave a presentation of the Nautilus 211 project (see Exhibit "C").

On page 4 of the minutes is this:

Mr. Mike McKonnel representing Kast Construction explained the logistics of staging equipment in the parking lots around the property. During hurricane season, the equipment would be secured from damage per their policy.

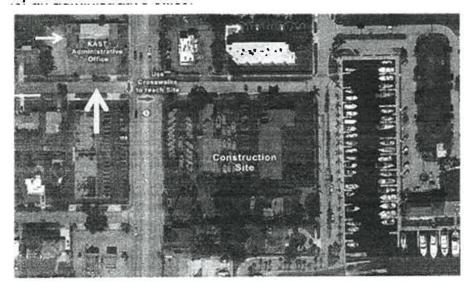
There's no record of what exactly Mr McKonnel said,

But on page 111 the applicant Mr Terry included the below, reconfirming what he had told the P&Z Board, that the Rosita's lot on the west side of US-1 would used for an administrative office:

pal

Susan Laturatione

## Top left corner: "KAST Administrative Office":





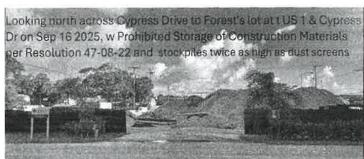
Did someone give Mr Terry/Insite Studio/ Nautilus 220/ Kast Construction permission to use the Rosita's lot for construction storage? if so, who & when? Did the Commission approve it?

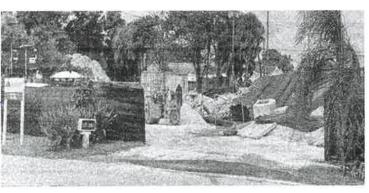
Give it a drive by to see for yourself. Attached are recent photos. The later photos shows Forest/Kast has now tarped some of the stockpiled dirt, (wind mitigation) but not the larger pile, and is storing even more equipment there Thank you in advance for your clarification.

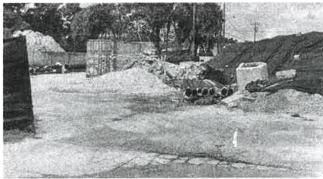
Sincerely, Susan LaFontaine, 545 Evergreen Dr

Photos from Sept 16 and Oct 2 & 4







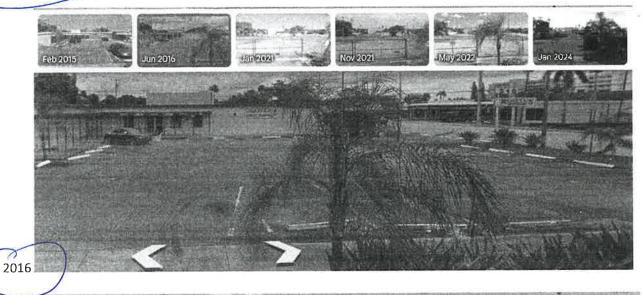


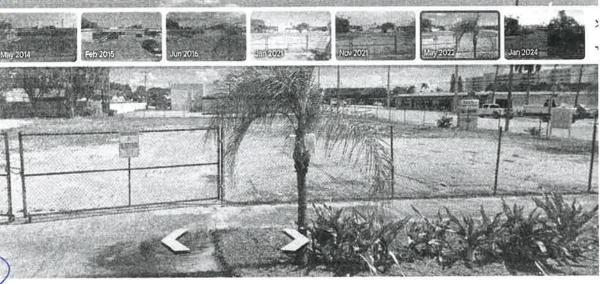
Google Eath photos 2016, 2022 + Jan 2024

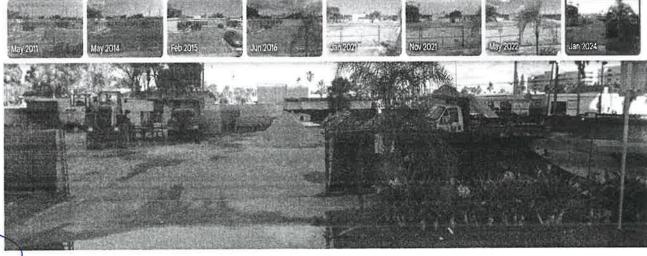
36PT 2025

2025

# Google Earth 114 Cypress Drive







Jon 2024

2022

893

Dear Commission,

Can Mr Reade or someone on the Commission please ask FPL that when they present their proposal for Phase 2 for adding over three hundred street lights to the town, that they include the initial installation and yearly operating cost differences between the options in four different areas which I included in my handout

\*<u>LEDs at 3000 Kelvin vs 2700 Kelvin</u> (preferred). 2700 is what FPL placed in Lake Worth Beach in 2017 after those residents objected to the higher kelvin LED street lights. AND

\*between blue/white LEDs vs Amber (preferred), AND

\*between street lights without vs With shielding (preferrired), AND

\*Drop lens vs Flat lens (preferred)

I know some of these environmentally favorable options may cost more, but at least, please request FPL's phase II proposal include the different costs so you can make the most informed decision.

The above four areas are because lower Kelvin, amber colored lights, light shielding, and flat light lens are all geared toward eliminating light trespass and reducing glare to drivers & pedestrians, also in reducing skyglow and the adverse effect of LED street lights on migrating birds & other wildlife, including pollinators, and on humans, per the American Medical Association.

Please read the articles I've cited here for a a good summation about this issue, especially the May 2023 article of how other south Florida towns are addressing this issue, by searching "WLRN & Street lights."

"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. @ www.wlrn.org/news/2023-03-06/led-streetlights-are-energy-efficient-but-are-they-environmentally-friendly-its-complicated

Thank you. Susan LaFontaine

Oct 8, 2025

"AMA adopts guidance to reduce harm from high intensity street lights", @ www.ama-assn.org/press-center/ama-press-releases/ama-adopts-guidance-reduce-harm-high-intensity-street-lights, which includes "The AMA also recommends all LED lighting should be properly shielded to minimize glare and detrimental human health and environmental effects"

And "LED Streetlight Glare - Causes & Solutions" @ www.lightnowblog.com/wp-content/uploads/2022/10/Evluma Glare Whitepaper 092022-1.pdf

And "Illuminating Safety: Harnessing Dark Sky Lighting for Crime Prevention", 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

and I

Suzen La Fontaine 10/8/25 "Improperly discarded fishing line accounts for many tragic entanglements of manatees, birds, turtles, dolphins, and other wildlife who often suffer from starvation, loss of limbs, and eventual death from infection, or ingestion of the line. Fishing line discarded in our waterways also fouls boat propellers and is a serious litter problem, especially around boat ramps and fishing areas."

Source: www.volusia.org/services/growth-and-resource-management/environmental-management/sustainability-and-resilience/florida-manatee/monofilament-recycling-program/

Dear Commission,

Most fishermen using the marina pier are responsible, but I'm out there several times a week <u>and</u> there's always broken fishing line & sometimes hooks negligently left on the pier, waiting to be blown or thrown into the water.

Can you please install a couple of receptacles to collect used fishing line & hooks out on the pier, especially at the far end? Fla Fish & Wildlife has a quick you tube showing an easy, cheap way to build these, at <a href="https://mrrp.myfwc.com">https://mrrp.myfwc.com</a>.

The FWC website also says our marina office already has a monofilament recycling bin, Yeah! So installation of these receptacles out on the pier would make it more likely that all fisherman would use them, and would further the Town's commitment to protecting our waterway.

Thank you for your action.

Susan LaFontaine

1018/25

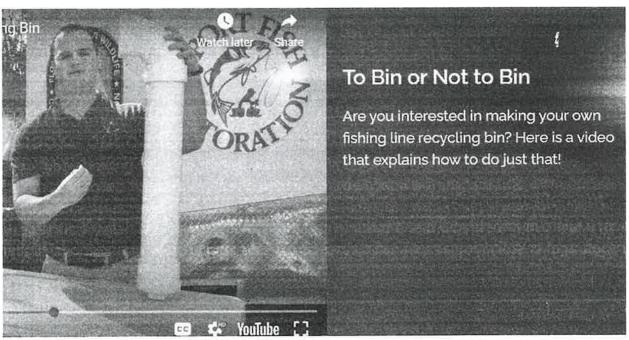


Exhibit C

# Written Testimony for the Lake Park, FL Commission Regarding the 3 Minute Practice for Public Comments

# FOR THE PUBLIC RECORD

October 8, 2025 VIA EMAIL TO THE MAYOR, COMMISSIONERS, TOWN MANAGER AND TOWN CLERK

Michael Steinhauer, 435 Greenbriar Dr., Lake Park. <a href="mailto:Pipestone1992@gmail.com">Pipestone1992@gmail.com</a>
608-332-5547

# Good day!

Please note my requests/suggestions at the conclusion of this written testimony. I anticipate a thorough and complete response to my written communication with the Commission, a matter of public record. This body has previously contemplated in Commission meetings the necessary step to complete the circle of public engagement.

I am testifying today about the customary but **not codified**, I **repeat not codified anywhere**, practice of the Commission's 3-minute limit for public comments. I did an exhaustive search of every Lake Park ordinance from 2003 to the present and every Lake Park Resolution from 2016 to the present and found no related ordinance or resolution. I also researched cities, county, state, and federal <u>mandates</u> that extend <u>beyond their immediate jurisdiction</u> and found no references that would pertain to Lake Park. Each municipality may have ordinances, but they only extend to the borders of their jurisdiction.

The cumulative weight imposed on lay people of overcoming fear, ridicule, and mistakes makes the 3-minute rule unreasonable. Residents cannot meet or exceed the expectations of business communication and testimony.

My written statement here cites numerous associations, organizations, think tanks, and the recommendations of government to promulgate standards around effective testimony communication. These entities include but are not limited to:

- The American Psychological Association
- American Speech and Hearing Association
- the American Bar Association
- American Trial Attorney's Association
- Universities of Higher Learning and their numerous departments that instruct on effective public speaking, and the elements of specialized professional verbal communications
- North American Mission Board

- Farm Votes Matter
- lobbyist associations
- state legislative bodies and
- Congress, publishing tips for your visits to Capitol Hill, all these and hundreds more organizations weigh in on effective testimony skills.

# Collectively, here is what I extracted from the literature:

Effective business communication is about delivering messages and promoting understanding, trust and cooperation.

The 7 Cs stand for being: clear, concise, concrete, correct, coherent, complete, and courteous.

An effective testimony should be engaging, demonstrating honesty, and at least a broad understanding of the subject matter. It should be tailored to the audience, in this case the Commission, avoiding jargon and overly complex language.

The literature on effective testimony skills continues:

- **Keep it short:** Aim for a few minutes to capture the essence of your story without overwhelming the audience.
- Use simple language: Avoid jargon and technical terms that might confuse your audience.
- **Present a clear and logical flow:** Structure your testimony with a beginning, middle, and end to guide the listener.
- Rehearse your testimony: Practice your testimony until it flows naturally and you feel confident.

## 2. Authenticity and Honesty:

- Be genuine: Share your story with sincerity and avoid exaggerating or fabricating details.
- Acknowledge your limitations: If you don't know the answer to a question, be honest and say so.
- **Project credibility:** Maintain a positive attitude and project confidence in your message.

## 3. Engaging and Relatable:

• Use storytelling techniques:

Share a specific experience or situation that connects with the audience's concerns.

- Connect with your audience by evoking emotions
- 4. Tailoring to the Audience:
  - Adjust your language tone to suit the specific group you are addressing.
  - Avoid overly technical language: Ensure your message is accessible to a diverse audience.
  - **Be mindful of your audience's expectations:** Understand what they want to hear and tailor your message accordingly.
  - And frame your message as a call to action, highlighting your passion for the issue and your desire for change.

Residents, most of whom are lay speakers, struggle to employ these standards of testimony, and all within 3 minutes. Why? Who invented the number 3? I reiterate that this practice is not specified or required by any regulation found in local, county, state, or federal authorities.

Our testimony is not a race or sprint. It is our best effort to share with you how we feel. And Lake Park residents feel passionate.

## REQUEST AND SUGGESTIONS:

I hope you will consider this matter for an upcoming agenda item, so we can debate the merits of some starting point suggestions:

- 1) increase the allowance to 4 minutes. Given the complexity of our culture, and the importance of the issues, and now that the residents of Lake Park have found their voice and believe they can make a positive contribution to the quality of life in our town, give your community another minute of your time. If I were to make a search of the minutes for each Commission meeting over time, and determine the number of public speakers for each, I could multiply by 3 to get the total number of minutes spoken by all commentators, I would then compute the trivial fraction of public comments made to the actual length of the meetings. My guess is that the percentages will be minuscule. So would any upgrade to 4 minutes.
- 2) keep the 3-minute practice, but during that time open necessary dialog between the speaker and the members of the dais. If time allows and at the discretion of the Mayor, extend the discussion if it is useful, instructive, and civil. Beyond the 3 minutes of dialog, refer the speaker to the

- appropriate Commissioner, or the Town Manager, or Town Attorney for further input.
- 3) As a general practice, and at the discretion of the mayor based on the complexity of the night's agenda, allow a resident to complete a pink sheet and provide verbal or written testimony on behalf of another Lake Park resident who is unable to attend the meeting.
- 4) As a general practice, and at the discretion of the mayor based on the complexity of the night's agenda, allow a resident to complete up to 3 pink sheets for public comment per meeting speaking for themselves on different matters.
- 5) Enhance a resident's capacity to add an agenda item to the Commission's agenda. Maybe require 10 signatures in support of a resident's request for an agenda item, like a "Citizen's Petition."
- 6) Promote a monthly "Town Hall" meeting with residents to dialog with more specificity around a topic or topics of current interest to stakeholders. Rotate the oversight of each monthly meeting among the Mayor and Commissioners.
- 7) Enhance our video feed technology via YouTube, such that a camera position can be focused on those residents who offer a public comment.

These suggestions do not impact on the town's budget or have any financial impact. These do however create a beginning of further discussions, and puts the walk in the walk, something I hear from the dais almost every meeting, beyond the talk just being talk.

Be the vanguard of the democratic process to welcome municipal resident engagement.

Thank you.

From: <u>Michael Steinhauer</u>

To: Roger Michaud; John Linden; Michael Hensley; Judith Thomas; Michael O"Rourke; Richard Reade; Vivian Mendez

Cc: Katia Zhestkova; Pablo Perhacs, JD, PhD, SciLaw; suelafontaine@aol.com; Mary Taylor; Kelly Steele;

kbaptiste592@gmail.com Kervins Jean-Babtiste; Michael Steinhauer

Subject: Public Testimony, October 8, 2025 PUBLIC RECORD re: Lake Park Practice of Public Comments at Commission

Meetings

**Date:** Monday, October 6, 2025 8:12:21 PM

Attachments: Lake Park SACE Testimony re 3 Minute Rule (1).docx

Lake Park Elected Representatives, Town Manager and Clerk, Fellow Neighbors and Friends: Your received receipt is appreciated.

Please see attached written testimony regarding the subject matter listed above. I hope it can serve as an upcoming agenda item for a Commission meeting, and a starting point of open dialog and discussion to *enhance the feedback you seek* on matters of interest or concern for Lake Park residents. I am compelled to act as enough residents have urged me to proceed with addressing Lake Park public comment practices.

I regret not being present for the October 8th meeting (daughter's wedding), while wanting to address this issue after completing my research and quantifying some suggestions moving forward.

Thank you for your time and consideration in reviewing my testimony. Good day! M.

Michael J Steinhauer, BS, OTR/L, MPH, FAOTA Resident and Secretary/Treasurer, Lake Park Society for the Advancement of Civic Engagement 435 Greenbriar Drive Lake Park, FL 33403 Cell: 608-332-5547



### Exhibit D

From: <a href="mailto:ehclarkbar@aol.com">ehclarkbar@aol.com</a>
To: <a href="mailto:vivian Mendez">Vivian Mendez</a>

Subject: The special certificate of appropriateness for the Town of Lake Park Town Hall Renovations

Date: Wednesday, October 8, 2025 12:09:30 AM

October 7, 2025

**Evelyn Harris Clark** 

254 Greenbriar Drive

Lake Park, FL 33403

Email: Ehclarkbar@aol.com

Vivian Mendez, MMC

Town Clerk

Town of Lake Park

535 Park Avenue

Lake Park, Florida 33403

vmendez@lakeparkflorida.gov

Hello Ms. Mendez:

I am writing as a resident of the Town of Lake Park. Requesting to have this communication recorded or read at the applicable city council meeting regarding the special certificate of appropriateness for the Town of Lake Park Town Hall Renovations and TFH Architecture agenda item.

After studying TFH Architecture's plan to upgrade the building's exterior façade and replace the double-entry glass door at the east side of the commission chambers, I have a few aesthetic renovation recommendations for consideration by the council as they vote on the agenda item.

<!--[if !supportLists]-->1. <!--[endif]-->While the new ADA accessible pathway to the commission chamber doors, and reconfiguring the parking lot renovations would be

underway, I am requesting council to consider extending the pathway by 1 foot or more. This expansion could include added welcome bench seating for residents/visitors who gather for commission chambers meetings. It will all be demolished and restored anyway.

<!--[if !supportLists]-->2. <!--[endif]-->The parking lot will be redesigned and upgraded anyway. This is an opportunity to incorporate more community greenspace in the upgraded parking lot. Currently, the east side of the commission chambers parking lot entrance and exit faces Seminole Street and its beautiful, wide landscaped median. Why not complement and add an appealing landscaped horseshoe entering and exiting configuration, where the community could sit and wait for meetings

<!--[if !supportLists]-->3. <!--[endif]--> Next, while both the ADA pathway and parking lot will undergo improvements, the covered alcove with gray painted concrete will not fit aesthetically in. It would be prudent to overlay that area with applicable complementary materials to match the ADA pathway and parking lot.

For further clarification, I spoke with the representative from TFH Architecture and Anders to convey feasibility suggestions. Each could articulate our discussion about the above points.

Thank you for your time and consideration.

Evelyn Harris Clark, Resident



# Exhibit E

535 Park Avenue, Lake Park, Florida

**Historic Town Hall:**Limited Exterior Modifications

Presentation to the Town Council October 01, 2025

A D1927



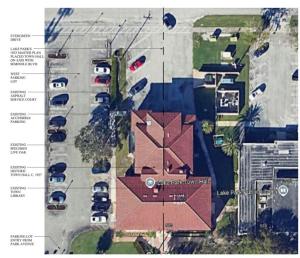
# Exterior Improvements for: Town of Lake Park, Historic Town Hall

535 Park Avenue, Lake Park, Florida

FINAL CONSTRUCTION DOCUMENTS: AUGUST 25, 2025

TFH Architectural Services, LLC

649 U.S. HIGHWAY ONE, SUITE 18 north Polm Beach, Florida 33408 561.557.2607 tfh\_architect@msn.com



KEY SITE PLAN - TOWN HALL, LAKE PARK, FLORIDA

### INDEX OF DRAWINGS



NOTED NOTED TO THE PROPERTY OF STREET OF STREE

PARK

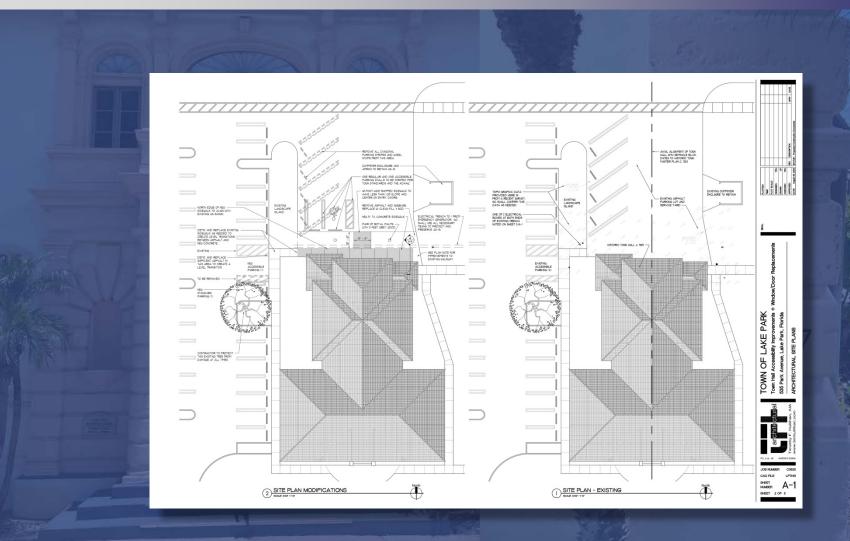


SHEET CVR SHEET 1 OF 5





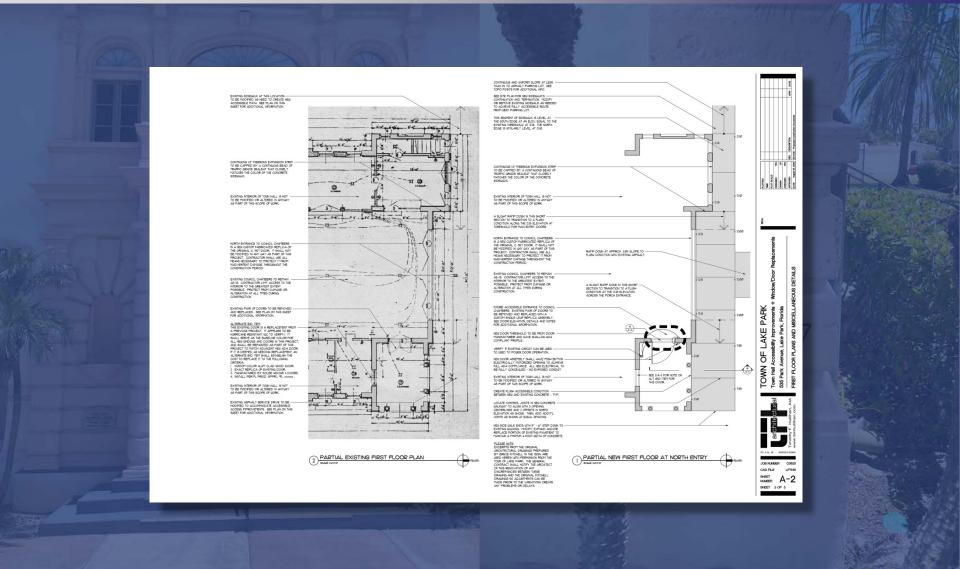








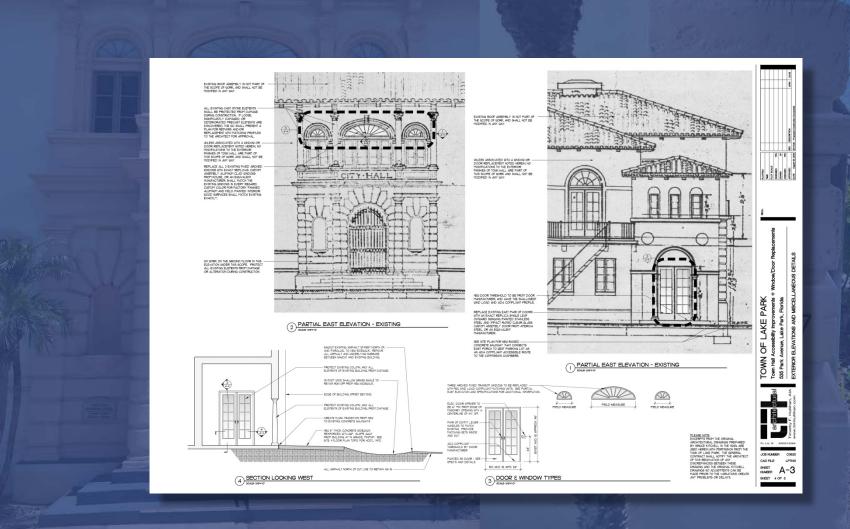








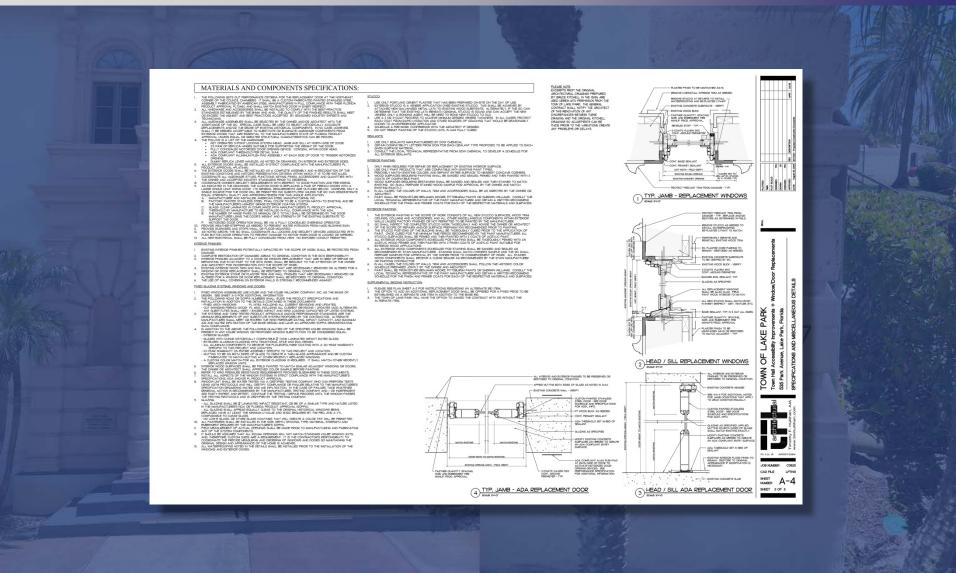


















535 Park Avenue, Lake Park, Florida

Historic Town Hall: Limited Exterior Modifications

Presentation to the Town Council October 01, 2025

A D1927



# **Town of Lake Park Town Commission**

# **Agenda Request Form**

<b>Meeting Date:</b>	Octob	October 8, 2025			
<b>Originating Departn</b>	nent: Speci	Special Events			
Agenda Title:	Speci & Wa	al Events al Event Request - 2025 Vets Day Car Show – Co-Sponsor Event iving of Various Town Special Event Fees (Direct Costs - \$715 & ct Costs - \$2,692)			
Approved by Town	Manager:		<b>Date:</b>		
	\$715 – Direc Costs and \$2,692 –				
Cost of Item:	Indirect Cos	ts Funding Source:	Special Event Dept Budget		
<b>Account Number:</b>	600-52000	Finance Signature:	Barbara A. Gould		
Advertised:					
Date:		Newspaper:			
<b>Attachments:</b>	2025 Vets D	25 Vets Day Car Show Facility Rental Application 25 Vets Day Car Show Special Event Permit Application			
	2025 Vets D				
Please initial one:					
X	Yes I have n	es I have notified everyone			
	Not applicab	Not applicable in this case			

# **Summary Explanation/Background:**

The Special Events Department received a special event permit application from Stefanie Scott as the organizer of the Vets Day Car Show. The permit application is proposing the annual event to be held in Kelsey Park on Sunday, November 9, 2025, from 9:00 am - 3:00 pm.

Note: Ms. Scott is the wife of the original Vets Day Car Show organizer, Mike Scott who passed away in 2022.

The annual event is open to all early and late model vehicles and requires a \$20.00 registration fee. Trophies will be awarded for 20 classes, including the Mike Scott Memorial Award. Admission and parking are free to all attendees.

Ms. Scott is requesting that the Town Co-Sponsor this event and for the Town to provide the following:

other) No monetary value	N/A
No monetary value unless a claim is received	No monetary value unless a claim is received
\$2,000.00	\$2,000.00 (Indirect Cost)
\$600.00 flat rate rental fee \$42.00 tax	\$642.00 (Indirect Cost)
\$50.00	\$50.00 (Indirect Cost)
\$40.00 per hour	\$400.00 (Direct Cost)
\$35.00 per hour	\$105.00 (Direct Cost)
\$210.00 flat rate special event parking set up fee	\$210.00 (Direct Cost)
	value unless a claim is received  \$2,000.00  \$600.00 flat rate rental fee \$42.00 tax  \$50.00  \$40.00 per hour  \$35.00 per hour

# TOTAL WAIVERS REQUESTED

Direct Costs - \$715.00 Indirect Costs - \$2,692.00

Special Event Fees in the amount of \$715 in Direct Costs and \$2,692 in Indirect Costs.

# Town of Lake Park PUBLIC COMMENT CARD

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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:

| 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.

Commission



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Meeting Date 10/08/2025

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Name:

Address: 3+8 FLAGLET

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

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Name: TAMES SUCLIVAN

Address: THE FLEWING

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

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TRAMC PROBLEM AS GOVERN CORNER.

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