



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

Wednesday March 04, 2026 6:30pm

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

6:36 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley arrived at 7:27 P.M.

Commissioner Judith Thomas

Commissioner John Linden

Commissioner Michael O'Rourke

PLEDGE OF ALLEGIANCE

Mayor Michaud led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Motion to approve the agenda made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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

SPECIAL PRESENTATION/REPORT:

1. Proclamation - Let's Move Palm Beach County - March 2026.

Mayor Michaud presented the Digital Vibe representative with the proclamation. The representative thanked the Commission for the proclamation and explained the program and the challenge.

2. Presentation, Discussion & Direction - Evergreen House Preservation Project – Baker Design Build (30% Plans).

Public Works Director Jaime Morales presented to the Commission (Exhibit A). Mayor Michaud asked if there would be a change in the layout. Public Works Director Morales explained that the only interior changes were access modifications for American's with Disabilities Act (ADA) requirements. He also spoke about the preservation methods they will use to protect the floor and ceiling during the modification process. He went on to state that the project is fully funded with a grant and the Town's matching funds. Mayor Michaud asked about the ownership status of the contents of the Evergreen House. Public Works Director Morales explained that an inventory had been completed and there would need to be a conversation with the Historical Society to determine ownership of the items. He stated that they would be putting together a usage agreement for use of the Evergreen House. Commissioner Thomas asked how long the project would take. Public Works Director Morales stated it would be four months from start of construction to completion. Commissioner O'Rourke thanked Commissioner Linden for his work with the Historical Society and getting this project moving forward.

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.

-Michael Steinhauer provided comments via Exhibit B.

-Larry Zabik with Zabik and Associates stated the following: “Since the beginning of the Nautilus 220 project in Lake Park I have worked with Peter Baytarian as the Project Manager including the work at the Marina. I’m here to address the barge lease. In the summer of 2020 we entered into an agreement with the town to lease slips in the Marina. The slip leases specifically allowed us to dock a barge and the Town represented that the barge could be docked there and was used as our sales facility. The original agreement included a termination clause that either party could terminate in sixty days after which under the agreement the marina facility had to be restored to its original condition except that fixed floating docks would be installed in slips D55 to D57. To complicate matters, that restoration requirement was omitted in subsequent annual leases. While the barge was in the Marina, all rent was paid timely and the working relationship between us and the Town was professional and collaborative. In 2025, the Town notified us that the Florida Department of Environmental Protection (FDEP) determined the barge violated the DEP’s rules and the sales barge had to be removed. We removed the barge in October 2025 without complaining. The barge was never supposed to be in the Marina. Months later, we received a letter from the Town’s attorney demanding that we pay rent for the slips that were not occupied after the barge had already been removed and further, that we underwrite \$850,000 of improvements to the Marina which are not specified in any agreement, without providing any details or specifications and without any reference to the Town’s legal basis for the demands. We are willing to work to restore the Marina or pay the Town the value the monetary equivalent of that restoration work. We have communicated as such, but from what we can see, the Town’s only response is we didn’t make that offer soon enough. We have requested a face-to-face meeting with the Town and its counsel, with this contractor and with a mediator if that would be helpful. We have not received a response to that request yet. We understand that at the last meeting the Town Commission directed the attorney to initiate litigation. The Town has its attorneys, Forest has their attorneys. But anyone who’s litigated something that runs for years, at the end of the day

no one wins. We are encouraging the Commission to require a meeting as we have requested, mediation will be mandatory in any set of litigation so before any other action is taken, we are requesting that we do this meeting. Everyone can put their cards on the table. We can come to an acceptable resolution so that we can move forward and I appreciate your time this evening.”

-Peter Baytarian, Developer of Nautilus 220 and the Town’s selected P3 partner for the marina redevelopment project stated the following: “As you know Nautilus 220 is the largest economic engine the Town has seen in decades. I know each of you personally, and you all have my cell phone number. I’m in Lake Park every day. I’m here tonight to set the record straight. Our company was selected through a competitive public p3 process. The Commission voted unanimously in our favor. The Town was represented by its Town Attorney and a third party consultant. The selection and approvals occurred during multiple fully noticed public hearings. There was no back room deal. The process was transparent, legal and deliberate. The suggestion that the Sunshine Law was violated is simply wrong. After selection we spent nearly two years negotiating a comprehensive development agreement. Both sides invested approximately \$500,000 each in legal fees and professional fees to finalize a binding contract. The agreement was executed and ratified by the prior Commission. The message now being sent to the development community is troubling. Is a contract not a contract in Lake Park? Is that the message you want to send to future developers or anyone else who wants to contract with the Town? For more than three years we worked in good faith to implement the project. It advanced the Town’s vision and long term planning objectives. The marina redevelopment was publicly discussed, displayed on the Town’s website and represented to residents as the part of the Town’s future. Everything remained on track until February 2025. Meetings were slowed, communication stalled and progress stopped. Most critically, the Town cancelled a scheduled meeting with the Governor and Cabinet to remove the deed restriction required under the contract. Without the removal, the project cannot proceed. The Town also withdrew the DEP and Army Corps permit application previously approved by the former administration. Importantly, had the DEP permit not been withdrawn, the project would have proceeded and delivered significant economic benefits to the Town. The project would have generated an immediate \$1.2 million payment, \$300,000 in annual lease payments and approximately a million dollars a year in additional tax revenue. However,

these benefits never came to pass due to the Town's recent actions. Actions that were intentional and not inherited. Despite this we remained ready to deliver..." (Time limit expired).

-Mary Beth Taylor provided comments via Exhibit C.

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.

Motion to approve the Consent Agenda made by Commissioner Linden, Seconded by Commissioner Thomas.

Voting Yea: Mayor Michaud, Commissioner Thomas, Commissioner Linden.

Commissioner O'Rourke was not present during the vote.

3. Regular Commission Meeting Minutes - February 18, 2026
4. Resolution 15-03-26 - Amendment #1 - Subrecipient Grant Agreement (No. MT130) - Community Development Block Grant Mitigation Program (CDBG-MIT) - Florida Department of Commerce - Southern Outfall Initiative Stormwater Improvement Projects
5. Resolution 16-03-26 - Cancel Regular Commission Meeting - March 18, 2026 and Reschedule Meeting to March 25, 2026

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

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

NEW BUSINESS:

6. Presentation, Discussion & Direction - US Highway 1 Median Landscaping Plan (Silver Beach Road to Palmetto Drive) - Florida Department of Transportation (FDOT).
Public Works Director Morales provided an overview of the item (Exhibit D).

Consultant Cotleur & Hearing representatives Damaris Williams and Aaron Wilbur presented to the Commission (Exhibit E). Commissioner O'Rourke spoke in favor of the landscaping but that it will restrict traffic access at certain points, which he feels, may create safer traffic scenarios. Commissioner Thomas asked for a three-tiered breakdown of possible maintenance costs. She also requested that this plan stay consistent with agreements regarding the car dealership (Earl Stewart) that the Town had made previously. Public Works Director Morales explained that staff had conversations with Mr. Stewart and it was agreed that they would not be using Lake Shore Drive. Commissioner Thomas stated that trucks that are traveling south may have issues making a U-turn at Palmetto Drive to head back north towards Earl Stewart. Public Works Director Morales explained that any trucks needing to access that area will not be able to do so via a U-turn. They would have to come from the south headed north. Commissioner Thomas also spoke about complaints received about trucks parked along Jasmine Drive to the west. Public Works Director stated that he would speak with staff about having code enforcement perform an inspection of that situation.

-Vice Mayor Hensley arrived at 7:27 P.M.

Commissioner O'Rourke also mentioned another car dealership that may present similar issues. Mayor Michaud spoke in favor of being presented with the three-tier maintenance cost report along with the types of trees that may be used. Mr. Wilbur discussed a few examples of possible trees and their maintenance levels. Vice Mayor Hensley also spoke in favor of the three-tiered cost report. Commissioner Thomas stated that oak trees may present a problem due to their root structure.

Public Comment:

-Brady Drew spoke in favor of the landscaping and new tree planting.

-Mary Beth Taylor provided comments via Exhibit F.

Motion to approve the project but to have Florida Department of Transportation (FDOT) present to us a maintenance plan in three levels made by Commissioner O'Rourke. Commissioner Thomas asked if it is common for other communities to cover the cost of maintenance. The FDOT representative stated that it is common and that if the Town

chooses not to cover the maintenance, they would not install landscaping, only grass. Modified motion to adopt the plan FDOT has established for the medians on US 1 in Lake Park and the Town agrees that after the establishment period to establish a maintenance program for those improvements with a proposal for three levels of maintenance costs made by Commissioner O'Rourke, Seconded by Commissioner Thomas. Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird referred to his memo (Exhibit G) and stated that the quasi-judicial process is separate and different from this process. Town Attorney Baird provided an update on the Sunshine Law complaint and that the plaintiff has agreed to remove Mayor Michaud, Commissioner O'Rourke and Commissioner Linden's names from the complaint with the condition that the Town agree to early mediation. Town Attorney Baird stated that he is seeking a motion to mediate the case.

Motion to mediate the case made by Vice Mayor Hensley. Seconded by Commissioner Linden.

Town Attorney Baird clarified that this is the Sunshine lawsuit brought by Mr. Perhacs.

Voting Aye; Mayor Michaud, Vice Mayor Hensley, Commissioner Linden, Commissioner Thomas.

Voting Nay; Commissioner O'Rourke.

Town Manager Reade announced the following; the grant making application process is now open. The Lake Park Historical Society has moved into the library and using a study room. The library will have free tax preparation assistance available on Saturdays from 10am to 2pm. Tour de Lake Park on March 14th meet at Town Hall at 1:45pm, ride begins at 2pm. Sunset Celebration on March 27th from 6pm-9pm. Community Workshop for the Kelsey Park Splash Pad from 10am to 1pm on March 28. Town Manager Reade asked for consensus for an ethics awareness month proclamation. The Commission approved this proclamation. Finally, he announced that the Commission had previously approved the purchase of a sanitation vehicle through TD Bank. The resolution was approved but named a different bank. The Commission unanimously provided the Town Manager with direction to move forward with the financing for the Public Works Sanitation

vehicle from TD Equipment Finance Inc. as approved during the February 4, 2026 meeting and in advance of approving the revised resolution for TD Equipment Finance Inc. during the next Commission Meeting.

-Commissioner Linden spoke about the Historic Society move to the Library. He also spoke about meeting Amanda Kelsey.

-Commissioner O'Rourke spoke about the Southern Outfall project item on the consent agenda. He commended Grant Writer/Chief Public Information Officer Merrell Angstreich for securing an additional \$1.7 million in grant funding. Public Works Director Morales explained that Capital Projects Manager John Wille had secured the additional grant funds, plus additional time for completion of the project.

-Commissioner Thomas welcomed Grant Writer/Chief Public Information Officer Angstreich back from an extended leave.

-Vice Mayor Hensley announced "Bingo with the Vice Mayor" at 5pm on Saturday, March 7th.

-Mayor Michaud announced the Kelsey Cup being held at the Pickleball courts on March 7th at 8am. He thanked resident Terron Mercer for putting the tournament together. He also encouraged all residents to vote on Election Day, Tuesday March 10th.

ADJOURNMENT:

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

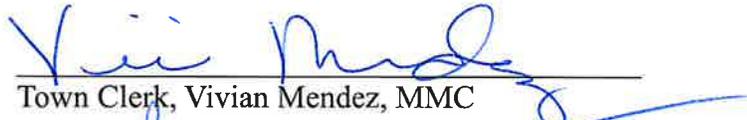
Voting Aye: All.

Meeting adjourned 8:15 P.M.

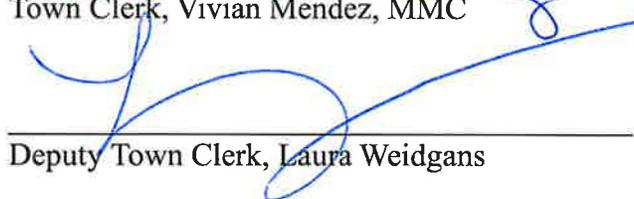
FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on March 25, 2026.



Mayor Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans



Approved on this 25 of March, 2026

Exhibit A

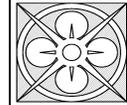
TOWN OF LAKE PARK



Department of Public Works

Evergreen House

30% Plan Proposal

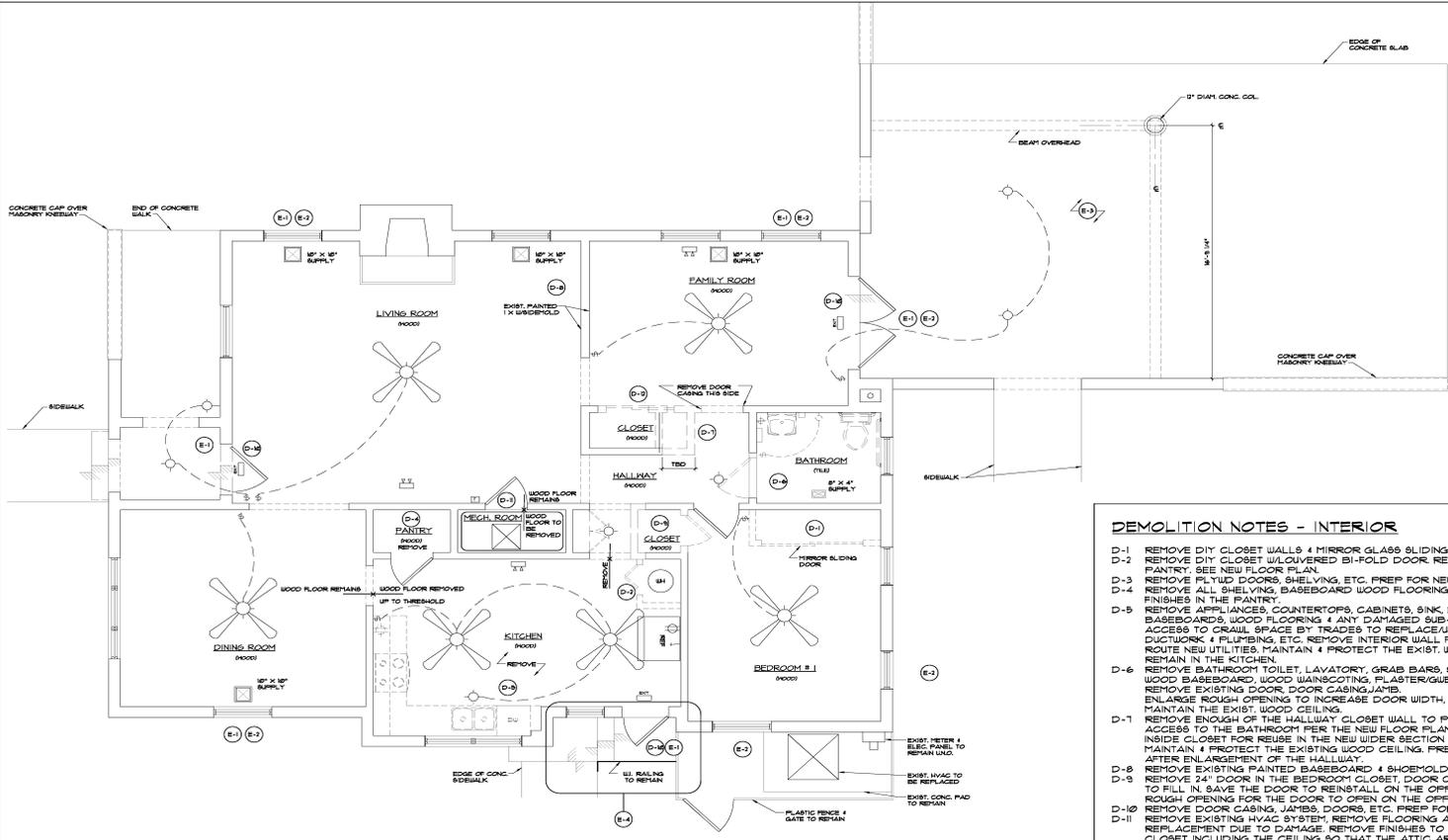


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Preservation Improvements for
Lake Park Historic Evergreen House
601 Federal Highway
Lake Park City, FL 33403-2603

Demolition Plans



- DEMOLITION GENERAL NOTES**
1. PROVIDE & MAINTAIN SECURITY & WEATHER PROTECTION TO THE INTERIOR OF THE BUILDING THROUGHOUT THE PROJECT.
 2. COVER WITH PROTECTION BOARD THE EXISTING WOOD FLOORS SCHEDULED TO REMAIN THROUGHOUT THE PROJECT.
 3. PROTECT THE EXISTING WOOD CEILING & CROWN MOLDINGS SCHEDULED TO REMAIN. ALL WOOD CEILING & CROWN TO BE REMOVED SHALL BE SAVED FOR REUSE.
 4. COVER & PROTECT THE TILE HEARTH & THE CUT STONE MANTLE AND FIREPLACE SURROUNDING THROUGHOUT THE PROJECT.
 5. REMOVE AND SAVE FOR POTENTIAL REUSE ALL THE METAL FLOOR SUPPLY GRILLES.
 6. CARE SHALL BE SUPPLIED TO THE AREAS SCHEDULED TO HAVE THE PLASTER FINISHES REMOVED ON ONE SIDE OF THE WALL, SO AS NOT TO DISTURB/DAMAGE THE OTHER SIDE OF THE WALL FINISH SCHEDULED TO REMAIN.
 7. MAINTAIN PROPER WATER & LIGHTS NECESSARY FOR WORK & NIGHT TIME SECURITY THROUGHOUT THE PROJECT.
 8. PROVIDE BARRIERS, SIGNS AND/OR TAPE LINES TO DEFINE THE CONSTRUCTION AREA SURROUNDING THE PROJECT. PROVIDE BARRIERS AROUND THE TREES ON SITE.
 9. PLACE DUMPSTER LOCATED ON THE STREET AND/OR PAVED AREAS ON FLYWOOD TO MINIMIZE DAMAGE.
 10. DO NOT BLOCK ANY SIDEWALKS AND/OR PATHWAY SURROUNDING THE PROJECT. STORE ALL CONSTRUCTION MATERIALS INSIDE THE IDENTIFIED CONSTRUCTION AREA.



- DEMOLITION NOTES - INTERIOR**
- D-1 REMOVE D11 CLOSET WALLS & MIRROR GLASS SLIDING DOORS.
 - D-2 REMOVE D17 CLOSET UNGLAZED SLIDING DOOR, RELOCATE WATER HEATER TO PANTRY. SEE NEW FLOOR PLAN.
 - D-3 REMOVE T102 DOORS, SHELVING, ETC. PREP FOR NEW USE PER NEW FLOOR PLAN.
 - D-4 REMOVE ALL SHELVING, BASEBOARD WOOD FLOORING, REMOVE WALL & CEILING FINISHES IN THE PANTRY.
 - D-5 REMOVE APPLIANCES, COUNTERTOPS, CABINETS, SINK, DISHWASHER, WOOD BASEBOARDS, WOOD FLOORING & ANY DAMAGED SUB-FLOORING TO PROVIDE ACCESS TO CRAWL SPACE BY TRADES TO REPLACE/UPDATE ELECTRICAL, HVAC DUCTWORK & PLUMBING, ETC. REMOVE INTERIOR WALL FINISHES TO THE STUDS TO ROUTE NEW UTILITIES. MAINTAIN & PROTECT THE EXIST. WOOD CEILING, SCHEDULED TO REMAIN IN THE KITCHEN.
 - D-6 REMOVE BATHROOM TOILET, LAVATORY, GRAB BARS, SOAP & PAPER DISPENSERS, WOOD BASEBOARD, WOOD WAINSCOTING, PLASTER/GWB WALLS BACK TO STUDS, REMOVE EXISTING DOOR, DOOR CASING/JAMB. ENLARGE ROUGH OPENING TO INCREASE DOOR WIDTH, SEE THE NEW FLOORPLAN. MAINTAIN THE EXIST. WOOD CEILING.
 - D-7 REMOVE ENOUGH OF THE HALLWAY CLOSET WALL TO PROVIDE A 5'-3" FINISHED NEW ACCESS TO THE BATHROOM PER THE NEW FLOOR PLAN. SAVE WOOD FLOOR FROM INSIDE CLOSET FOR REUSE IN THE NEW WIDER SECTION OF THE HALLWAY. MAINTAIN & PROTECT THE EXISTING WOOD CEILING. PREP TO PATCH IN AS REQUIRED AFTER ENLARGEMENT OF THE HALLWAY.
 - D-8 REMOVE EXISTING PAINTED BASEBOARD & SHOEMOLD IN EVERY ROOM TYP.
 - D-9 REMOVE 24" DOOR IN THE BEDROOM CLOSET, DOOR CASING & JAMB. PREP OPENING TO FILL IN. SAVE THE DOOR TO REINSTALL ON THE OPPOSITE WALL. CREATE A NEW ROUGH OPENING FOR THE DOOR TO OPEN ON THE OPPOSITE SIDE.
 - D-10 REMOVE DOOR CASING, JAMBS, DOORS, ETC. PREP FOR NEW IMPACT RATED DOORS.
 - D-11 REMOVE EXISTING HVAC SYSTEM, REMOVE FLOORING AND SUB-FLOOR. PREP FOR REPLACEMENT DUE TO DAMAGE REMOVE FINISHES TO THE STUDS INSIDE THE HIGH CLOSET INCLUDING THE CEILING SO THAT THE ATTIC AREA CAN BE MADE ACCESSIBLE DURING THE CONSTRUCTION PROCESS.
 - D-12 REMOVE AND DISPOSE OF THE SLIDING DOORS, PREP OPENING FOR NEW DOOR PER THE FLOOR PLAN.

- DEMOLITION NOTES - EXTERIOR**
- E-1 REMOVE ALL HURRICANE SHUTTER BRACKETS FROM THE WINDOWS & DOORS. DISPOSE OF BRACKETS, PATCH ALL HOLES IN THE STUCCO LEFT BY THE FASTENERS, PREP FOR PAINT, TYPICAL ALL CONDITIONS.
 - E-2 REMOVE ALL EXIST. WINDOWS AND DOORS & PREP THE EXTERIOR R.O. & M.O. FOR NEW REPLACEMENT UNITS TYP.
 - E-3 SCRABE FALLING FINISH FROM THE CONC. SLAB ON THE REAR TERRACE. PREP FOR NEW FINISH.
 - E-4 REMOVE CLAY TILE & SAVE FOR REUSE, REMOVE EXIST. KITCHEN DOOR CANOPY/HOOD. SAVE PARTS TO USE AS A TERRILLATE TO RE-CREATE THE FEATURES.
 - E-5 REMOVE ALL ABANDONED UTILITY PIPES, CONDUITS, BOXES, ETC. PENETRATING AND/OR MOUNTED TO THE EXTERIOR & PREP TO PATCH FINISH.

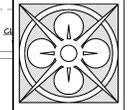
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No.	Date	Revisions
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Consultation No.	
Date	02.13.20
Drawn by	As Noted
Checked by	Laura E. Land
Sheet No.	of Doug Lane

Demolition Plan

D-1.0



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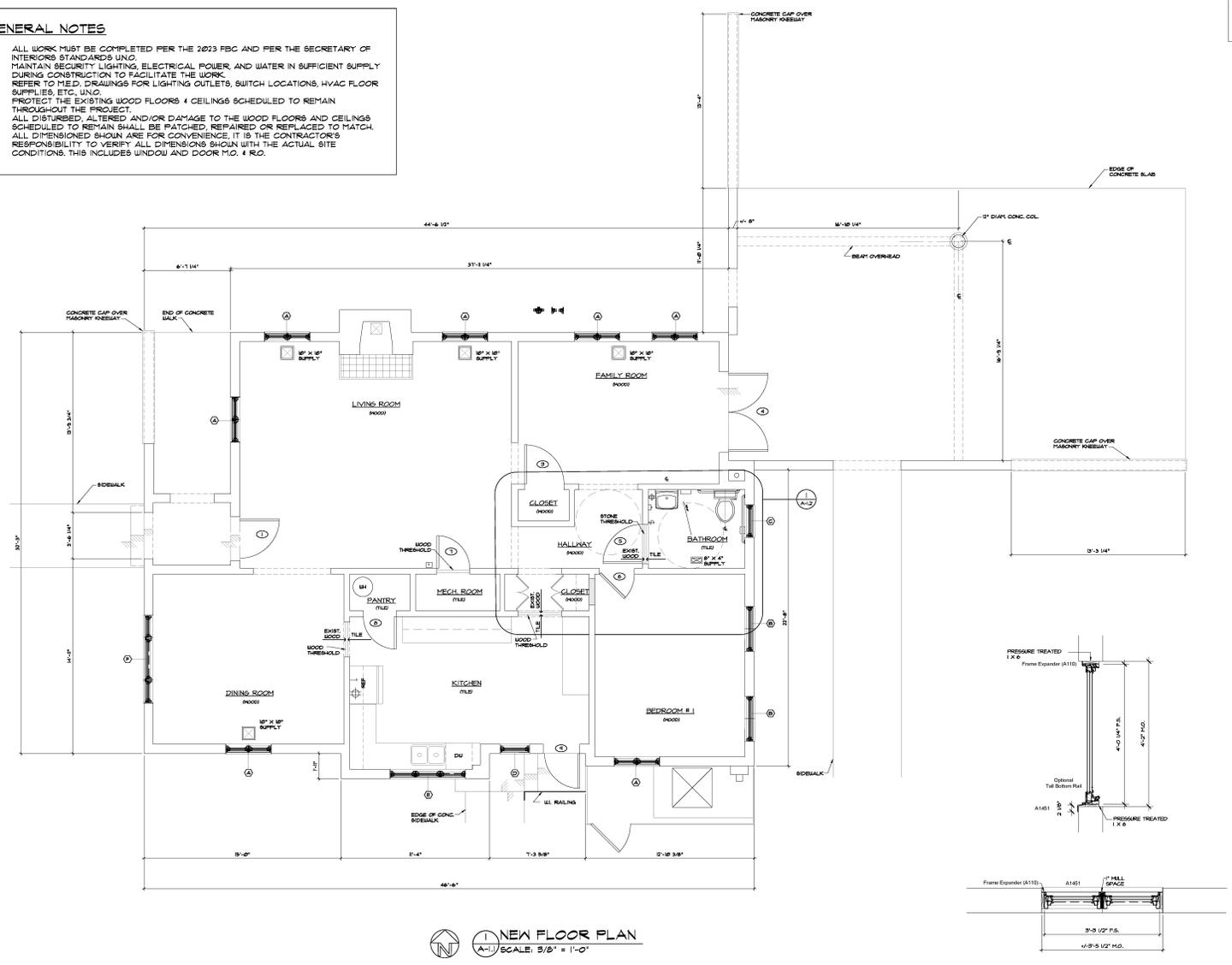
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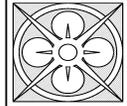
Construction No. _____
Date: 08.18.20
Drawn by: Heidi B. Lane
Checked by: Doug Lane
Sheet No. _____ of _____
New Floor Plan

A-1.1

- GENERAL NOTES**
1. ALL WORK MUST BE COMPLETED PER THE 2023 FBC AND PER THE SECRETARY OF INTERIORS STANDARDS UNO.
 2. MAINTAIN SECURITY LIGHTING, ELECTRICAL POWER, AND WATER IN SUFFICIENT SUPPLY DURING CONSTRUCTION TO FACILITATE THE WORK.
 3. REFER TO M.E.D. DRAWINGS FOR LIGHTING OUTLETS, SWITCH LOCATIONS, HVAC FLOOR SUPPLIES, ETC. UNO.
 4. PROTECT THE EXISTING WOOD FLOORS & CEILING SCHEDULED TO REMAIN THROUGHOUT THE PROJECT.
 5. ALL DISTURBED, ALTERED AND/OR DAMAGE TO THE WOOD FLOORS AND CEILING SCHEDULED TO REMAIN SHALL BE PATCHED, REPAIRED OR REPLACED TO MATCH.
 6. ALL DIMENSIONS SHOWN ARE FOR CONVENIENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS SHOWN WITH THE ACTUAL SITE CONDITIONS. THIS INCLUDES WINDOW AND DOOR M.O. & R.O.



NEW FLOOR PLAN
A-1.1 SCALE: 3/8" = 1'-0"



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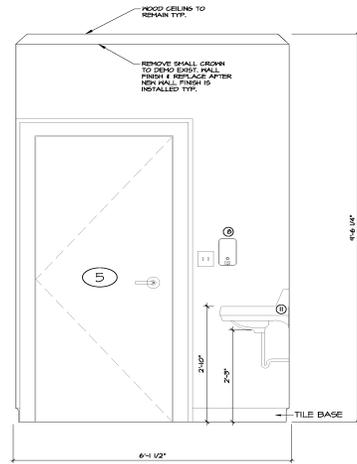
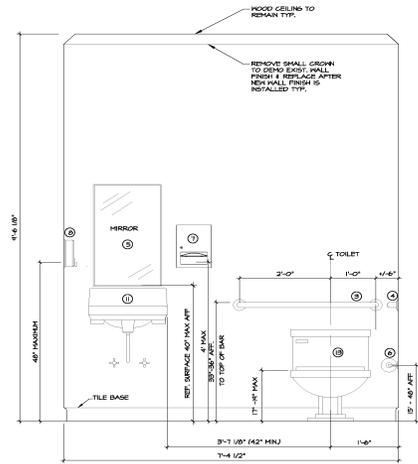
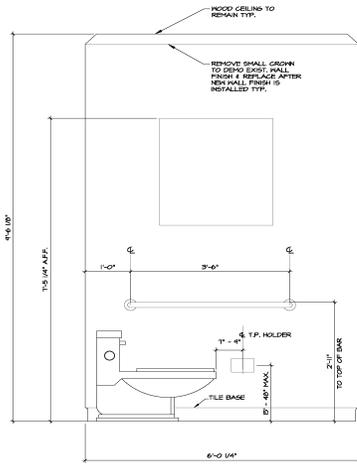
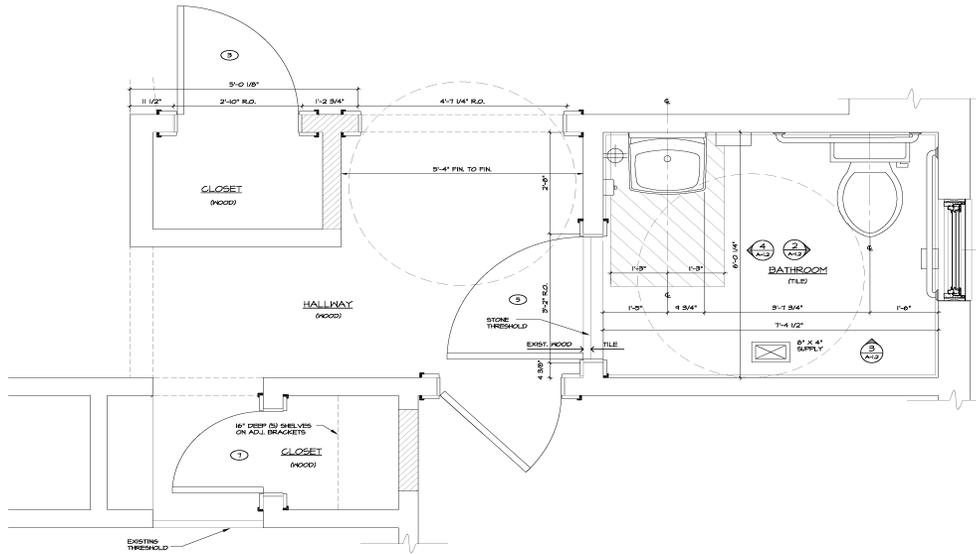
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Consultation No. _____
Date 08.13.20
Drawn by Ar Hesel
Drawn by Louis B. Gann
Checked by Doug Lane
Sheet No. of _____

Enlarged
Bathroom Plan

A-1.2



Enlarge Bathroom Plans

Exhibit B

Testimony Before Lake Park, FL Commission 3/04/2026

Public Comment on *Resident Confidence in Commission Decision Making*

Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547 Private Resident /
Lake Park Society for the Advancement of Civic Engagement

Good evening Mr. Mayor and Commissioners,

I would like to share my experiences on how residents react to the alleged Sunshine Law violations related to the marina process. The apprehension has been passionate.

From the very beginning, many residents were already uneasy about the marina agreement — particularly the length of the leases and the long-term commitment of public waterfront property.

There were disagreements about the financial terms. There were concerns about whether the Town negotiated the best possible deal. Those are policy debates.

What has shifted the conversation now is the issue of transparency.

The Town is currently being sued for Sunshine Law violations related to the marina developer selection process. That fact alone has deeply unsettled many residents.

People are asking direct questions:

- Why is the Town being sued over how this decision was made?
- Why are there claims that transparency standards were not met?
- How did we arrive at a 99-year public land agreement that is now under legal challenge?

When a decision of this magnitude is tied to a Sunshine lawsuit, residents do not see it as just a technical legal issue, as some have described it.

They see it as a breakdown in transparency. That's upsetting.

It's not simply disagreement over policy. It's the reality that one of the most consequential decisions in our Town's history is now clouded by concerns about whether it was handled fully in the sunshine.

And when trust is shaken, the impact goes beyond one project. It affects how residents view every future redevelopment discussion, every major contract, every vote involving public land.

This is not about blame. That must be settled. It is now also about restoring confidence.

If there are serious concerns about both the financial terms and the integrity of the process, then the Town has an opportunity to now demonstrate leadership.

The Town can choose to ensure that going forward, whatever project is taken is done openly, clearly, and resident focused and driven.

Residents are not seeking conflict. They are looking for confidence.

And right now, that confidence needs to be rebuilt. Meet with us to find the path together. Thank you.

EXHIBIT C

January 7, 2026 Lake Park Commission Comments by MARY TAYLOR

Good Evening Everyone,

I reside at 209 Park Ave. and I am a former LP Commissioner. I am greatly saddened by the accusations and subsequent lawsuits filed against the Town of Lake Park, one filed December 2025, by Forrest Development to enforce the P3 Marina agreement and another filed three weeks ago against the Town and former commissioners for having violated the Sunshine Law during meetings when P3 Marina agreements were made.

IF these costly lawsuits continue, Lake Park could suffer irrecoverable financial and reputational damage.

I am here to say “I believe there was never any intention to violate the Sunshine Law.” But, lack of intention doesn't matter. The **Sunshine Law is No-Fault**. It doesn't matter if the violation was done intentionally or by mistake, or by equipment failure. **Any decision made in violation of Sunshine Law is VOID.** The **result** is the same in that the residents and the public have no way of knowing how the decision to choose Forest Development was made.

If I were still a Commissioner, I would speak up, I would say, **“Commissioners did not intend to violate the Sunshine Law.”** **BUT “I must reject the P3 agreement made in violation of the Sunshine Law”**, *the Florida law that guarantees the public access to governmental proceedings, meetings and records.* I would **not** continue to negotiate an agreement that I know was made in violation of the Sunshine Law. If I continued negotiating I would be condoning and perpetuating a violation and I would expose myself to penalties for violating the oath I took as a Commissioner, and I would have **“NO Defense.”**

I would ask our attorney to do everything necessary to terminate the P3 agreement so that our present Town Administration and Commission could resume their regular responsibilities, move forward and **REGAIN RESPECT** from the citizens of Lake Park. Citizens deserve transparent, honest representation.

I want to thank Richard Reade and Tom Baird for their professionalism in navigating the Town through this turbulent and unsettled situation that they inherited from the last administration. The Town of Lake Park is fortunate to have these two distinguished men to guide us through these troubled times, and into a brighter future. Thank You!

If the Town chooses to proceed with this beautification project (which will be similar to segments of the corridor within other neighboring communities), the Town would be required to enter into an interlocal agreement with the FDOT that would require the Town to assume full responsibility of all future landscape and irrigation operations and maintenance costs within this section of the US Highway 1 corridor [beginning approximately two (2) years after project completion upon expiration of the contractor's warranty period].

Proposed FDOT Landscaping Plan Options that are requested to be considered by the Town Commission:

- a) Median 1 - approximately 196 feet, focal median with the key landscaping species proposed to include Medjool Date Palm, Solitaire Palm, and ground-layer plantings (i.e., Muhly Grass, etc.)
- b) Median 2 - approximately 794 feet, primary corridor median with the key species proposed to include Live Oak and Crape Myrtle, various species of palm trees (i.e., Sabal Palm, Thatch Palm, Scheffer's Palm, Montgomery Palm, Blue Latan, Solitaire Palm, etc.), and ground-layer plantings (i.e., Parsons Juniper, Horizontal Cocoplum, Green Island Ficus, Muhly Grass, Coontie Shrubs, Firebush, Variegated Schefflera, etc.) with accents (i.e., Song of India and Queen Emma Crinum Lily)
- c) Median 3 - approximately 823 feet, secondary corridor accent with key species proposed to include Crape Myrtle, Sabal Palm, Blue Latan, Solitaire Palm, Montgomery Palm, and European Fan Palm, and ground-layering plantings and low shrubs (i.e., Muhly Grass, etc.)

The FDOT has estimated that the annual maintenance expenditures (at this time) to support the proposed landscaping plan may be \$17,060 to \$31,200 per year, depending on the direction of the Town Commission.

Note: The FDOT's estimated annual maintenance costs presented are planning-level, order-of-magnitude estimates prepared for budgeting and policy guidance purposes only. These estimates are based on the current concept layout and assumed maintenance activities, including irrigation operations and repairs, routine horticultural care, cyclical pruning, mulching and fertilization, plant replacement allowances, and inspection and documentation. Actual annual maintenance costs will be subject to final scope definition, the interlocal agreement maintenance performance requirements, site conditions, and prevailing market conditions at the time of procurement. Final costs will be established through competitive solicitation under the Town's procurement.

Damaris Williams, FDOT-Project Manager, and Aaron Wilbur, Landscape Architect, will be in attendance to provide a presentation on each of the two (2) proposed landscaping options for US Highway 1 within the Town of Lake Park.

Recommendation:

The Town Commission to consider, discuss and provide input/direction on the various Florida Department of Transportation (FDOT) US Highway 1 Median Landscaping Plan (Silver Beach Road to Palmetto Drive) and commit to fully funding all required future (annual) operational and maintenance costs associated with the selected landscaping plan (estimated at approximately \$17,060 to \$31,200 per year).

Exhibit E

FDOT Standalone Landscape Project

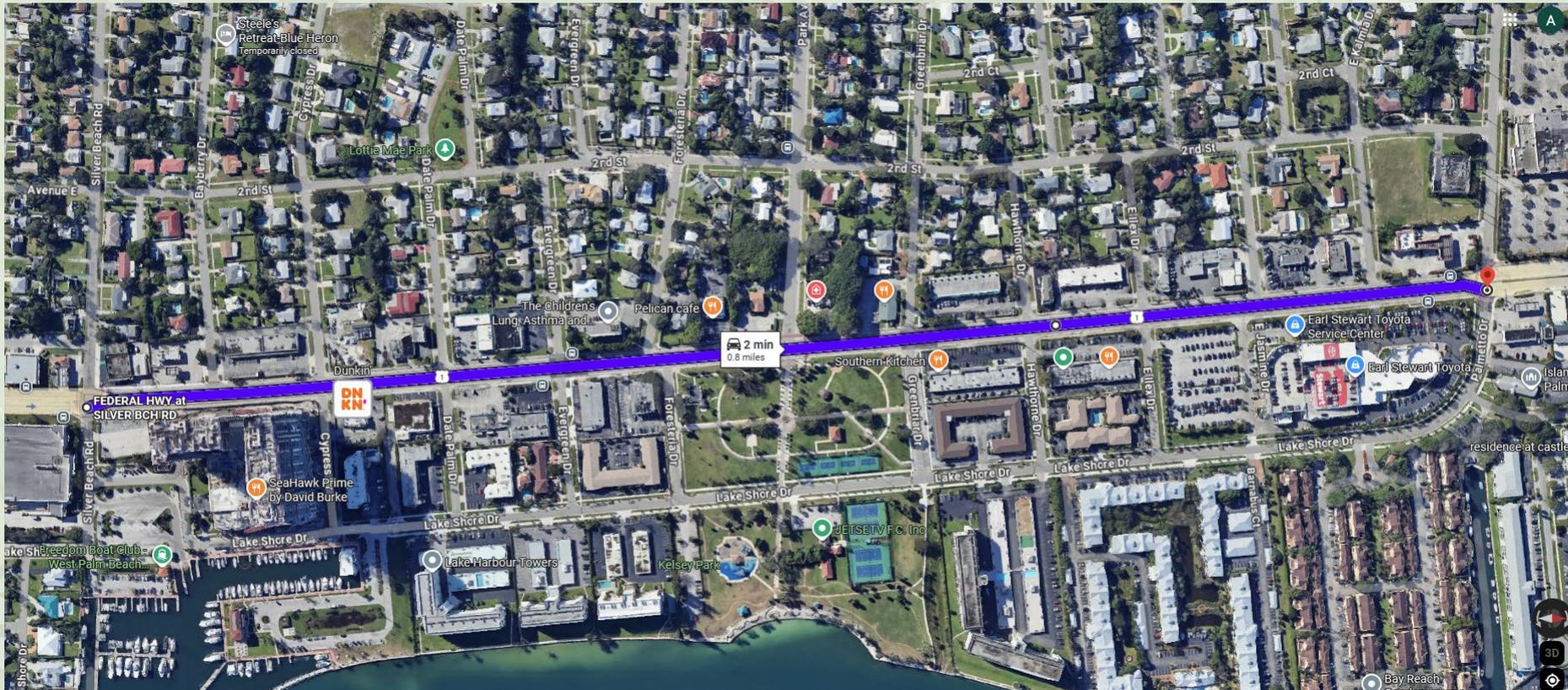
State Road (S.R.) 5 / US-1

from N. of Silver Beach Rd. to S. of Palmetto Dr.

Lake Park, FL

Project Location:

- The project is located within US-1 (SR 5) between Silver Beach Road and Palmetto Drive, within the state right of way.
- Project Length – 0.2 Miles



Project Overview:

- Project to follow roadway construction project FPID 438386-2.
- Standalone Landscape Project programmed/funded to provide landscaping and irrigation within the proposed US-1 medians.
- Landscape design to focus on providing trees, palms, shrubs, and groundcovers throughout the medians. Trees and Palms shall be included in shrub beds with sod maintenance strips provided.
- Irrigation shall utilize pump station and well for water source/point of connection. New electric service will be provided. Irrigation components will follow Lake Park preferred components and brand names utilized throughout the Town.
- Landscape and irrigation installation dependent on execution of Maintenance Memorandum of Agreement (MMOA).
- The Landscape Design Concepts are provided on the following slides.

Design Concepts: Segment 1 (South) – Medians 1 & 2 Overview (Silver Beach Rd to Park Ave)

A. Landscape Design with Shrubs and Groundcovers



Silver Beach Rd

Park Ave

B. Landscape Design without Shrubs or Groundcovers

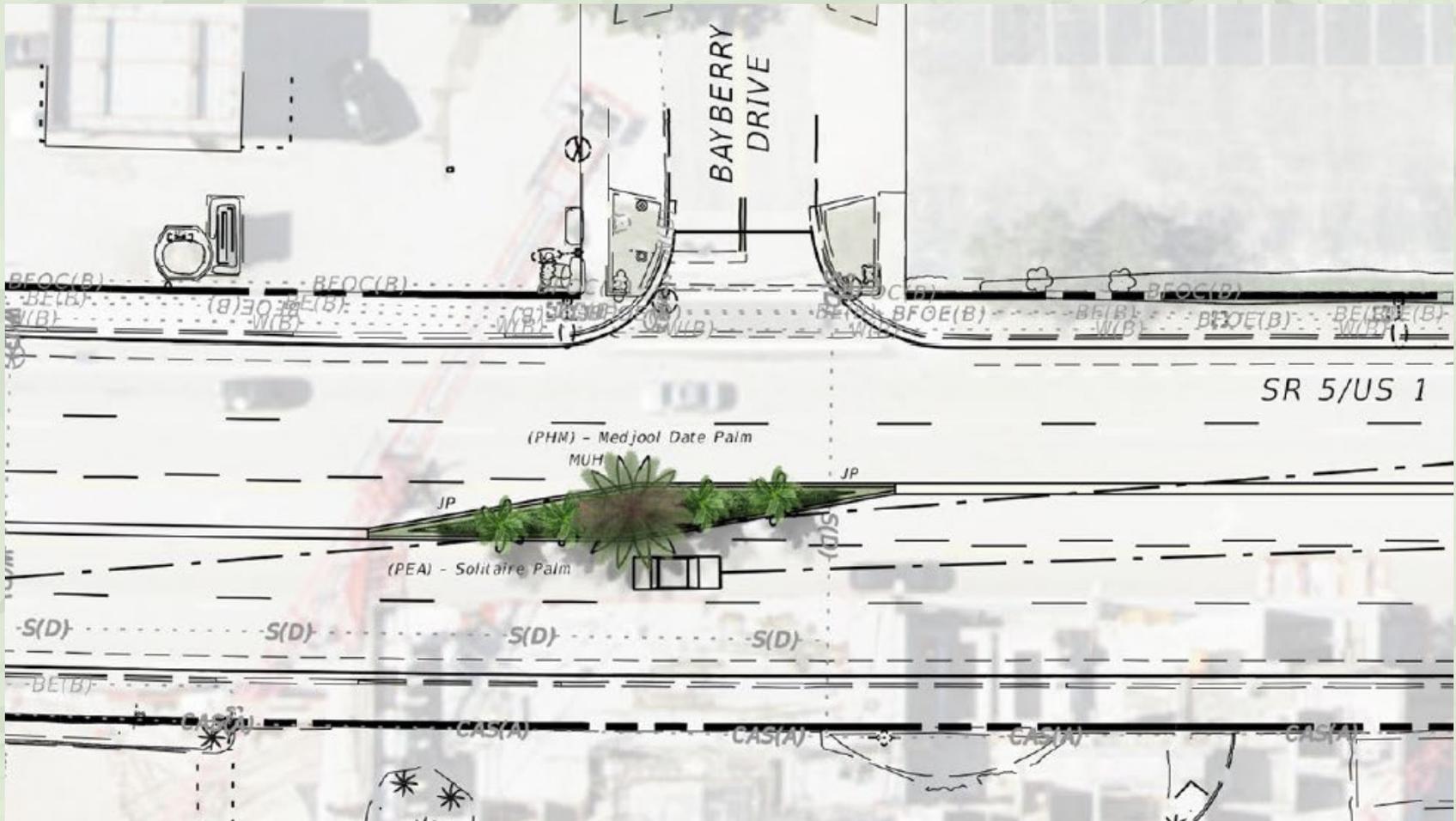


Silver Beach Rd

Park Ave

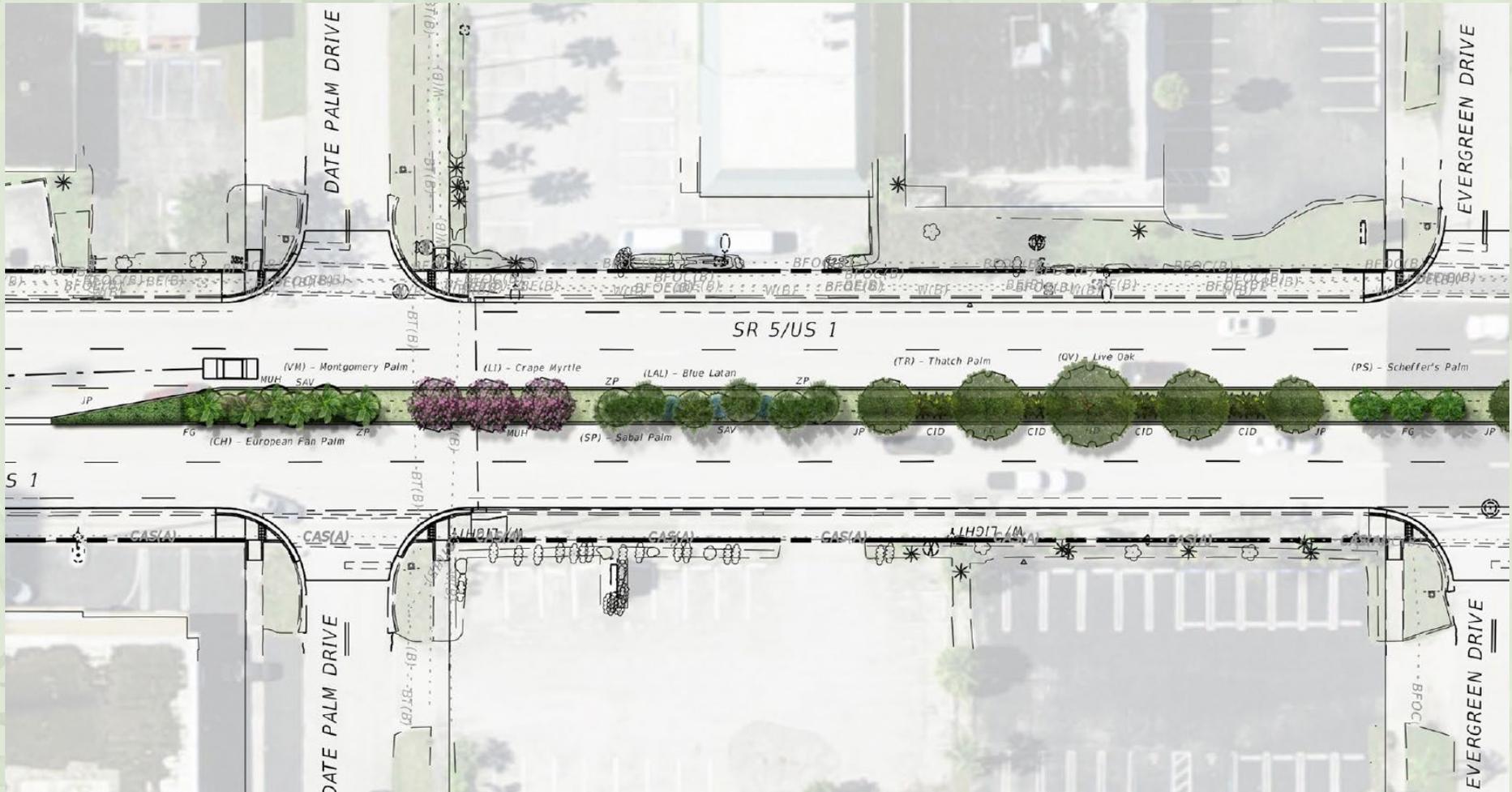
Design Concepts: Segment 1 (South) – Detailed

A. South Median 1



Design Concepts: Segment 1 (South) – Detailed

A. South Median 2A



Design Concepts: Segment 1 (South) – Detailed

A. South Median 2B



Design Concepts: Segment 2 (North) – Medians 1, 2, & 3 Overview (Park Ave to Palmetto Dr)

A. Landscape Design with Shrubs and Groundcovers



Park Ave

Palmetto Dr

B. Landscape Design without Shrubs or Groundcovers



Park Ave

Palmetto Dr

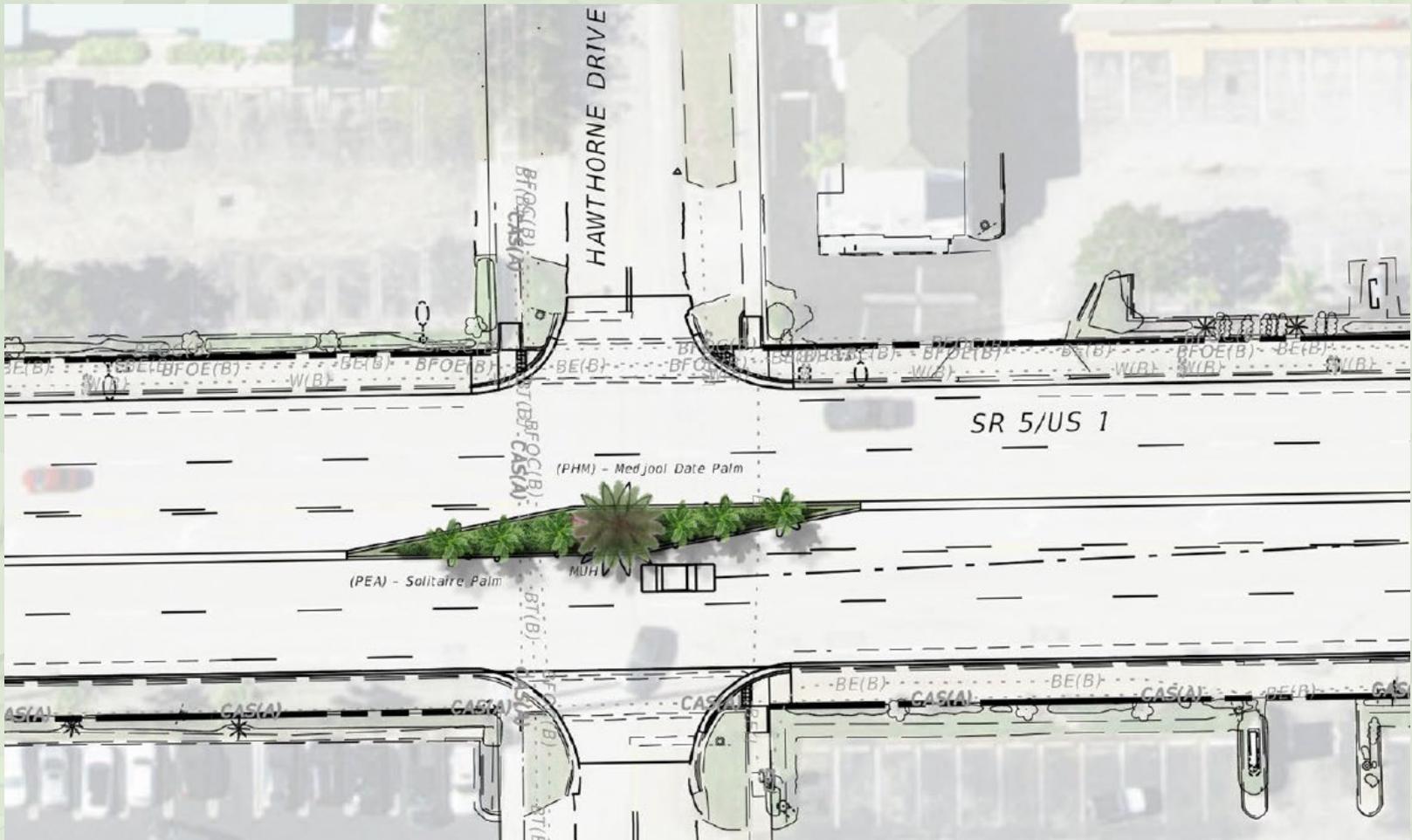
Design Concepts: Segment 2 (North) – Detailed

A. North Median 1



Design Concepts: Segment 2 (North) – Detailed

A. North Median 2



Design Concepts: Plant Palette

SHADE TREES



LIVE OAK
QUERCUS VIRGINIANA

FLOWERING TREES



CRAPE MYRTLE
LAGERSTROEMIA INDICA

PALMS



MEDJOOl DATE PALM
PHONEIX DACTYLIFERA



SABAL PALM
SABAL PALMETTO



SCHEFFER'S PALM
PTYCHOSPERMA SCHEFFERI



MONTGOMERY PALM
VEITCHIA MONTGOMERYANA

PALM TREES



SOLITAIRE PALM
PTYCHOSPERMA ELEGANS



THATCH PALM
THRINAX RADIATA



EUROPEAN FAN PALM
CHAMAEROPS HUMILIS



BLUE LATAN
LATANIA LODDIGESII

ACCENT SHRUBS



SONG OF INDIA
DRACAENA REFLEXA



QUEEN EMMA CRINUM LILY
CRINUM AUGUSTUM
'QUEEN EMMA'

Design Concepts: Plant Palette

SHRUBS



FIREBUSH
HAMELIA PATENS



VARIEGATED SCHEFFLERA
SCHEFFLERA ARBORICOLA
'TRINETTE'



HORIZONTAL COCOPLUM
CHRYSOBALANUS ICACO
'HORIZONTAL'



GREEN ISLAND FICUS
FICUS MICROCARPA
'GREEN ISLAND'



MUHLY GRASS
MUHLENBERGIA CAPILLARIS



COONTIE
ZAMIA INTEGRIFOLIA

SHRUBS



PARSONS JUNIPER
JUNIPERUS CHINENSIS
'PARSONII'

US-1 from Silver Beach Rd to Palmetto Dr



Design Concepts: Cost (Project Construction)

SR 5 (US-1) FROM SILVER BEACH RD TO PALMETTO RD - LANDSCAPE COST ESTIMATE

FPI# 450677-1-52-01

*PAY ITEM NO.	SYMBOL	DESCRIPTION	NATIVE	MAX. MAINT. SIZE	UNIT	QTY	UNIT COST	TOTAL
0999 2		LUMP SUM CONTRACT			LS	1	\$ 445,618.00	\$ 445,618.00
0101 1		MOBILIZATION - INCLUDES CONSTRUCTION PHASE ONLY (10%)			LS	1	\$ 44,561.80	\$ 44,561.80
0102 1		MAINTENANCE OF TRAFFIC (MOT) - INCLUDES CONSTRUCTION PHASE ONLY (10%)						
0102 60		WORK ZONE SIGN			ED	462	\$ 0.24	\$ 110.88
0102 74 1		CHANNELIZING DEVICE - TYPES I, II, DI, VP, DRUM, OR LCD			ED	1,562	\$ 0.11	\$ 171.82
0102 76		ARROW BOARD/ADVANCE WARNING SIGN, TEMPORARY			ED	70	\$ 6.86	\$ 410.50
0102 99		PORTABLE CHANGEABLE MESSAGE SIGN, TEMPORARY			ED	28	\$ 9.95	\$ 278.60
0102 115		TYPE III BARRICADE			ED	105	\$ 0.31	\$ 32.55
0107 1		LITTER REMOVAL AND DISPOSAL (30 CYCLES)			AC	10.47	\$ 31.00	\$ 324.57
0107 2		MOWING (30 CYCLES)			AC	6.93	\$ 63.00	\$ 436.59
0570 1 2		STENOTAPHRUM SECUNDATUS - St. Augustine Sod			SY	1,118	\$ 6.50	\$ 7,267.00
0580 1 1		LANDSCAPE COMPLETE - SMALL PLANTS (INCIDENTAL)			LS			\$ 104,684.53
		MULCH, HARDWOOD			CY	60	\$ 40.00	\$ 2,400.00
		2 YEAR ESTABLISHMENT PERIOD MAINTENANCE (24% PLANT/IRRIGATION COST)			LS	1	\$ 102,284.53	\$ 102,284.53
0580 1 1		LANDSCAPE COMPLETE - SMALL PLANTS			LS			\$ 19,246.00
	CJD	CHRYSOBALANUS ICACO 'HORIZONTALIS', DWARF COCOPLUM, #3 GAL, 1.5x 1.5, 2 OC	Y	2	EA	128	\$ 21.00	\$ 2,688.00
	FG	FICUS MACROPHYLLA 'GREEN ISLAND', GREEN ISLAND FICUS, #3 GAL, 1.5x 1.5, 2 OC	N	2	EA	190	\$ 14.00	\$ 2,660.00
	HD	HAMELIA NODOSA, DWARF FIREBUSH, #3 GAL, 1.5x 2, 2 OC	Y	3	EA	20	\$ 14.00	\$ 280.00
	JR	JUNIPERUS PARSONII, PARSONS JUNIPER, #3 GAL, 1x 1.5, 2 OC	N	2	EA	258	\$ 11.00	\$ 2,838.00
	MUH	MUHLENBERGIA CAPILLARIS, MUHLY GRASS, #3 GAL, 1.5x 1.5, NO CUT BACK PLANTS, 2.5 OC	Y	3	EA	245	\$ 14.00	\$ 3,430.00
	SAV	SCHEFFLERA ARBORICOLA 'TRINETTE', DWARF VARIEGATED SCHEFFLERA, #3 GAL, 1.5x 1.5, 2 OC	N	3	EA	99	\$ 14.00	\$ 1,386.00
	ZP	ZAMIA PUMILA, COONTIE, #3 GAL, 1.5x 2, 2 OC	Y	3	EA	173	\$ 30.00	\$ 5,190.00
0580 1 2		LANDSCAPE COMPLETE - LARGE PLANTS			LS			\$ 125,585.00
	CH	CHAMAEROPS HUMILIS, EUROPEAN FAN PALM, 7.5' OA X 7' SPRD, MULTI, MIN 7' TOTAL STEM FOOTAGE	N	15' (NF)	EA	9	\$ 750.00	\$ 6,750.00
	LI	LAGERSTROEMIA INDICA 'MUSKOGEE', LAVENDER CREPE MYRTLE, 14-16' OA X 6' SPRD, MULTI, LIMB UP 5'	N	25'	EA	12	\$ 800.00	\$ 9,600.00
	PEA	PTYCHOSPERMA ELEGANS, SOLITAIRE PALM, MIN 14' CT, SINGLE, MAX 4' CAL, MATCHED	N	25'	EA	15	\$ 875.00	\$ 13,125.00
	PHM	PHOENIX DACTYLIFERA 'MEDJOL', MEDJOL DATE PALM, 18-20' CT	N	50'	EA	2	\$ 6,075.00	\$ 12,150.00
	QV1	QUERCUS VIRGINIANA, LIVE OAK, 12' OA X 4' SPRD, 2' CAL	Y	50' (NF)	EA	4	\$ 590.00	\$ 2,360.00
	QV2	QUERCUS VIRGINIANA, LIVE OAK, 16' OA X 6' SPRD, 4' CAL	Y	50' (NF)	EA	6	\$ 1,650.00	\$ 9,900.00
	QV3	QUERCUS VIRGINIANA, LIVE OAK, 20' OA X 8' SPRD, 6' CAL	Y	50' (NF)	EA	2	\$ 2,850.00	\$ 5,700.00
	SP	SABAL PALMETTO, SABAL PALMETTO, 12', 18', 24' CT, SEE PLAN FOR SIZE	Y	50' (NF)	EA	26	\$ 400.00	\$ 10,400.00
	TR	THRINAX RADIATA, FLORIDA THATCH PALM, 8-10' OA, (1'-2' CT), FF, SL	Y	20' (NF)	EA	24	\$ 1,000.00	\$ 24,000.00
	VM	VEITCHIA MONTGOMERYANA, MONTGOMERY PALM, 18-24' OA (20-26' RANGE), SL, MIN 8' LC	N	45' (NF)	EA	12	\$ 1,275.00	\$ 15,300.00
0590 70		IRRIGATION SYSTEM			LS	1	\$ 281,354.55	\$ 281,354.55
0630 2 11		CONDUIT, FURNISH & INSTALL, OPEN TRENCH			LF	20	\$ 12.70	\$ 254.00
0630 2 12		CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE			LF	50	\$ 34.50	\$ 1,725.00
0715 1 12		LIGHTING CONDUCTORS, F&I, INSULATED, NO.8 - 6			LF	100	\$ 3.50	\$ 350.00
0715 1 13		LIGHTING CONDUCTORS, F&I, INSULATED, NO.4 - 2			LF	60	\$ 5.25	\$ 315.00
0715 7 11		LOAD CENTER, F&I, SECONDARY VOLTAGE			EA	1	\$ 17,900.00	\$ 17,900.00
								LANDSCAPE TOTAL: \$ 249,515.53
								IRRIGATION TOTAL: \$ 281,354.55
								ELECTRICAL TOTAL: \$ 22,233.00
								ANCILLARY TOTAL: \$ 98,155.81
								PROJECT TOTAL: \$ 651,258.89
								DIFFERENCE: \$ (205,640.89)

Design Concepts: Cost (Maintenance Estimate)

450677-1-52-01 SR 5 / US-1 from Silver Beach to Palmetto - Landscape Maintenance Estimate

Approximate Landscape Maintenance Activities, Units, & Cost

Item	Qty	Length	Man Hours/Qty	Rate	Freq/Year	Annual Total	Remarks
Hand weeding of Shrub Beds (SF)	6286		2 guys (\$35/hr) x 3 hours	\$ 225.00	12	\$ 2,700.00	Less extensive in winter months
Trimming of Shrub Beds (SF/LF)	6286	1275	1 guy (\$35/hr) x 3 hours	\$ 2.50	4	\$ 12,750.00	Less extensive in winter months. Estimate on High end due to several species not requiring pruning.
Fertilization (Palms Only, EA)	78		\$182 material + \$140 labor	\$ 910.00	2	\$ 1,820.00	Based on 78 palms x 7lb avg. each = 546lbs/40 =14 bags x \$55each = \$770 material + 2 guys (\$35/hr x 2 hrs) = \$140 labor (\$910 total)
Tree Pruning (Oaks and Non-Shedding Palms, EA)	86		2 guys (\$45*/hr) x 2.75 hours	\$ 1,161.00	1	\$ 1,161.00	Based on 86 trees, 0.15 hr/tree, (12.9 hrs, 2 guys (\$45/hr) = \$1,161.00 labor
Disease & Pest Control (LS)	As needed throughout site		As needed throughout site	\$ 100.00	12	\$ 1,200.00	Based on \$100/month - As needed, (Majority of pest & disease resistant)
Mulching (SF)	6286		As needed throughout site	\$ 1,086.62	1	\$ 1,086.62	1,571.5 CF of Mulch, 786 Bags per complete remulch. Every other year. 393 bags utilized per year, 2CF per bag @ \$2.68/bag = \$526.62 + 2 guys, 8 hrs, \$35/hr = \$560 (\$1,086.62 total per year)
Litter Removal (AC)	0.205		2 guys (\$35/hr) x 1 hour	\$ 150.00	12	\$ 368.60	Performed concurrently with mowing.
Mowing - Small Machine (AC)	0.205		3 guys (\$45/hr) x 4 hours	\$ 540.00	12	\$ 1,326.94	Based on 1 guy on small mower, 1 guy with edger, and 1 guy with blower (4hrs/each).
Irrigation Repairs and Testing (LS)	15206		2 guys (\$45/hr) x 4 hours +\$200 parts	\$ 560.00	4	\$ 2,240.00	Based on 2 guys x 4 hrs each @\$45/hr for performance testing. \$200 per quarter for parts.
						Annual Cost	\$ 24,653.16

NOTES:

All landscape will be maintained by installation contractor for 2 year after installation is complete, (the Town will not begin maintenance until the fall/winter of 2029).

Next Steps:

- As stated, the project requires maintenance commitments from Lake Park to move forward.
- The Town of Lake Park will need to sign a maintenance commitment letter, confirming the intent to maintain.
- FDOT and the consultant team will coordinate the design and species with the Town for final approval.
- An MMOA (Maintenance Agreement) will be developed based on those design preferences and requests and provided for Town/Council execution.
- If an MMOA is not executed, FDOT will move forward with Trees, Palms, and Sod only utilizing a standard drought tolerant roadway planting palette.

Thank You

Questions or comments?

Damaris Williams, PE
FDOT Project Manager
Damaris.Williams@dot.state.fl.us

Aaron Wilbur, PLA
Co-President I Project Manager
awilbur@Cotleur-hearing.com

Exhibit F

March, 2026

Mary Taylor Comments

I am excited to learn more about the beautification project presented by the FDOT project Manager Damaris Williams and Aaron Wilbur, Landscape Architect. This is a great opportunity to update and showcase our Town with green segments similar to our neighboring communities. I have been here long enough to remember a time when this town was the envy of surrounding communities. Park Avenue was completely lined with tall swaying Palm Trees down to and into lovely Kelsey Park. Times changed, mistakes happened until we were left with a Main Street no one was proud of. Residential Park Avenue is not a highway or a street. It is the center, the entrance to this Town, *it is an Avenue*. I speak for myself, I am ashamed of the way the trees look along Park Avenue.....not the trees but the way they look! The Town planted the Black Olive Trees and took care of them, replaced them when needed for several years. then abandoned them. Why, I don't know, because I hear individuals say how much they love this Town, but have been unwilling to acknowledge that entire Park Avenue including residential, was part of the reason people started to notice the decline in Lake Park's desirability and reputation. Please consider upgrading, our Main Street, Park Avenue to coincide with the FDOT beautification project.

Memo

To: Mayor and Town Commission
From: Thomas J. Baird, Town Attorney
Date: March 4, 2026
Subject: Protocol for Non Quasi-Judicial Agenda Items
Cc: Richard Reade, Town Manager

This memo is intended to address the process and protocol for the discussion and action on voting for non-quasi-judicial items on the Agenda. It is necessary because the commission's discussion on items seems to have increasingly become somewhat disjointed with discussion drifting into topics that are not relevant to the agenda item. Additionally it is necessary because there have been many instances where a motion and second have been made, but rather than the commission discussing the motion, it returns to questions of staff or on occasion members of the public.

- Town Manager or Designee presents Agenda Item
- Question or Presenter re the item
- Mayor solicits public comment
- Mayor ask for a Motion / 2nd
- Once Motion on the floor the discussion is limited to the Commission. Staff and public **ARE NOT PART** of the comments.
- Commission may seek direction form the Town Manager or Town Attorney
- Mayor or member of the Commission calls the Question
- All in Favor – AYE

E S T .
1 9 2 4

tbaird@
jonesfoster.com
561 650 8232 T
561 650 5300 F

4741 Military Trail
Suite 200
Jupiter
Florida 33458

March 4, 2026

Page 2

- Those opposed – NAY
- Next item – move on not backward
- Protocol for Quasi-Judicial Items – Code § 2-2, similar but more formal – Disclosures Ex Parte; sworn testimony

meeting Date 3/4/26

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: Michael Steinhauser

Address: 435 Greenbriar

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

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

I would like to make comments on the following Non-Agenda Item(s):
Resident confidence in Commission
Decision Making

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 B

Testimony Before Lake Park, FL Commission 3/04/2026

Public Comment on *Resident Confidence in Commission Decision Making*

Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547 Private Resident /
Lake Park Society for the Advancement of Civic Engagement

Good evening Mr. Mayor and Commissioners,

I would like to share my experiences on how residents react to the alleged Sunshine Law violations related to the marina process. The apprehension has been passionate.

From the very beginning, many residents were already uneasy about the marina agreement — particularly the length of the leases and the long-term commitment of public waterfront property.

There were disagreements about the financial terms. There were concerns about whether the Town negotiated the best possible deal. Those are policy debates.

What has shifted the conversation now is the issue of transparency.

The Town is currently being sued for Sunshine Law violations related to the marina developer selection process. That fact alone has deeply unsettled many residents.

People are asking direct questions:

- Why is the Town being sued over how this decision was made?
- Why are there claims that transparency standards were not met?
- How did we arrive at a 99-year public land agreement that is now under legal challenge?

When a decision of this magnitude is tied to a Sunshine lawsuit, residents do not see it as just a technical legal issue, as some have described it.

They see it as a breakdown in transparency. That's upsetting.

It's not simply disagreement over policy. It's the reality that one of the most consequential decisions in our Town's history is now clouded by concerns about whether it was handled fully in the sunshine.

And when trust is shaken, the impact goes beyond one project. It affects how residents view every future redevelopment discussion, every major contract, every vote involving public land.

This is not about blame. That must be settled. It is now also about restoring confidence.

If there are serious concerns about both the financial terms and the integrity of the process, then the Town has an opportunity to now demonstrate leadership.

The Town can choose to ensure that going forward, whatever project is taken is done openly, clearly, and resident focused and driven.

Residents are not seeking conflict. They are looking for confidence.

And right now, that confidence needs to be rebuilt. Meet with us to find the path together. Thank you.

Meeting Date 3/4/26

Cards must be submitted before the item is discussed!!
***Three (3) minute limitation on all comments

Name: Larry Zabik
Address: 13398 Okeechobee Blvd RPB

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:
non Agenda - General

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

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 3/4/2020

Cards must be submitted before the item is discussed!!
***Three (3) minute limitation on all comments

Name: PETER BATTARIA ✓
Address: 720 LAKE SHORE DR

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

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

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

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 _____

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: M. Taylor
Address: 209 Park Ave.

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)***:
Active Law Suits
_____.

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 C

January 7, 2026 Lake Park Commission Comments by MARY TAYLOR

Good Evening Everyone,

I reside at 209 Park Ave. and I am a former LP Commissioner. I am greatly saddened by the accusations and subsequent lawsuits filed against the Town of Lake Park, one filed December 2025, by Forrest Development to enforce the P3 Marina agreement and another filed three weeks ago against the Town and former commissioners for having violated the Sunshine Law during meetings when P3 Marina agreements were made.

IF these costly lawsuits continue, Lake Park could suffer irrecoverable financial and reputational damage.

I am here to say “I believe there was never any *intention* to violate the Sunshine Law.” But, lack of intention doesn't matter. The **Sunshine Law is No-Fault**. It doesn't matter if the violation was done intentionally or by mistake, or by equipment failure. **Any decision made in violation of Sunshine Law is VOID.** The **result** is the same in that the residents and the public have no way of knowing how the decision to choose Forest Development was made.

If I were still a Commissioner, I would speak up, I would say, **“Commissioners did not intend to violate the Sunshine Law.”** **BUT “I must reject the P3 agreement made in violation of the Sunshine Law”**, *the Florida law that guarantees the public access to governmental proceedings, meetings and records.* I would **not** continue to negotiate an agreement that I know was made in violation of the Sunshine Law. If I continued negotiating I would be condoning and perpetuating a violation and I would expose myself to penalties for violating the oath I took as a Commissioner, and I would have **“NO Defense.”**

I would ask our attorney to do everything necessary to terminate the P3 agreement so that our present Town Administration and Commission could resume their regular responsibilities, move forward and **REGAIN RESPECT** from the citizens of Lake Park. Citizens deserve transparent, honest representation.

I want to thank Richard Reade and Tom Baird for their professionalism in navigating the Town through this turbulent and unsettled situation that they inherited from the last administration. The Town of Lake Park is fortunate to have these two distinguished men to guide us through these troubled times, and into a brighter future. Thank You!

meeting Date 3/4/26

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: Brady Drew
Address: 538 Sabal Palm Dr

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

I would like to make comments on the following Agenda Item:
#6 - US1 Medians

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.



meeting Date _____

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: Mary Taylor
Address: 209 Park Ave

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:
FDOT Plan

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.

Exhibit F

March, 2026

Mary Taylor Comments

I am excited to learn more about the beautification project presented by the FDOT project Manager Damaris Williams and Aaron Wilbur, Landscape Architect. This is a great opportunity to update and showcase our Town with green segments similar to our neighboring communities. I have been here long enough to remember a time when this town was the envy of surrounding communities. Park Avenue was completely lined with tall swaying Palm Trees down to and into lovely Kelsey Park. Times changed, mistakes happened until we were left with a Main Street no one was proud of. Residential Park Avenue is not a highway or a street. It is the center, the entrance to this Town, *it is an Avenue*. I speak for myself, I am ashamed of the way the trees look along Park Avenue.....not the trees but the way they look! The Town planted the Black Olive Trees and took care of them, replaced them when needed for several years. then abandoned them. Why, I don't know, because I hear individuals say how much they love this Town, but have been unwilling to acknowledge that entire Park Avenue including residential, was part of the reason people started to notice the decline in Lake Park's desirability and reputation. Please consider upgrading, our Main Street, Park Avenue to coincide with the FDOT beautification project.