



Lake Park Town Commission, Florida
Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
Wednesday May 06, 2026 6:30 pm

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

6:38 P.M.

PRESENT

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

PLEDGE OF ALLEGIANCE

The Commission led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Mayor Michaud announced that items 12 and 14 were being removed from the agenda.

Mayor Michaud requested that item 17 be heard before Public Comment. Vice Mayor Hensley requested that item 18 be heard before public comment as well. Motion to move items 17 and 18 before the Consent Agenda made by Vice Mayor Hensley; seconded by Commissioner Linden.

Voting Aye: All

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 Thomas, Commissioner Linden, Commissioner O'Rourke.

SPECIAL PRESENTATION/REPORT:

1. Proclamation - National Public Works Week - May 17, 2026 to May 23, 2026.

Mayor Michaud presented Public Works Director Jaime Morales with the Proclamation.

2. Presentation - Honorable Mention (2nd Place Finish) - Read for the Record 2026.

Library Director Judith Cooper presented the Commission with the certificate. Town Manager Richard Reade thanked staff for all their work in organizing the event. He congratulated the Town for the honorable mention.

3. Presentation, Discussion & Direction - Town of Lake Park Strategic Plan (3 to 5 Years).

Chief Public Information Officer/Grant Writer Merrell Angstreich presented the item (Exhibit A). Vice Mayor Hensley asked questions regarding the process. He thanked her for taking on this project. Mayor Michaud asked how the community would be engaged in this project. Chief Public Information Officer/Grant Writer Angstreich explained that staff would make suggestions regarding public engagement to the consultant hired to work on the plan for the Town. Commissioner Thomas suggested billboards around the Town to notify the public. She suggested a vision plan. Commissioner O'Rourke stated that the Town previously did a vision plan that was not followed and was glad that a consultant would be hired. Town Manager Reade explained that the plan would be updated each year as part of the budget process. Commissioner Linden voiced concerns with the plan being 5 years, which he feels is too long and he asked if the Town really needed a consultant. Town Manager Reade explained the advantage of having a

consultant. The Commission discussed the budget to hire a consultant. Mayor Michaud asked that they be provided with an updated timeline based on the variations discussed.

4. Discussion - 754 Park Avenue Project Update - Mr. Michael Aram - Property Owner.

Mr. Michael Aram and Mr. Scott Van Bommel introduced themselves and provided an update on the property and the 754 Park Avenue project. Mr. Aram explained that they already have a tenant in place for the building. He stated that the property is considered the outer core of the Park Avenue Downtown District (PADD) and is requesting the Commission consider reclassifying the property to inner core because the classification makes it difficult for them. Commissioner O'Rourke stated that the progress on the property has had issues with meeting deadlines. Mr. Aram spoke about some roadblocks they had come across such as code violations that they were not notified about. Mr. Van Bommel explained that a path forward would include a permitted use so that they can build out the space for the intended tenant. Mayor Michaud asked Community Development Director Nadia DiTommaso to explain the notification process for the code violations on the property. Community Development Director DiTommaso explained that there was return receipt mail sent and there were multiple emails sent. Mayor Michaud stated he has a hard time believing that he did not receive any notices and questions how invested Mr. Aram is in the Town. Vice Mayor Hensley stated that residents are always asking about the building and when it will be done and does not wish to allow years and years for the building to be completed. Mayor Michaud suggested that the goal be changed to a certificate of completion for the shell so that the property could be taxed. Commissioner Linden asked what the Town can do to speed up the process for completion. Mr. Aram stated that instead of helping him, he requests that they help his tenants who are struggling and help Park Avenue. He stated that without improvement in the Town, any efforts are useless. He also requested the re-classification to "core" and approval of the special exemptions. Commissioner Thomas stated that they have perpetuated the blight in Town by leaving the building in such a poor state for so long. She asked for an update on where they are with the build-out for the tenant. Mr. Van Bommel stated that the architecture is being done now, and they anticipate 6-8 weeks for the bakery but for the restaurant, it depends on what the tenant wants to do in the space. Community Development Director DiTommaso stated that the tenant has

indicated a desire to open in early 2027. Commission Thomas asked Mr. Van Bommel, as the General Contractor, to commit to this timeframe. Mr. Van Bommel stated that yes, but he is also waiting for the tenant to provide their architecture to him, which is out of his control. He stated that once the building permit is issued, then he will be fully responsible for completion. Commissioner O'Rourke asked about changing the "core" and "outer-core" categories, to add a third category that could be assigned to the 754 block. Community Development Director DiTommaso stated that this would need to be a separate conversation that would need to take place with the Town Commission. Town Manager Reade stated for the record that the Community Redevelopment Agency offers eight (8) different grant opportunities and provided a list of those grants and funding opportunities.

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.

-Gino Gargiulo spoke about the Town missing the deadline for the annual financial audit.

-Greg Morrison, owner of Primo Yachts, introduced himself and his business to the Town. He spoke about a loading restriction that presents a roadblock for their loading process.

-Marc Datelle, co-owner of Primo Yachts, spoke about the code requirement that presents a roadblock for them and they would like a proposal for a work around to be considered.

-Chris Steele spoke about Commissioner O'Rourke and suggested that resigning might be a good idea.

-Larry Zabik, Project Manager for Forest Development, spoke about the lift station for Nautilus 220 and the resulting easement grant and about the utilization of a partner by Forest Development. He asked that any allegations by the Town be correct and for the Town to honor their contractual agreement.

-Michael Steinhauer provided comments via Exhibit B.

-Kevin Kianka spoke about the benefit of having covered bus shelters along the Town's boundaries.

-Mary Taylor provided comments via Exhibit C.

The Commission moved these two items up from New Business so they could be heard prior to the Consent Agenda.

17. Town Grantmaking Program - Two (2) Grant Requests.

Grant Writer/Chief Public Information Officer Angstreich explained the item (Exhibit D).

Commissioner Linden was in favor of giving assistance that will help children and stated he would support giving them more money than what was being suggested for both applicants. Motion to award funding based on the percentage of Lake Park residents served and impacted through the proposed programs. Seconded by Vice Mayor Hensley. Commissioner O'Rourke expressed concern with the budget and that he was confused why the Town was moving away from having its own programs such as kid's sports. Commissioner Thomas stated that she does not agree with the award being based on a percentage of Lake Park children.

Voting Aye: None. Voting Nay: All.

Motion to award Coastal \$5,000.00 and the other entity \$8,500.00 made by Commissioner Linden. Seconded by Commissioner Thomas. Commissioner O'Rourke stated he was not in favor of this because he would prefer to see that money go to the Police Athletic League (PAL) Program instead.

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

Voting Nay: Commissioner O'Rourke.

Vice Mayor Hensley was not present at the time of the vote.

18. Discussion - Public Noticing Requirements - Proposed Land Development Regulations (LDR) Text Amendment.

Community Development Director DiTommaso explained the item (Exhibit E).

Vice Mayor Hensley stated he was in favor of updating the noticing requirements. He also stated he would like to see the Town implement "coming soon" signs for upcoming development. Community Development Director DiTommaso stated that there was currently language allowing that, but it was not currently mandatory. Vice Mayor Hensley asked that the code requirements be updated to make it mandatory. Commissioner Linden stated he was in favor of the certified mail but would like the

radius expanded and also feels that public outreach was crucial. He also does not feel that newspapers are the best way to advertise public notices anymore and it was also costly. Commissioner Thomas stated that the Town was twenty-years behind on these requirements.

Public Comment:

- Brady Drew spoke about the pursuit of a perfect code and the drawbacks it presents.
- Susan LaFontaine provided comments via Exhibit F.
- Patricia Leduc spoke about having more communication with the public and agrees with keeping it simple and the “coming soon” signs.

Commissioner Thomas stated that there are small developers in Town and the costs associated with the noticing requirements could be significant and wants to caution the Commission about expanding the notification radius.

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 remove items 7 through 11 from consent and approve items 5 and 6 made by Vice Mayor Hensley. Seconded by Commissioner O'Rourke.

Voting Aye: All.

5. Regular Commission Meeting Minutes - April 15, 2026.

Motion to approve items 5 and 6 made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

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

6. Proclamation - Water Conservation Month - April 2026.

Items 7 through 11 have been pulled from the consent agenda for discussion:

7. Resolution 36-05-26 - Resilient Florida Grant (Agreement #26PLN60) - Florida Department of Environmental Protection (FDEP) - Ilex Court Green Infrastructure and Stormwater Improvements Project - \$99,373.

Commissioner O'Rourke stated that he requested to pull this item because he was unsure of the status of the grant and what action was being sought. Public Works Director Jaime Morales stated that the action was to accept the grant that has been awarded and that it does not include construction costs.

Motion to approve Resolution 36-05-26 made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

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

8. Resolution 37-05-26 – Resilient Florida Grant (Agreement #26PLN62) - Florida Department of Environmental Protection (FDEP) - Second Street Green Infrastructure and Stormwater Improvements Project - Phase II - \$297,938 (No Town Match Required).

Commissioner O'Rourke stated that he requested to pull this item because he was unsure of the status of the grant and what action was being sought. Public Works Director Jaime Morales stated that the action was to accept the grant that has been awarded and that it does not include construction costs.

Public Comment:

-Patricia Leduc spoke about a previous grant and was unsure if those funds were still available. She also spoke about some trees that may be affected by the project.

Motion to approve Resolution 37-05-26 made by Commissioner O'Rourke, Seconded by Commissioner Thomas. Vice Mayor Hensley stated that he would support this as long as we are not tearing up any trees. Commissioner Thomas identified that there are areas in Town where trees are a hazard and they would need to be addressed.

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

Voting Nay: Vice Mayor Hensley.

9. Resolution 38-05-26 - Town of Lake Park Master Fee Schedule (Update).

Commissioner O'Rourke asked what the current fee was for public records requests. Town Clerk Vivian Mendez stated there was no current fee in place. Town Attorney Baird explained that the Town should not include the information in the Master Fee Schedule because it was already prescribed by State Statute.

Public Comment:

-Susan Lafontaine provided comments via Exhibit G.

-Pablo Perhacs was in favor of following the statute for the fee. He also commended the Clerk's office for following the law.

Motion to approve Resolution 38-05-26 excluding the public records request fees made by Vice Mayor Hensley, Seconded by Commissioner Linden.

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

10. Resolution 39-05-26 - Clean Vessel Act (CVA) Agreement #CV004 - Florida Department of Environmental Protection (FDEP) - Replacement of Marina's Pump out System Motor - \$19,631.25 (25% Town Match Required - \$6,453.75).

Commissioner O'Rourke asked if the Marina had the funds to pay for this. Marina Director Jason Tenney stated that yes, the funds are in the Marina outlay account.

Public Comment:

-Nicholas Mariotis spoke about the Marina struggling financially and spoke in favor of development at the Marina. He spoke about the Town spending resident's tax money to fund a legal battle after breaching a contract.

Motion to approve Resolution 39-05-26 made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

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

Voting Nay: Commissioner O'Rourke.

11. Resolution 40-05-26 – Agreement (ITB #109-2026) - LN50 Diesel All-Terrain Litter Vacuum – Exprolink Corp. – \$75,275.

Commissioner O'Rourke asked if this was a diesel engine. Public Works Director Morales confirmed that to be correct.

Public Comment:

-Brady Drew spoke against the use of diesel fuel vehicles and recommended alternative engines such as electric.

The Commission discussed the use of diesel.

Motion to approve Resolution 40-25-26 made by Commissioner Thomas, Seconded by Commissioner O'Rourke.

Voting Yea: Commissioner Thomas.

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

The Commission provided direction to put out another bid for this vehicle but not to limit it to diesel only. Public Works Director Morales stated that he would do that, but to keep in mind that those other types of vehicles would be more expensive.

This item was removed from the agenda.

12. Resolution 41-05-26 – Approve Purchase of Two (2) Sanitation Vehicles (Nexttran Truck Center) & Lease-Purchase Finance Agreements (TD Bank) - 2026 Mack LR64R Sanitation Truck Automatic Side Loader and 2026 Mack TE Sanitation Front-End Loader - \$797,612 (\$393,889 + \$403,723)

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

13. Ordinance 04-2026 – Amending Chapter 18 Section 62 (1) Use of Town Parks and Public Facilities.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PERTAINING TO USE OF TOWN PARKS AND PUBLIC FACILITIES; PROVIDING FOR THE AMENDMENT OF SECTION 18-62 (1) TO ALLOW DOMESTICATED ANIMALS IN KELSEY PARK AND OTHER TOWN PARKS; PROVIDING FOR THE CREATION OF SECTION 18-62 (m) TO PROHIBIT SMOKING AND VAPING IN TOWN PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Director DiTommaso presented the item (Exhibit H). Commissioner O'Rourke expressed concern with the use of the term "domesticated animals" because it was broad and he also wasn't sure why the smoking was added. Commissioner Thomas spoke against trying to regulate people's behavior by saying they can't smoke or vape in the park.

Motion to approve Ordinance 04-2026 removing the language pertaining to smoking, defining "domestic animals" and requiring leashes made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

Town Attorney Baird read the Ordinance by title only.

This item was removed from the agenda.

14. Ordinance 05-2026 - Text Amendment - Expanding PADD Permitted Uses – Chapter 78 - Town of Lake Park Land Development Regulations (LDR's) – First Reading

15. Ordinance 06-2026 - Amending Chapter 67 to Comply with SB 784 – Administrative Plat.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 67, ARTICLE I AND ARTICLE II TO COMPLY WITH SB784 REGARDING ADMINISTRATIVE PLAT APPROVALS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Anders Viane explained the item (Exhibit I).

Motion to approve Ordinance 06-2026 made by Vice Mayor Hensley, Seconded by Commissioner Linden.

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

Town Attorney Baird read the Ordinance by title only.

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

16. Ordinance 03-2026 – Amending Chapter 78 Article 78-72 Land Development Code.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 78, ARTICLE III, SECTION 78-72; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to approve Ordinance 03-2026 made by Commissioner Linden, Seconded by Commissioner Thomas.

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

Voting Nay: Commissioner O'Rourke.

Town Attorney Baird read the Ordinance by title only.

NEW BUSINESS:

19. Resolution 42-05-26 - Town Facility Rental and Special Event Fee Waiver and Reduction – Town of Lake Park Administrative Policy.

The Commission had a lengthy discussion regarding the elimination of fee waivers, providing discounts to residents, continuing the requirement for a certificate of insurance, amending the Town policy so that staff could make the waiver decisions internally. The Commission requested this item be revised and come back before them for review at a later date. They would like to eliminate the special event fee waiver entirely and offer a discount for residents of the Town.

This item is continued to a future meeting date.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird advised the Commission that the petitioner in the Sunshine Law lawsuit had removed Mayor Michaud, previous Mayor O'Rourke and Commission Linden from the lawsuit and they are no longer named in the complaint. Commissioner O'Rourke asked if another petitioner could file a similar lawsuit and include them as respondents. Town Attorney Baird said yes, that was possible, but not with the current petition as they have already been removed. Town Attorney Baird stated that all pleadings should now be directed to them and not the Town. He

also provided an update on the Sales at Sea lawsuit and advised that they have established a mediator to mediate the case in May with hopes of a resolution so that the boat slips can become operational again. Town Attorney Baird also advised of a new lawsuit from a former employee, Bryant King, for racial discrimination. He said that the case was sent to the Town's insurance carrier and the carrier would be defending the Town in this matter. He stated that the petitioner was required to make preliminary filings with an outside agency before being able to file a petition against the Town, which they had, and the case was found to have no basis. Commissioner O'Rourke asked if another lawsuit was brought against the three of them for Sunshine Law violations, would they be covered for legal counsel. Town Attorney Baird stated that they would have to consult legal counsel as this type of action would not be covered under the Town.

-Town Manager Reade announced upcoming events; VFW Craft Sale on May 16th, Haitian Flag Day on May 16th, Memorial Day Ceremony on May 25th and Sunset Celebration on May 29th. He congratulated the Mayor for his recent election to serve on the Palm Beach County League of Cities and to the Florida League of Cities Board of Directors. He also congratulated the entire Commission for being Home Rule Heroes. He reminded the Commission to provide their budget priorities to his office so they could move forward with the budget process.

-Commissioner Linden spoke about the Cybersecurity Training he attended. He also commended Marketing Specialist, Lamar Gibbs, for his work on the recent Town videos. Town Manager Reade stated that the videos could be found on the Town's YouTube page under "shorts". Commissioner Linden requested there be a link to those on the Town's website. He also spoke about updating the Monthly Newsletter and there's also some confusion with the Community Watch Meeting dates on the calendar.

-Commissioner O'Rourke wished all mothers a Happy Mother's Day.

-Commissioner Thomas had a great time at the Allen B. Miller Hospital ribbon cutting. She requested the Special Events Department look into scheduling community trips in Town.

-Vice Mayor Hensley wished all teachers a happy teacher appreciation week and to the school board for giving them a raise.

-Mayor Michaud stated that we need to work on staying on track with the agenda items.

REQUEST FOR FUTURE AGENDA ITEMS:

Commissioner O'Rourke requested a discussion about PADD core categories.

ADJOURNMENT:

Motion to adjourn made by Commissioner O'Rourke. Seconded by Vice Mayor Hensley.

Voting Aye: All.

Meeting adjourned 10:55pm.

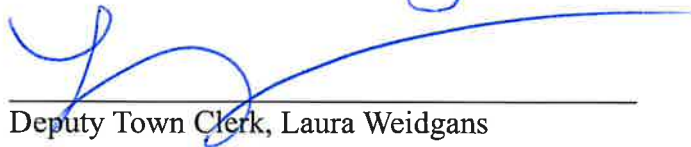
FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on May 20, 2026.



Mayor Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans



Approved on this 20th of May, 2026

Exhibit A

STRATEGIC PLANNING

Merrell Angstreich, *Grant Writer/
Chief Public Information Officer*



Why Do We Need a Strategic Plan?

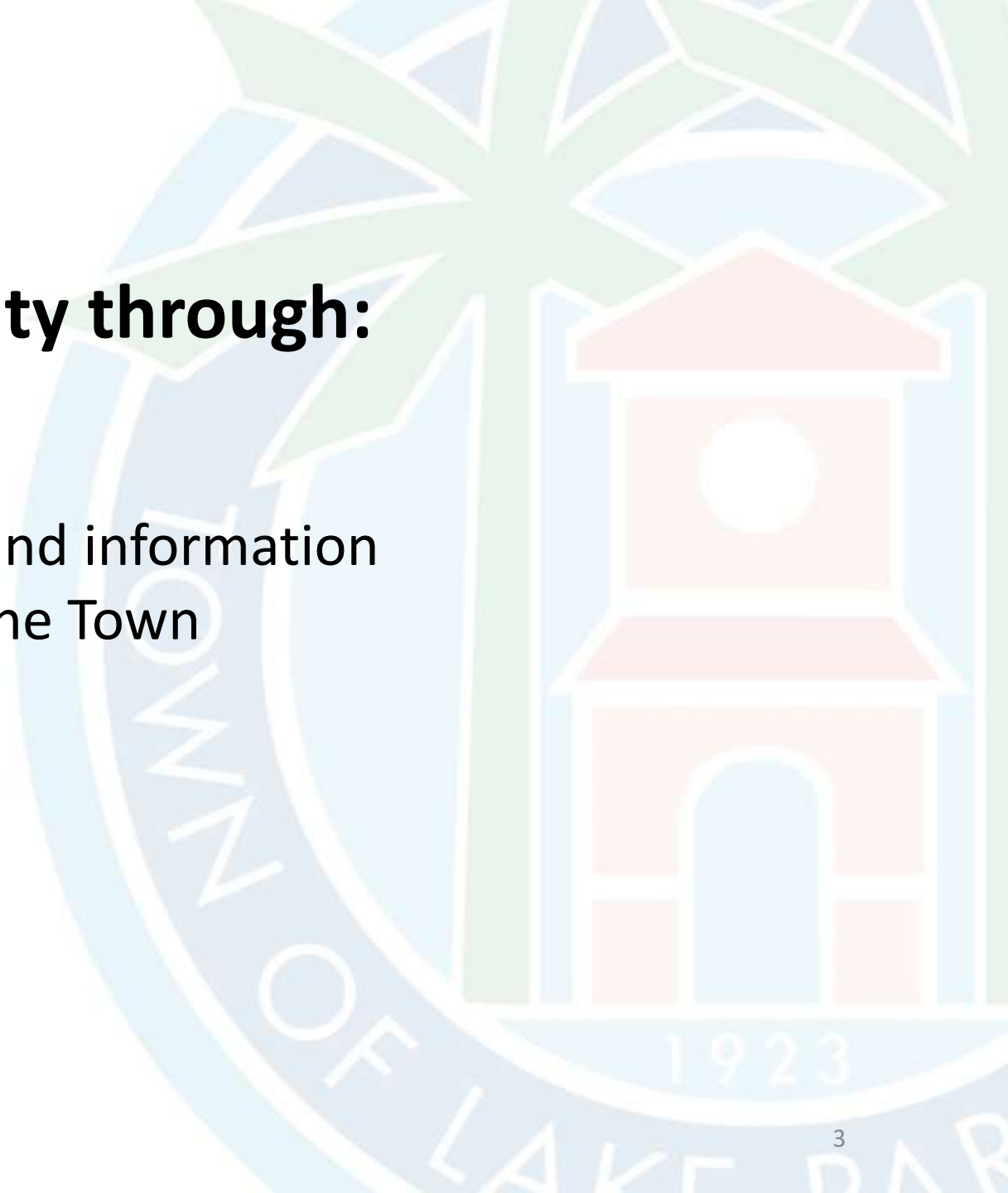
A Strategic Plan will:

- Build trust within our community
- Bring residents and stakeholders together
- Create a shared vision for the Town of Lake Park
- Guide decisions and actions toward common goals
- Define the values that will shape our future

Community Involvement

We will engage the community through:

- Public workshops
- Community surveys
- Door hangers with reminders and information
- Yard signs placed throughout the Town



Timeline

June 2026:

Issue Request for Proposals (RFP) to hire a consultant

July 2026:

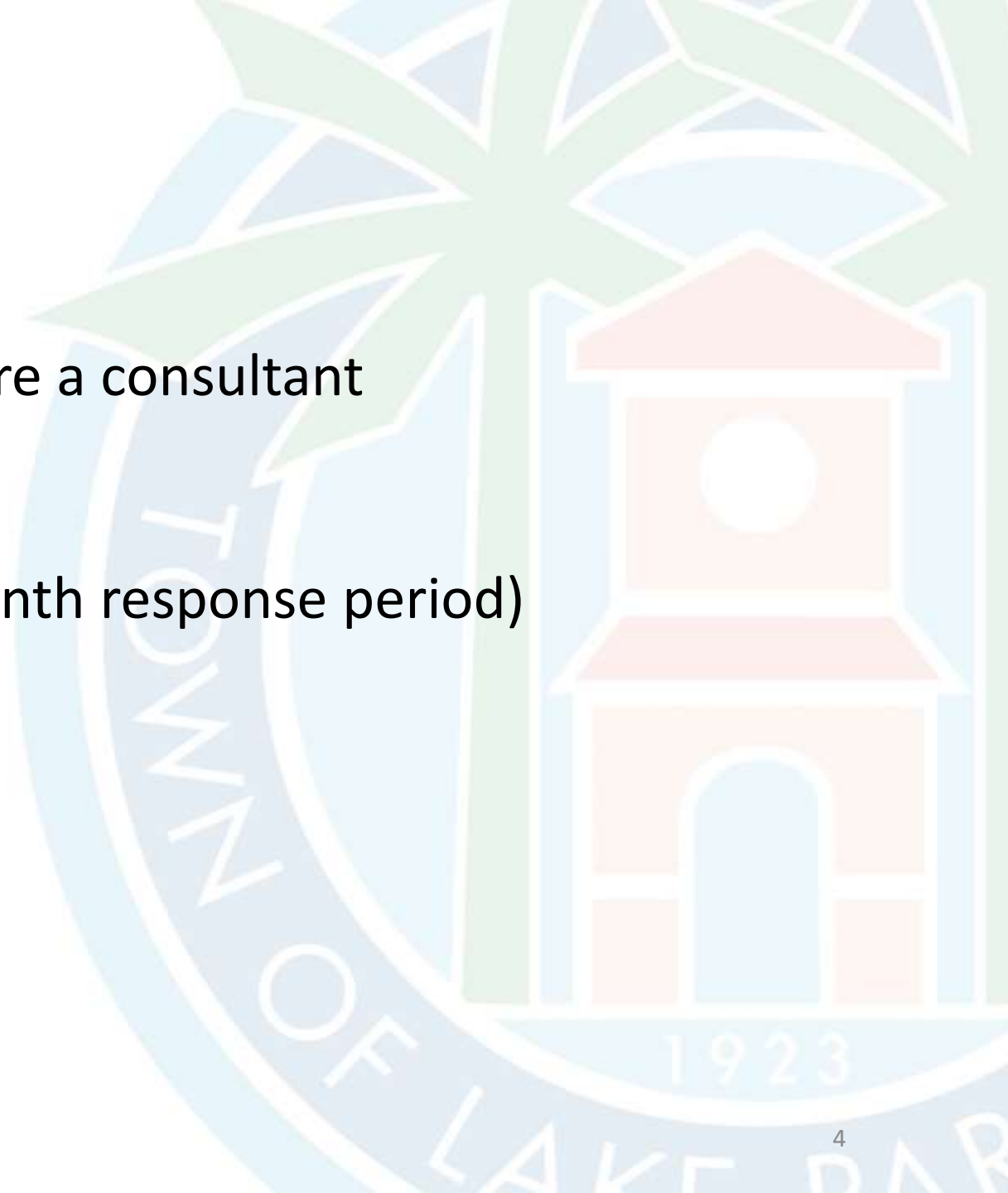
Receive and review proposals (one-month response period)

July 2026:

Select consultant

August 2026 – January 2027:

Develop the Strategic Plan



THANK YOU!

Merrell Angstreich

Grant Writer/Chief Public Information Officer | Town of Lake Park
561-882-1819 | mangstreich@lakeparkflorida.gov



EXHIBIT B

Testimony Before Lake Park, FL Commission 5/06/2026

Public Comment on Commissioner O'Rourke's Concerning Comments of Distrust

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

Good evening Mayor and Commissioners,

I'm here tonight not to address an agenda item, but something just as important to the health of our town—trust.

In a community as small and interconnected as ours, information and rumors travel quickly. Recently, there has been growing speculation that a member of this Commission, Commissioner O'Rourke may be considering calling for the termination of our Town Manager. That is his absolute right. I can appreciate the possibility, after several previous public comments made over the past few months during these meetings.

Commissioner O'Rourke's remarks certainly appear made with passion, but also feel like attacks, so they erode confidence, create unnecessary anxiety among town staff and residents, and distract from the real work of governing. Residents do not feel well served when opinions appear to be spontaneous, emotional, harsh, and without evidence. That's not how a well-functioning town operates.

If there are concerns about the performance or veracity of any town staff, those concerns deserve to be addressed—but they should be addressed professionally, respectfully, and publicly as allowed by law, within the processes designed for that purpose. Anything less undermines not just an individual, but the integrity of this body.

For example, our Town Manager has earned the respect and appreciation of many in this community. We know that from public testimony. If there is a conversation to be had about leadership, then let it be a conversation grounded in fact, not fueled by unsubstantiated tirades.

I respectfully ask this Commission to reaffirm its commitment to transparency and to responsible leadership, *especially as it relates to the aspect of meaningful dialog with residents on all aspects of town business*. Many still feel left out of the process, as when emails go forever unanswered. If decisions of this magnitude are considered, the public deserves thoughtful governance.

Let's model the kind of management and administration we expect: objective, reasoned, evidence-based, and with civility and decorum.

Thank you.

Exhibit C

May 6, 2026 Commission Meeting Comments by Mary Taylor
208 Park Ave.

Good Evening to Everyone,

I am here performing my civic duty as an American Citizen. Civic responsibilities include attending town hall meetings and engaging in community affairs and also respecting the beliefs, rights and opinions of others. As a citizen, I felt disrespected when a commissioner commented about a group of citizens that attend commission meetings and workshops to voice their concerns and opinions about current town topics. The comment was not complementary. I felt it was derogatory and disrespectful to residents who read agendas packets and research information in preparation for their 3 minute, clear, factual and brief presentations. These dedicated citizen volunteers should be commended for their dedication to the Democratic process and the Town of Lake Park, instead of called "NIMBYS."

Residents have the right to speak regarding town development, and the way their tax money is spent. I have heard negative comments insinuating that residents are against future development in Lake Park. That is NOT true! What I hear is that they respect and desire that the ORIGINAL JUNE 2, version of the Kimley Horn report and that the Town's own Comprehensive Plan, guide future inevitable development.

To suggest that Lake Park is at war with its's residents is NOT true or helpful, but I will concede that a dichotomy exists and that the town and residents need to work together, using a more dialectic approach.

I cannot state strongly enough how fortunate we are to have Richard Reade and Thomas Baird with their strategic, purposeful leadership during these uncertain, turbulent times.



Exhibit D

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 6, 2026

Originating Department: Communications and Grants

Agenda Title: Town Grantmaking Program - Two (2) Grant Requests

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

Cost of Item: \$0.00 **Funding Source:** _____

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

Advertised:

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

Attachments: Grant Application From Coastal Middle & High School
Grant Application From The Family Development Center and Additional Documents

Please initial one:

_____ Yes I have notified everyone

MA _____ Not applicable in this case

Summary Explanation/Background:

The Town of Lake Park Commission funded up to \$10,000 in grant dollars within the Town's FY 2026 Budget to support the Town's Grantmaking program. This program has been utilized to support the efforts of local business and not-for-profit organizations in providing a public benefit to the Town and our residents.

This year, the Town received two (2) grant applications, as provided below:

Applicant: **Coastal Middle and High School**

Purpose: Implementation of the **Coastal Sharks Summer Program**, a summer school program (June 15, 2026 through July 16, 2026) designed to support Coastal's lowest-performing students. The summer school will be designed to close foundational learning gaps and build student confidence and

independence.

Grant Funding Goal: Provide intensive, small-group instruction to ensure that each student receives individualized attention tailored to their specific academic needs. A primary focus of the program will be strengthening foundational math and literacy skills.

Expected Town Impact: The program anticipates serving 22 students, five (5) of whom (22.7%) will be from Lake Park and 17 of whom (77.3%) will be from Riviera Beach and West Palm Beach.

Grant Funding Request: The applicant is requesting \$5,000 to purchase instructional materials and art program supplies to support this program.

Additional Notes: The applicant was provided with two opportunities to address deficiencies in the application; the only requested item that is still missing is a copy of the applicant's current financial statements covering one fiscal year.

Applicant: **The Family Development Center, Inc.**

Purpose: Operation of **Destiny Fulfilled Summer Camp**, a 10-week educational enrichment day camp (June 2, 2026 through August 7, 2026) designed to prevent the "summer academic slide" as well as instruction in art, environmental science, STEM, robotics, drama, and singing. The campers also participate in two (2) field trips per week to various locations (i.e., museums, bowling alleys, public pools, skating rinks, etc.)

Grant Funding Goal: Through weekly visits to museums, historical sites and educational venues, campers gain exposure designed to broaden their perspectives and reinforce classroom learning. Visits to recreational facilities ensure that the campers still enjoy the fun aspects of summer camp, fostering a holistic approach to child development.

Expected Town Impact: The program anticipates serving 65 youth and teens, 26 of whom (40%) will be from Lake Park and 39 of whom (60%) will be from surrounding areas.

Grant Funding Request: The applicant is requesting \$8,500 to cover the cost of transportation for the field trips.

Additional Notes: The applicant previously operated in Lake Park, and the camp was held at its offices; however, the applicant is now based in Palm Beach Gardens. The camp is proposed to be held within Lake Park at Coastal Middle and High School.

The applicant was provided with two opportunities to address deficiencies in the application; the only requested item that is still missing is a copy of the applicant's registration with the Florida Department of Agriculture and

Consumer Services.

Recommended Motion:

Award funding based upon the percentage of Lake Park residents served/impacted through the respective proposed programs:

- Coastal Sharks Summer Program: 22.7% of \$5,000 request = \$1,135
- Destiny Fulfilled Summer Camp: 40% of \$8,500 request = \$3,400



Exhibit E

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 6, 2026

Originating Department: Community Development Department
Discussion - Public Noticing Requirements - Proposed Land

Agenda Title: Development Regulations (LDR) Text Amendment

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

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

Cost of Item: Legal Review **Funding Source:** Legal

Account Number: #108 **Finance Signature:** Barbara Gould

Advertised:

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

Attachments: NEW Draft Ordinance; Existing Regulations

Please initial one:

AV

Yes I have notified everyone
Not applicable in this case

Summary Explanation/Background:

Previously, Commissioner Judith Thomas, along with other members of the Town Commission, has expressed a desire to improve the public notice requirements for (re-)development projects within the Town. As a result, the Town Commission is requested to consider, discuss and provide additional input/direction on proceeding with proposed requirements within the Town's Land Development Regulations (LDR's) to improve public notice of proposed new (re-)development projects within the Town.

The proposed text amendments, if approved, would expand public noticing above the minimum state statutory requirements to better inform our community about new (re-)development projects and proposed code of ordinance changes in an effort to ensure as much public awareness and public input as possible.

Some of the proposed key features of the draft LDR text amendments include, but not limited to, the following:

- Require large, identifiable and readable/understandable signage to be posted on the property (by the applicant, property owner, developer, etc.) that is proposed to be (re-)developed (all costs undertaken by the applicant, property owner, developer, etc.)
- Incorporate project scaling tiers based on project intensity, which would determine the level of public notice and community outreach that may be required to our community
- Require large projects to hold public outreach meetings with the community at a local venue to address community concerns/ideas prior to consideration of the proposed (re-)development project by the Planning & Zoning Board and/or the Town Commission
- Revise how public noticing is provided for quasi-judicial items
- Codify the availability of the Town Commission to hold workshops on requested/proposed changes to certain LDR's and/or Comprehensive Plan amendments related to increases in density, intensity and/or height

Note: A potential concern has been identified with the proposed noticing requirements and, if approved, a process may need to be developed to ensure that the proposed public outreach meeting requirement does not impact the standards of the quasi-judicial process. The Community Development Department will work with the Town Attorney to address any potential concerns and/or resolutions.

The proposed new public notice requirements and additional outreach opportunities have been developed by the Community Development Department in conjunction with the Town Manager, Town Attorney and with reference to the noticing practices of other municipalities and counties.

Recommended Motion:

The Town Commission to consider, discuss and provide input/direction on proceeding with proposed requirements within the Town's Land Development Regulations (LDR's) to improve public notice of proposed new (re-)development projects within the Town.

Exhibit F

Susan LaFontaine, Evergreen Dr. May 6, 2026 Commission Meeting

Regarding Commission agenda item # 18

Discussion - Public Noticing Requirements - Proposed Land Development Regulations (LDR) Text Amendment

Proposed Sec. 55-64. - For discussion purposes.pdf

(b) Noticing requirements for Town-initiated proposals to increase density, intensity, or height

For changes of land development regulations or comprehensive plan amendments that increase density, intensity or height, the Town Commission may hold a workshop on the proposed changes prior to any formal consideration by the Planning and Zoning Board or Town Commission. A notice of the workshop including a brief description of the proposed changes shall be mailed by regular mail to all property owners and tenants within 500 feet of the impacted zoning district or districts at least 14 days in advance of the date of the workshop, and posted on the Town's website. Applicant-initiated amendments shall follow these same procedures but the notice shall be sent by the applicant at the applicant's expense.

Some of the current proposed changes to these "Noticing Requirements" for developers look good to me.

My issue is with the proposed requirements for the Town, if IT is the entity that's proposing changes to the density, intensity or height allowed by our Land Development Zoning Regulations and/or the Comprehensive Plan.

The proposed language for this section says #1, that the Town Commission "MAY" hold a workshop. "May" means basically "good idea but Not required". Why not say "Shall"? which means "it's required". And #2, the proposed language says IF the Town Commission does hold a workshop related to these issues, they only need to notify properties within 500 feet of the affected zoning district. 500 feet is less than one town block. If this language was adopted, none of us living more than a block away from the downtown district would have been notified that the Town was considering a developer's proposal to build 16 story apartment complexes, with over four times the density, meaning over four times the # of apartments foreseen and allowed on each acre in the downtown district by the current Comprehensive Plan and Land Development Regulations.

Government of, by and for the people. How can that happen if you don't inform us all of proposed major town character changes, and give us opportunity, if not for true dialogue, at least to voice our opinions? Thank you.

Exhibit G

Susan LaFontaine, Evergreen Drive, May 6, 2026 Commission Meeting

Re The Consent Agenda Item #9: Resolution 38-05-26 for the Master Fee Schedule changes regarding Public Records Requests

The Town is proposing a "special fee" as allowed by Florida Statute for public records requests that require "extensive use" of IT resources and /or "extensive clerical or supervisory assistance by personnel".

As a citizen who has made several public records requests, first I want to say thank you to the Town Clerk's office and associated departments for their prompt fulfillment of my prior requests.

Second, I request that before you adopt this resolution the Town should

#1: Define "**extensive use**" & "**extensive clerical or supervisory assistance**".

And #2: Define how "**the labor cost of the personnel providing the service that is actually incurred**" will be determined, recorded and reported to the requestor, so we know exactly what we are being charged for.

I know that the 2025 Government in the Sunshine Manual states that this Florida statute (*Section 119.07(4)(d), F.S.*), "does not identify the legislature's intent as to what may constitute "extensive" use and provides no definition of that term". But the Sunshine Manual also states that "the Attorney General's office has suggested that agencies implement the service charge authorization in a manner that reflects the purpose and intent of the Public Records Act and does not represent an unreasonable infringement upon the public's statutory and constitutional right of access to public records."

A clear definition of my two points above is essential to transparency and an informed public, don't you think? And it's not prohibited by Fla Statute. Here's how two state agencies address this issue:

The Fla Department of Law Enforcement's policy includes: "*FDLE will assess a statutory "extensive use" charge for any **request requiring more than thirty (30) minutes** of clerical or information technology resources.*"

@ www.fdle.state.fl.us/getContentAsset/288f443b-690a-480c-a585-0d7c5de9e9f8/73aabf56-e6e5-4330-95a3-5f2a270a1d2b/2025-FDLE-s-Guide-to-Public-Records-Requests.pdf?language=en

And the SFWMD is even clearer: It also defines "extensive use" as taking more than 30 minutes of agency resources and further defines what constitutes "clerical or supervisory assistance":

*"A special service charge will be warranted if the nature or volume of the public records requested to be inspected or copied **requires extensive use, or more than 30 minutes of agency resources.** Such charge is in addition to the actual cost of duplication. Clerical or supervisory assistance includes: • Searching for and or locating the requested record • Reviewing for statutorily exempt information • Deletion of statutorily exempt information • Preparing, copying, and re-filing of the requested record The charge for clerical or supervisory resources will be no greater than the hourly rate, including benefits, of the lowest paid personnel capable of providing such services"*

@ [WWW.SFWMD.GOV/SITES/DEFAULT/FILES/DOCUMENTS/CHARGES FOR INSPECTION AND COPYIN G PUBLIC RECORDS.PDF](http://WWW.SFWMD.GOV/SITES/DEFAULT/FILES/DOCUMENTS/CHARGES%20FOR%20INSPECTION%20AND%20COPYING%20PUBLIC%20RECORDS.PDF)

Again, a clear definition of my two points above is essential to transparency and an informed public. Thank you.



Exhibit H

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 6, 2026

Originating Department: Community Development Department/Special Events/Public Works
Ordinance 04-2026 - Text Amendment - Allowing Domesticated Animals in Kelsey Park and Other Town Parks and Prohibiting Smoking/Vaping in Town Parks – Chapter 18 - Town of Lake Park Land Development Regulations (LDR’s) – First Reading

Agenda Title: Regulations (LDR’s) – First Reading

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

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

Cost of Item: Park Clean-up Stations / Signage / Legal Review **Funding Source:** PW Operating Supplies / Legal

Account Number: #001-597-408-52000 / #108 **Finance Signature:** Barbara Gould

Advertised: N/A (will be advertised prior to 2nd reading) **Date:** _____ **Newspaper:** N/A

Attachments: Ordinance; Proposed Costs; Florida State Statute 386.209

Please initial one:
ND/RF/JM Yes I have notified everyone
_____ Not applicable in this case

Summary Explanation/Background:

Pursuant to a request by the Town Commission, the Community Development Department, in conjunction with the Special Events Department, Public Works Department and Town Manager, are requesting that the Town Commission consider Ordinance 04-2026 that would amend Chapter

18 of the Town's General Ordinances to permit domesticated animals in specific Town Parks, as well as to prohibit smoking/vaping in Town Parks, with exception to special events, and in accordance with state law.

Permit Domesticated Animals in Town Parks:

The proposed Ordinance, if approved, would enable domesticated animals in all Town Parks, including: Kelsey Park, Lottie Mae Park, Blakely Park, West Ilex Park and Harbor Marina (previously authorized).

If approved, clean-up stations are recommended by the Public Works Department to be installed within Kelsey Park, at various locations (two stations on the west side of Kelsey Park and two stations on the east side of Kelsey Park), along with updated informational signage (Estimated Year 1 Cost - \$7,500 - \$1,500 for signage and \$1,500 per clean-up station). Funding is available within the Public Works Department's FY 2026 Operating Budget to support these initial, up-front costs.

Note: At this time, other Town Parks (i.e. pocket parks) may not include these clean-up stations, unless a need is determined by staff. It is intended for pet owners to bring their own supplies within the Town's various pocket parks; however, it is expected that signs will be installed requesting patrons to clean up after their pets.

Prohibit Smoking/Vaping in Town Parks:

Florida State Statute 386.209 provides for the following:

"(...)expressly preempts regulation of smoking to the state and supersedes any county or municipal ordinance on the subject; however, counties and municipalities may further restrict smoking within the boundaries of any public beaches and public parks that they own, except that they may not further restrict the smoking of unfiltered cigars. A municipality may further restrict smoking within the boundaries of public beaches and public parks that are within its jurisdiction (...)"

In light of the above and in addition to permitting domesticated animals in Town Parks, the enclosed Ordinance proposes:

(m) No individual shall smoke, or vape, except unfiltered cigars, in a Town park at any time, except during Town-sponsored special events, or pursuant to a special event permit issued by the Town. Any individual who is found in violation of this section may be subject to a fine not to exceed \$500.

Note: If approved, smoking will be prohibited with all Town Parks unless as outlined within state law and/or as permitted by the Town through the special event permit process (essentially a special use that must receive approval by the Town).

The proposed Ordinance (and text amendments) were prepared by the Community Development Department and reviewed by the Town's Community Development Director, the Public Works Director, Special Events Director, Town Manager and the Town Attorney.

The proposed Ordinance is being presented on first reading and, if approved, will be presented to the Town Commission for 2nd and Final Reading during their May 20, 2026 Regular Meeting.

Note: The proposed Ordinance and amendments to Chapter 18 of the Town's general ordinances have been properly advertised and noticed in accordance with state law (copy of legal ad is enclosed).

Recommended Motion:

I move to approve Ordinance 04-2026 on first reading to amend Chapter 18 of the Town's general ordinances of the Town of Lake Park.



Exhibit I

**TOWN LAKE OF PARK
TOWN COMMISSION
STAFF REPORT
MEETING DATE: May 6, 2026**

Item: Platting Ordinance Updates

SUMMARY OF ITEM:

Updates to the Town's platting and replatting procedures are required due to the passage of Senate Bill 784. The proposed amendments will implement these changes, which generally modify review timelines and make plat approvals administrative items rather than items approved by the Town Commission. The ordinance also proposes several other small changes to various subsections of Chapter 67 for consistency and procedural clarity.

Note: this item is being heard on May 4, 2026 by the Planning and Zoning Board. The Board's recommendations will be provided when this agenda item is presented to the Town Commission.

Background:

This item was prompted by the passage of SB784. Generally, the purpose of this bill was to specify a timeline for platting review, provide procedural guidelines, and make plat approvals administrative approval items.

Summary of Proposed Amendments:

The substantive changes proposed are as follows:

- Sufficiency review and comment are provided within 7 business days of receipt of an application.
- The Town will provide notice of receipt of application, sufficiency, and review and approval timeframe.
- Administrative approval of the plat.
- References to the Town Commission have been changed as appropriate given they are no longer required to approve plats.

STAFF RECOMMENDATION

Staff recommends the Town Commission move to “APPROVE” Ordinance ____-26

meeting Date 5/6/26

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

Name: Gino Gargiulo
Address: 220 Lake Shore Drive

If you are interested in receiving Town information through Email, please provide your E-mail address: GINO@OCEANMAN.COM

I would like to make comments on the following **Agenda Item**:
Town Financial Audit

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

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 5/6/26

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

Name: Greg Morrison
Address: 4410 SE Bayshore Trce Stuart FL 34997

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**:
Primo Yachts

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

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.

Please call Greg
Before Marc.



Meeting Date 5/6/2020

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

Name: MARC DATELLE
Address: 189805 E Peak Fossil Camp Duster

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:
PRIMO YACHTS

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

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.

Please Call Mr. Greg Morrison
First - Thank You!

Meeting Date 5/6/20

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

Name: Chris Steele
Address: 301 Lake Shore Dr

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

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

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

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 5/6/26

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

Name: Larry Zbik
Address: 11398 Neuchâtel Blvd RPB FL 33411

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):
0220 & 03

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 5/6/26

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

Name: Michael Steinhauer
Address: 435 Greenbrier

If you are interested in receiving Town information through Email, please provide your E-mail address: Pipstone1992@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):
Commiss. o' Route Comments of Diströst

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 5/06/2026

Public Comment on Commissioner O'Rourke's Concerning Comments of Distrust

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

Good evening Mayor and Commissioners,

I'm here tonight not to address an agenda item, but something just as important to the health of our town—trust.

In a community as small and interconnected as ours, information and rumors travel quickly. Recently, there has been growing speculation that a member of this Commission, Commissioner O'Rourke may be considering calling for the termination of our Town Manager. That is his absolute right. I can appreciate the possibility, after several previous public comments made over the past few months during these meetings.

Commissioner O'Rourke's remarks certainly appear made with passion, but also feel like attacks, so they erode confidence, create unnecessary anxiety among town staff and residents, and distract from the real work of governing. Residents do not feel well served when opinions appear to be spontaneous, emotional, harsh, and without evidence. That's not how a well-functioning town operates.

If there are concerns about the performance or veracity of any town staff, those concerns deserve to be addressed—but they should be addressed professionally, respectfully, and publicly as allowed by law, within the processes designed for that purpose. Anything less undermines not just an individual, but the integrity of this body.

For example, our Town Manager has earned the respect and appreciation of many in this community. We know that from public testimony. If there is a conversation to be had about leadership, then let it be a conversation grounded in fact, not fueled by unsubstantiated tirades.

I respectfully ask this Commission to reaffirm its commitment to transparency and to responsible leadership, *especially as it relates to the aspect of meaningful dialog with residents on all aspects of town business*. Many still feel left out of the process, as when emails go forever unanswered. If decisions of this magnitude are considered, the public deserves thoughtful governance.

Let's model the kind of management and administration we expect: objective, reasoned, evidence-based, and with civility and decorum.

Thank you.

Meeting Date 5/6/26

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

Name: Kevin Hijanka
Address: 705 W. Flex

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):
bus shelters on OS-1 + Northlake + 10th street

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 5/6/2026

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 non Agenda Item:

3 min comments

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 C

May 6, 2026 Commission Meeting Comments by Mary Taylor
208 Park Ave.

Good Evening to Everyone,

I am here performing my civic duty as an American Citizen. Civic responsibilities include attending town hall meetings and engaging in community affairs and also respecting the beliefs, rights and opinions of others. As a citizen, I felt disrespected when a commissioner commented about a group of citizens that attend commission meetings and workshops to voice their concerns and opinions about current town topics. The comment was not complementary. I felt it was derogatory and disrespectful to residents who read agendas packets and research information in preparation for their 3 minute, clear, factual and brief presentations. These dedicated citizen volunteers should be commended for their dedication to the Democratic process and the Town of Lake Park, instead of called "NIMBYS."

Residents have the right to speak regarding town development, and the way their tax money is spent. I have heard negative comments insinuating that residents are against future development in Lake Park. That is NOT true! What I hear is that they respect and desire that the ORIGINAL JUNE 2, version of the Kimley Horn report and that the Town's own Comprehensive Plan, guide future inevitable development.

To suggest that Lake Park is at war with its's residents is NOT true or helpful, but I will concede that a dichotomy exists and that the town and residents need to work together, using a more dialectic approach.

I cannot state strongly enough how fortunate we are to have Richard Reade and Thomas Baird with their strategic, purposeful leadership during these uncertain, turbulent times.

Meeting Date 5/6/26

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

Name: Brady Drew
Address: 538 Sabal Palm

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:
#18 LDR Notifications

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 5-6-26

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

Name: Susan LaFontaine
Address: 545 Evergreen

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

I would like to make comments on the following Agenda Item: #18 Noting

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

Susan LaFontaine, Evergreen Dr. May 6, 2026 Commission Meeting

Regarding Commission agenda item # 18

Discussion - Public Noticing Requirements - Proposed Land Development Regulations (LDR) Text Amendment

Proposed Sec. 55-64. - For discussion purposes.pdf

(b) Noticing requirements for Town-initiated proposals to increase density, intensity, or height

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My issue is with the proposed requirements for the Town, if IT is the entity that's proposing changes to the density, intensity or height allowed by our Land Development Zoning Regulations and/or the Comprehensive Plan.

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Government of, by and for the people. How can that happen if you don't inform us all of proposed major town character changes, and give us opportunity, if not for true dialogue, at least to voice our opinions? Thank you.

Meeting Date 5-6-26

Cards must be submitted before the item is discussed!!

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

Name: Patricia Leduc
Address: 409 2nd Street

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

I would like to make comments on the following **Agenda Item**:
New Business # 18 Public Notice

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 5-6-26

Cards must be submitted before the item is discussed!!

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

Name: Patricia Leduc
Address: 409 2nd Street

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

I would like to make comments on the following **Agenda Item**:
Consent agenda Item # 8 -
Resolution 37-05-26- 2nd Street.

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 5-6-26

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

Name: Susan LaFontaine
Address: 545 Evergreen

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

I would like to make comments on the following Agenda Item: #9 Fees - Public Records

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 G

Susan LaFontaine, Evergreen Drive, May 6, 2026 Commission Meeting

Re The Consent Agenda Item #9: Resolution 38-05-26 for the Master Fee Schedule changes regarding Public Records Requests

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I know that the 2025 Government in the Sunshine Manual states that this Florida statute (*Section 119.07(4)(d), F.S.*), "does not identify the legislature's intent as to what may constitute "extensive" use and provides no definition of that term". But the Sunshine Manual also states that "the Attorney General's office has suggested that agencies implement the service charge authorization in a manner that reflects the purpose and intent of the Public Records Act and does not represent an unreasonable infringement upon the public's statutory and constitutional right of access to public records."

A clear definition of my two points above is essential to transparency and an informed public, don't you think? And it's not prohibited by Fla Statute. Here's how two state agencies address this issue:

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@ www.fdle.state.fl.us/getContentAsset/288f443b-690a-480c-a585-0d7c5de9e9f8/73aabf56-e6e5-4330-95a3-5f2a270a1d2b/2025-FDLE-s-Guide-to-Public-Records-Requests.pdf?language=en

And the SFWMD is even clearer: It also defines "extensive use" as taking more than 30 minutes of agency resources and further defines what constitutes "clerical or supervisory assistance":

*"A special service charge will be warranted if the nature or volume of the public records requested to be inspected or copied **requires extensive use, or more than 30 minutes of agency resources**. Such charge is in addition to the actual cost of duplication. Clerical or supervisory assistance includes: • Searching for and or locating the requested record • Reviewing for statutorily exempt information • Deletion of statutorily exempt information • Preparing, copying, and re-filing of the requested record The charge for clerical or supervisory resources will be no greater than the hourly rate, including benefits, of the lowest paid personnel capable of providing such services"*

@ [WWW.SFWMD.GOV/SITES/DEFAULT/FILES/DOCUMENTS/CHARGES FOR INSPECTION AND COPYIN G PUBLIC RECORDS.PDF](http://WWW.SFWMD.GOV/SITES/DEFAULT/FILES/DOCUMENTS/CHARGES_FOR_INSPECTION_AND_COPYING_PUBLIC_RECORDS.PDF)

Again, a clear definition of my two points above is essential to transparency and an informed public. Thank you.

meeting Date 5/6/2020

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

Name: Pablo Perhacs
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:
CH 119

I would like to make comments on the following Non-Agenda Item(s):
CH 119

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 5/6/20

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

Name: Nicholas Mariotis
Address: 711 Laurel Dr. Lake Park FL

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

I would like to make comments on the following Agenda Item:
Maria ~~119~~

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.

Item # 10
Consent

meeting Date 5/6/24

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

Name: Brady Drew
Address: 538 Sabal Palm

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:
#11 and #12 - Diesel Sanitation Equipment

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.