



## Lake Park Town Commission, Florida

### Regular Commission Meeting Minutes

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

Wednesday January 21, 2026

Immediately Following the Special Called CRA Meeting

<b>Roger Michaud</b>	—	<b>Mayor</b>
<b>Michael Hensley</b>	—	<b>Vice Mayor</b>
<b>John Linden</b>	—	<b>Commissioner</b>
<b>Michael O'Rourke</b>	—	<b>Commissioner</b>
<b>Judith Thomas</b>	—	<b>Commissioner</b>
<b>Richard J. Reade</b>	—	<b>Town Manager</b>
<b>Thomas J. Baird</b>	—	<b>Town Attorney</b>
<b>Vivian Mendez, MMC</b>	—	<b>Town Clerk</b>

***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.***

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#### CALL TO ORDER/ROLL CALL

7:16 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner John Linden

Commissioner Michael O'Rourke

#### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was bypassed.

**APPROVAL OF AGENDA:**

Mayor Michaud requested to move item 14 to before the consent agenda. Motion to move item 14 to be heard before the consent agenda made by Commissioner O'Rourke, seconded by Commissioner Linden. Voting Aye: All.

**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.*

-Connie Chabot provided comments via Exhibit D.

-Pat Welsh spoke about his displeasure with the halted growth and development in Town.

-Sheila Martin, new business owner of Lily Lac Spa & Boutique, announced an event she is holding at her business on February 10<sup>th</sup>.

-Natasha Quiza Almeida provided comments via Exhibit A.

-Igor Almeida provided comments via Exhibit B.

-Andrew Kaplan spoke about the need to continue redevelopment in Town. He welcomed all residents to their new restaurant at the Marina.

-Daniel Naegele spoke against high rises in Town.

-Amy Angelo provided comments via Exhibit C.

-Carmen Rodriguez, business owner in Town, spoke about the struggles she has had and the need for development.

-Oscar Caballero provided comments via Exhibit E.

-Zechariah Cesani, business owner, spoke about their clients not feeling safe in Town. He spoke in favor of development and growth.

-James Sullivan spoke about electric bike safety in Town.

**SPECIAL PRESENTATION/REPORT: NONE**

Item 14 moved up on the agenda:

14. Update, Discussion & Direction - Park Avenue Downtown District (PADD) Final Report and Recommendations & SB 180

Community Development Director Nadia DiTommaso provided a background for the item. Ms. Ali Palmer of Kimley-Horn presented the item (Exhibit F).

Mayor Michaud asked about the waiver process. Ms. Palmer stated that the waivers have not changed, only the waiver process in which applicants would need to demonstrate how a waiver would be beneficial. Mayor Michaud specifically asked about a seven story building. Ms.

Palmer stated that seven stories would not require a waiver, but anything above seven stories would. Vice Mayor Hensley asked if someone received a waiver to go higher, would that compromise the wastewater and transportation infrastructures. Ms. Palmer stated that the applicant would need to demonstrate that their plan included provisions for those things.

Commissioner O'Rourke asked if Kimley-Horn had taken any previous proposals into consideration when drafting their recommendations. Ms. Palmer stated that previous proposals were not a part of their analysis. Commissioner O'Rourke asked about limiting density to 48 dwelling units per acre. Ms. Palmer stated that they can do that if they wish but the code would need to be amended because it currently allows for more than 48 units. Commissioner O'Rourke asked if their recommendations would be for building only up to seven stories. Ms. Palmer confirmed this to be correct due to the impacts on infrastructures such as traffic. Commissioner Thomas spoke about development creating capacity issues and the possible impact on the community. Vice Mayor Hensley spoke about wastewater and the current code. Ms. Palmer stated that Seacoast Utilities has expressed a desire to work with the Town regarding wastewater capacities. Town Attorney Baird clarified that the current code of 48 dwelling units per acre is an average, not a limit. He stated that the recommendations are to establish 48 dwelling units per acre as a limit within the code. He explained the differences between Senate Bill 180 and Senate Bill 840 and that restrictions would only be until June of 2026.

*Public Comment:*

-Katia Zhestkova provided comments via Exhibit G.

-Michael Steinhauer provided comments via Exhibit H.

-Michael Steinhauer provided comments on behalf of Eli Banks via Exhibit I.

- Brady Drew spoke about the need for more residents to support businesses in Town.
- Mary Beth Taylor spoke about the need to take action with development and a mobility plan.

### **CONSENT AGENDA:**

*All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.*

Commissioner Thomas requested to pull items 3 and 4 from the consent agenda. Commissioner O'Rourke requested to pull items 3, 4 and 7 from the consent agenda.

Motion to approve the remaining consent agenda items 1, 2, 5 and 6 made by Commissioner O'Rourke, seconded by Commissioner Linden.

Voting Aye; All.

1. Regular Commission Meeting Minutes - January 7, 2026
2. Town of Lake Park Administrative Policy - Palm Beach County (PBC) Ethics Training Schedule
5. Resolution 07-01-26 – Amendment – General Contracting Construction Services Agreement – Bert Bostrom Green Infrastructure Improvement Project - DS Eakins Construction Corporation
6. Work Authorization - Stormwater Basin 22 Drainage Cleaning & Investigation - Shenandoah General Construction, LLC - \$41,644.00

Items 3, 4 and 7 were pulled from the consent agenda for discussion:

3. Resolution 05-01-26 - Agreement - PFM Financial Advisors

Commissioner Thomas suggested the item come back for review since the identical item on the CRA agenda was not passed.

Motion to approve Resolution 05-01-26 made by Commissioner O'Rourke, seconded by Commissioner Linden.

Commissioner O'Rourke stated he is opposed to this item. Commissioner Thomas stated she was not opposed to the item, but to the way it was written and would like to see the item come back with more clarity.

Voting Aye: Commissioner Thomas.

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

4. Resolution 06-01-26 - Amendment #1 - Florida Department of Environmental Protection (FDEP) Agreement (No. LPA0445) - Lake Park Lake Shore Drive Drainage Improvements Project.

Commissioner Thomas asked if the extension was related to the construction delay for the improvements. Finance Director Barbara Gould stated that certain language was being changed regarding how some costs are billed. Commissioner Thomas wanted to ensure that this would not impact the \$700,000.00 in funds. Finance Director Gould confirmed that to be correct and also that the delay was not related to the delay in construction or the project to the south. Commissioner O'Rourke asked if the extension changes the cost of the project. Finance Director Gould confirmed that it does not change the cost.

Motion to approve Resolution 06-01-26 made by Vice Mayor Hensley, seconded by Commissioner Thomas.

Voting Aye: All.

7. Town Manager Annual Performance Evaluation Form (Current & Future Evaluations)

Commissioner O'Rourke stated that the evaluation process should include a statement from the Town Manager regarding his accomplishments for the previous year. He stated that it is difficult to provide an evaluation when goals were never established. Vice Mayor Hensley agreed with this. Town Manager Reade agreed to provide the statement of accomplishments.

Motion to approve the Town Manager Annual Performance Evaluation Form made by Commissioner O'Rourke, seconded by Vice Mayor Hensley.

Voting Aye: All.

**PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:**

8. Ordinance 01-2026 - Amendment – Town of Lake Park Land Development Regulations (LDR’s) – Section 78-6 - Applications and Regulations for Reasonable Accommodation for Residents of Recovery Residences – First Reading

Town Planner Karen Golonka explained the item (Exhibit J). Town Attorney Baird provided a history of the ordinance and explained that the purpose of this item is to follow what the State has required all municipalities to do. He went on to say that this ordinance would not relax the current code in any way.

Motion to approve Ordinance 01-2026 made by Commissioner O'Rourke, 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.

9. Ordinance 02-2026 – Amendment – Town of Lake Park Comprehensive Plan - 5-year Update to Town’s 10-Year Water Supply Facilities Work Plan – First Reading

Town Planner Karen Golonka explained the item (Exhibit K).

Motion to approve Ordinance 02-2026 made by Commissioner O’Rourke, seconded by Vice Mayor Hensley.

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

Town Attorney Baird read the ordinance by title only.

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

**NEW BUSINESS:**

10. Resolution 08-01-26 - Special Exception Request - Bent Tree Studio - Andrew M. Johnson (“Agent” and “Applicant”) & Dennis Catanzaro (“Property Owner”) – 1400 10th Court  
No Ex-Parte Communication was disclosed. Town Attorney Baird swore in all witnesses.

Town Planner Anders Viane explained the item via presentation (Exhibit L).

Mr. Andrew Johnson, owner of Bent Tree Studio explained via presentation (Exhibit M).

Motion to approve Resolution 08-01-26 made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

11. Facility Rental Request - Coastal Middle & High School Prom - Town Hall - Friday, April 17, 2026 (7:00 PM - 11:00 PM – Setup Beginning at 4 PM).

Special Events Director Riunite Franks explained the item (Exhibit N). Commissioner O'Rourke announced that he would donate the direct cost in the amount of \$390.00 to the Town on behalf of the applicant.

Motion to approve waiver of the indirect cost and to accept the donation from Commissioner O'Rourke for the indirect cost made by Commissioner Thomas, Seconded by Commissioner O'Rourke.

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

12. Facility Rental Request – Ms. Micailah Lockhart Bridal Shower - Kelsey Park Indoor Pavilion - Thursday, May 21, 2026 (3:30 PM - 6:00 PM - Setup Beginning at 11 AM)  
Special Events Director Franks explained the item (Exhibit O).

Motion to approve the waiver of indirect cost made by Commissioner O'Rourke, Seconded by Commissioner Linden. Commissioner Thomas stated for the record that she has previously rented facilities in Town and has paid the fees. She would like others to pay the fees as well. The Commission as a whole discussed the importance of maintaining the precedent that has already been established in regards to rental fee waivers.

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

13. Special Event Permit Application Request - Children's Home Society of Florida - Bridges at Lake Park - Annual ASP Pop-Up Family Event - Kelsey Park - Saturday, February 28, 2026 (11:00 AM - 2:00 PM - Setup Beginning at 8 AM)

Special Events Director Franks explain the item (Exhibit P).

Motion to deny waiver of direct costs and deny waiver of certificate of insurance made by Commissioner Linden, 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 expects to be served soon with the lawsuit from Forest Development and stated that the attorneys from his office that will be litigating the case will need to be paid at a higher rate. He stated that he will be working with the Town Manager to establish an attorney-client session. Town Attorney Baird spoke about the lawsuit against Igor and Natasha Almeida and stated that they have not met their contractual obligations and he is awaiting an update from their attorney.

-Town Manager Reade announced Sunset Celebration on January 30<sup>th</sup>, Bert Bostrom Park Grand re-opening, dates to be selected. The Commission provided consensus for a proclamation for national bicycle month.

-Commissioner O'Rourke had no comments.

-Commissioner Thomas stated for the record in regards to the comments made by Igor and Natasha Almeida that the Town has given them \$100,000.00 and how dare they come and make the comments they did. They took money from the Town of Lake Park residents and she is disappointed with it.

-Commissioner Linden went to the regional transportation council meeting and he would like to provide the Commission with regular updates.

-Vice Mayor Hensley had no comments.

-Mayor Michaud gave credit to Community Development Director Nadia DiTommaso for her informative video. He also encouraged everyone to attend the Bert Bostrom Community Meeting on Saturday January 24<sup>th</sup>.

**REQUEST FOR FUTURE AGENDA ITEMS:**

-Commissioner O'Rourke requested to have future agendas available for review a week prior to meetings or to provide a prospective agenda so they can have an idea what items will be coming up.

- Commissioner O'Rourke requested the Commission discuss banning the public from reading public comments statements on behalf of a person who is not in attendance.
- Commissioner O'Rourke would like to discuss a prohibition in Lake Shore Park that does not allow the walking of animals on a leash.
- Mayor Michaud would like a future agenda item to discuss the rental fee waiver policy.
- Commissioner Linden requested a discussion on the control of electric bicycles.

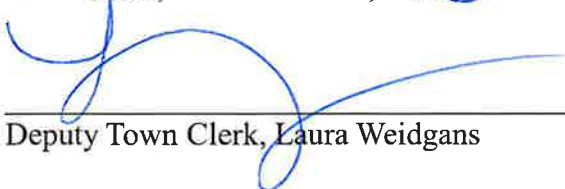
**ADJOURNMENT:**

Motion to adjourn made by Vice Mayor Hensley, seconded by Commissioner Thomas.  
Voting Aye: All.  
Meeting adjourned 10:50pm.

**FUTURE MEETING DATE:** Next Scheduled Regular Commission Meeting will be held on February 4, 2026.

  
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Mayor Roger D. Michaud

  
\_\_\_\_\_  
Town Clerk, Vivian Mendez, MMC

  
\_\_\_\_\_  
Deputy Town Clerk, Laura Weidgans



Approved on this 4 of February, 2026

# Exhibit A

Town Meeting – Jan 21, 2026

## General Comment

Natasha Quiza Almeida (Home-owner 1100 2<sup>nd</sup> CT, Lake Park/Business Owner 802 10<sup>th</sup> Street, Lake Park)

I come to speak at this meeting for many reasons -there is the bigger reason we are here today as business owners, as residents and as human beings who are trying to make things happen in this town. On a personal level, a little about my business and my home which are both in this town. Our 13 year business has been in Lake Park for 5 years, and many of the people on the commission don't really know what we bring to the town. We're in the business of building our future generations -our children become great, confident and positive human beings.

Businesses here are trying to expand – businesses that bring in heart felt energy are looking to grow and move to bigger spots, and much bigger players are trying to build so that all the businesses and home flourish and we have the positive flow of energy between us all that seems to be missing right now.

Children are our most precious cargo--- we know so ourselves, as we transport children from over 13 different schools in our area – every single day and bring them to our academy. And did you know not ONE of those schools are in Lake Park? We pulled a report from the last 5 years, and out of 800+ people who have either tried class, or been an actual student only 25 of them were from Lake Park. Currently – out approx. 250 students we pulled a report on (active), only “3” held a Lake Park address. We have been trying to design programs that can work to reach out youth here locally. Our dream is to accept scholarships to help our own! It would be amazing if the Town of Lake Park would have an interest and an intent in creating scholarships to help our youth. There are so many children here, right here in our backyard who need what we have to offer. We teach kids with special needs; we actually have employees who started with us as kids, with and without special needs who now work for us. There are so many businesses and people working their ass off to give to Lake Park, but I don't feel it is reciprocated. As you know we have been trying to build our home right here in Lake Park since 2023 when we acquired it, because we saw so much potential in this town. We sold our paid off home (meaning no mortgage payment) to buy this home here – the one you guys are suing us for(a humble a couple who brings life to your community; who helps people and makes a positive difference in this world). We don't have a ½ million dollar budget to fight or litigate for petty things; because we invest everything we have into our business -which is right here in Lake Park. It hurts my heart to see such a special town, with such special souls trying to make things happen, and what we get back from the town are petty code violations and lawsuits, instead of love, respect and help.

When our house is completed, it is going to be one of the most, if not the most beautiful property in Lake Park – which means the values of the other homes will increase. We bring nothing but positivity and energy, and I'm hoping to see some changes, some positivity and acts rooted in Love, Respect and Humility, which are some of the basic ingredients success. If the Town works from that angle, it will explode with success as well. There is a quote from Albert Einstein that says “Everything is energy, and that's all there is too it”, so where is the town putting their energy? I invite the Town to humbly analyze the roadblocks they are putting to those who are trying to make things happen here.

Thank you

# Exhibit B

Town Meeting – Jan 21, 2026

## General Comment

Igor Almeida (Home-owner 1100 2<sup>nd</sup> CT, Lake Park/Business Owner 802 10<sup>th</sup> Street, Lake Park)

Hi my name is Igor Almeida, I own PBGMA Greatness Center in Lake Park – I specialize in teaching martial arts to children & kids with special needs (autism, down syndrome) and I want to share a little bit of my business and my personal life with the commissioners. I have been in business for over 13 years, and have a student base of approx. 250 families – my students are membership based, so they train multiple times a week (many of them 5-7 times a week) and I would say more than 90% of my students come from outside lake park (Jupiter, West Palm, Gardens, North Palm, Loxahatchee, etc...) we moved our business to Lake Park because my wife and I fell in love with how peaceful the town was and the potential for our business, and the potential we saw in this town.

We created a community of families that at the end of the week they go to each other's birthday parties, they have dinner together -all the kids, all the adults. They are friends outside of my academy. On a typical Friday night after my kids competition team training that is comprised of approx. 35 kids, almost all of them go out eat dinner together with their families – you are talking about 60+ people minimum that want to entertain after their martial arts classes.

I reached out to the commissioners to come visit my business and experience the special place we have created that sits right in your backyard. There are still some of you that did not respond to our message/invitation

We impact the community instilling respect discipline and positivity, and we want the support of the town to help us grow as a business.

Since we moved the business to Lake Park, we had been looking for a property to purchase, even though we had just finished remodeling and paying off a beautiful home in Palm Beach Gardens. We saw there was a property for auction here in Lake Park and we bought it.

Ever since we bought the property there has been nothing but harassment from the town. Instead of helping a family who brings positivity to your town, the town has taken it on their behalf to sue my wife and I, a humble couple who bust their ass everyday to better the community, our children, adults, and the town. We are one of the only businesses in this town who works diligently with children. I am in a hole almost \$70K in attorneys fees to protect my family. The energy and stress that the town is putting on me for building my home is taking away from that gem I just described, a greatness center right in Lake Park.

We want to make this town a better place. All of us. Let's work together for we are one.

Exhibit C

**Public Comment Amy Angelo, Oceana Coffee,  
Commercial business located within the CRA district,  
property owner at 1301 10th st. Lake Park Fl.**

Good evening Mayor and Commissioners.  
Thank you for the opportunity to speak.

My name is **Amy Angelo**. I am the **co-founder of Oceana Coffee, Culinary Studio, and Florida Canning**, all headquartered here in **Lake Park**.

I'm here tonight in support of the **proposed residential project at the corner of 10th Street and Park Avenue**, which is located **within the CRA**.

For anyone unfamiliar with the term, **CRA stands for Community Redevelopment Area**. The fact that Lake Park has a CRA is **evidence that it needs one** — a formal recognition that this area has experienced economic distress and requires intentional reinvestment. This project aligns directly with that purpose.

Residential development is one of the most effective tools for revitalization. New residents create daily economic activity, support local businesses, and help activate our streets. Without additional housing in the CRA, reinvestment slows and small businesses struggle to grow.

Residential projects also strengthen the town financially by expanding the tax base and generating revenue for infrastructure and public safety **without increasing the tax burden on existing residents**.

I also want to acknowledge the strong work the Lake Park CRA has already done. The redevelopment of **1301 10th Street, home to Oceana Coffee**, received **state-level recognition**, demonstrating what is possible when Lake Park supports thoughtful redevelopment. But there are no awards for staying the same — continued success requires continued investment.

As these residential projects are evaluated, I respectfully suggest that an **economic impact study be included alongside the other data already being analyzed**, such as traffic, parking, and infrastructure. Understanding the economic return to the CRA, the town, and the business community provides a more complete picture for decision-making.

Park Avenue is the spine of the CRA. Residential development at this location supports existing businesses and reinforces the public investments being discussed for this corridor. Roads, zoning, and redevelopment must work together.

I respectfully ask the Commission to exercise the leadership you were elected to provide. Redevelopment decisions are about more than a single project. They benefit more than just the

town itself — they impact **thousands of residents, workers, and business owners** and have a lasting, positive effect on our local economy. While not every decision will satisfy everyone, focusing on the long-term health and vitality of the entire community is essential.

Lake Park is a town, not a private enclave. If we want the CRA and our business community to thrive, we must be willing to support responsible residential development like the project before you tonight.

Thank you for your time and your service to Lake Park.

# Exhibit D

Good evening. My name is Connie Chabot and I am co-owner of Nature's Way Café with my husband Pat Welsh. Nature's Way Café is a franchise that was founded in South Florida nearly 50 years ago with trademark rights to all of the United States. Our Lake Park location is situated at 804 US Hwy 1 and has been there since 2015.

Upon acquisition of the franchise rights 2 years ago, we said, 'let's make Lake Park the National Headquarters and bring people here to sell them the dream of small business ownership.' We quickly established talks with the CRA to do just that. The CRA moved things forward with the town, however everything has halted in the entire last year. It's unfortunate, as we also have a vision for our business that gives back to the community it serves. As my husband and I are both former college athletes who understand the importance of sport in one's life, especially the lives of children, we envision spearheading an annual Nature's Way 5K through the town of Lake Park. Perhaps even a National Lacrosse Program, right out of Burt Bostrom Park. My husband is a former Lacrosse champion out of North Carolina Chapel Hill and has already received high level commitments from US Lacrosse, who would support him in such an endeavor. Of course, we would love to move forward with all of these things.... but things aren't moving forward.

At this stage, we are uncertain that expansion in Lake Park would be a wise decision, as the town is acting erratically in terms of development contracts. The Lake Park Marina is just one example. The town, who signed a binding development agreement with Forest Development, a deal that was approved and executed by its attorney, is now being sued by Forest Development because the town is not respecting the agreement. Why would the town attorney allow for that to happen? Why instead did the town budget nearly half a million dollars towards legal fees, on the backs of the taxpayers, to pay its attorney to fight an agreement that that same attorney previously approved and executed, and got paid to do so at the time of execution? This is a major conflict of interest. Furthermore, there is a lot of 'noise' around alleged sunshine violations. If there were in fact sunshine violations, this is an entirely separate issue. If the town violated the Sunshine law, this does not render the contract with Forest Development invalid. What it does do is exposes the town, and only the town, because regardless of what anyone feels about the deal, the town cannot use a transparency violation to 'get out of the deal'. The town attorney surely understands all of this.

What we appear to be seeing with the current administration is policy-by-lawyer. We see major delays, permit obstructions, the engagement of consultants like Kimley Horne to whom the town has paid thousands and thousands of dollars to consult on things that cannot even be changed given Senate Bill 180. The Kimley Horne project is just another example of a lot of wasted time and money on the backs of residents, local businesses, and investors. Respectfully, it's all rather chaotic from an administrative perspective and quite frankly scares away great people from being the change that this town so deserves.

PUBLIC COMMENTS

Oscar Caballero

Equinox Realty Inc.

January 21, 2026

Exhibit E

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- good evening, we have been in lake park for over 10 years, started back in 2015.

-We see lots of projects happening and being proposed – we need forward movement with development, redevelopment and growth. Lake Park became a designated zone of the CRA precisely because a critical need was identified for the city and its redevelopment.

-this only bodes well for the town and its future as an integral part of palm beach county

-Nautilus 220 is now open and people are very excited! New restaurants, new residents for Lake Park, significantly increased tax revenues which translates into better roads, infrastructure, school system – a tremendous investment into the future – the next generation. Also, job opportunities.

-we have the marina project on hold, 10<sup>th</sup> and park development, and several other projects downtown lake park all on hold – we need forward movement, why stalled for so long?

-we continue to fully support the marina redevelopment and all the other projects ongoing and the developer the town has an agreement with.

-this partnership with town of lake park is a win-win: more funds coming in, better and additional services for all the residents.

-In conclusion, I urge you, the leadership of this wonderful Town, to take clear and decisive steps and let's move these projects forward as quickly as possible.

Thank you.

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## Exhibit F



# PARK AVENUE DOWNTOWN DISTRICT STUDY

**TOWN COMMISSION**  
**JANUARY 21, 2026**

# OVERVIEW AND PURPOSE



# INTRODUCTION AND OBJECTIVES

## COMPREHENSIVE DOWNTOWN EVALUATION

THE STUDY EVALUATES LAND USE, ZONING, INFRASTRUCTURE, MARKET CONDITIONS, AND DEVELOPMENT POTENTIAL IN LAKE PARK'S DOWNTOWN.

## STRATEGIC GROWTH OBJECTIVES

FOCUS ON SUSTAINABLE GROWTH, PRESERVING TOWN CHARACTER, AND REVITALIZING AGING INFRASTRUCTURE AND LIMITED OPEN SPACES.

## MULTIMODAL TRANSPORTATION & ZONING

PROMOTES WALKABILITY, DIVERSE HOUSING, MULTIMODAL TRANSPORT, AND ZONING ALIGNED WITH COMMUNITY PRIORITIES.

## ACTIONABLE STUDY RECOMMENDATIONS

PROVIDES POLICY AND CODE UPDATES TO BALANCE DEVELOPMENT, ENHANCE AMENITIES, AND SUPPORT ECONOMIC VITALITY.

# STUDY OVERVIEW

## LAND USE AND ZONING

THE DISTRICT IS A MIX OF COMMERCIAL AND RESIDENTIAL USES WITH LOW-DENSITY BUILDINGS AND ZONING ALLOWING UP TO 48 DWELLING UNITS PER ACRE ACROSS THE DISTRICT.

## INFRASTRUCTURE CHALLENGES

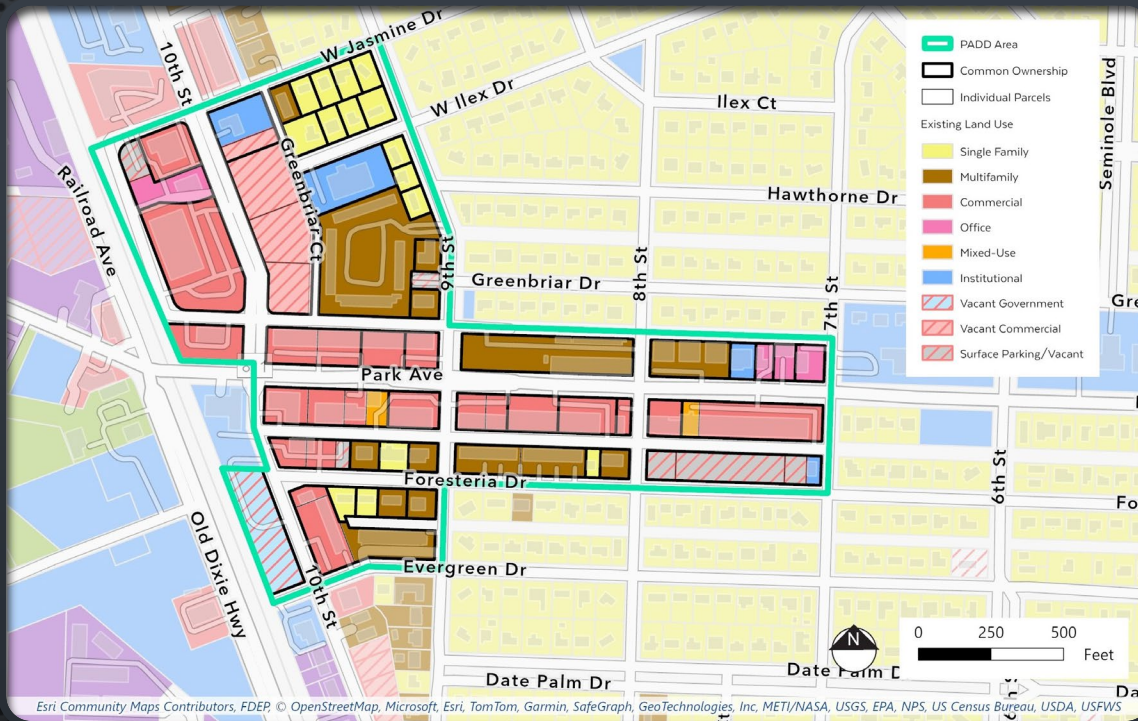
WASTEWATER CAPACITY IS LIMITED AND TRANSPORTATION CONGESTION RISKS EXIST, ESPECIALLY WITH HIGH-INTENSITY DEVELOPMENT.

## ENVIRONMENTAL AND CIVIC SPACES

THE AREA IS FREE FROM WETLANDS AND FLOOD ZONES BUT HAS LIMITED CIVIC SPACES USABLE FOR RECREATION.

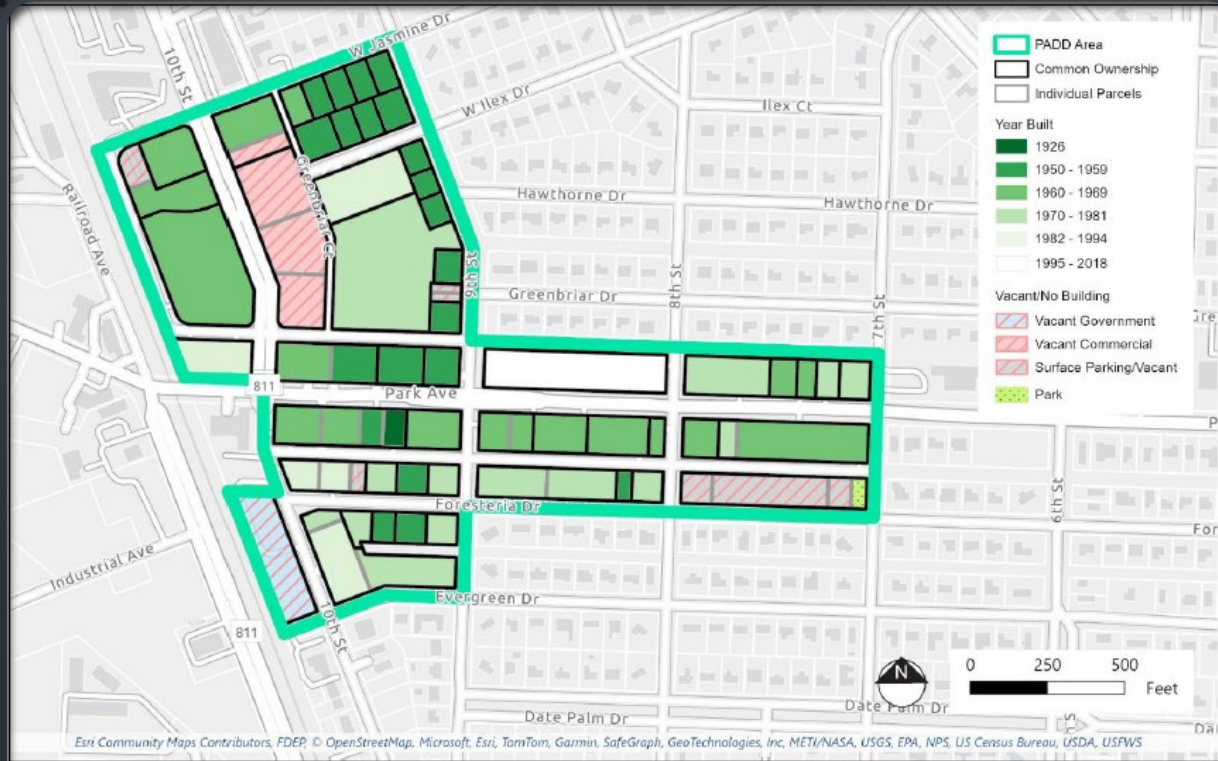
## DEMOGRAPHICS AND ECONOMY

POPULATION IS YOUNGER WITH LOWER INCOME; ECONOMY CENTERS ON HEALTHCARE, PUBLIC ADMINISTRATION, AND EDUCATION SECTORS.



## CURRENT LAND USE AND INFRASTRUCTURE

# PARCEL CHARACTERISTICS



## HOUSING TYPES AND REDEVELOPMENT

HOUSING INCLUDES SINGLE-FAMILY HOMES, DUPLEXES, AND SMALL APARTMENTS MOSTLY BUILT BETWEEN 1950 AND 1981, OFFERING REDEVELOPMENT AND INFILL OPPORTUNITIES.

## TRANSITION TO SURROUNDING AREAS

SURROUNDING LOWER-DENSITY RESIDENTIAL AND INSTITUTIONAL AREAS REQUIRE THOUGHTFUL TRANSITIONS TO BALANCE DOWNTOWN DEVELOPMENT WITH NEIGHBORHOODS.

# POPULATION AND ECONOMIC INSIGHTS

AREA	POPULATION	MEDIAN INCOME	UNEMPLOYMENT RATE
PADD	517	\$50,323	9.1%
Lake Park	9,005	\$69,274	5.1%
Palm Beach County	1,507,453	\$81,115	3.2%

# ECONOMIC INSIGHTS

- LOCAL BUSINESSES INCLUDING GROCERY STORES AND RESTAURANTS, SUPPORT THE LOCAL ECONOMY.
- MARKET GROWTH IN THE PADD IS LIMITED WITHOUT STRATEGIC INVESTMENT, WITH LOW DEMAND FOR RETAIL, RESIDENTIAL, OFFICE, AND HOSPITALITY USES.
- PROJECTED RETAIL DEMAND IS MODEST, ABOUT 2,754 SQ FT BY 2029.
- EMPHASIS SHOULD BE ON INFILL, REDEVELOPMENT, AND ADAPTIVE REUSE OF COMPLIANT BUILDINGS.
- PALM BEACH COUNTY'S GROWTH OFFERS THE PADD CHANCES FOR FOCUSED DEVELOPMENT, SMALL-SCALE RETAIL EXPANSION, AND SOME HOUSING AND HOTEL OPPORTUNITIES.

# REGULATORY FRAMEWORK AND PARCEL CHARACTERISTICS

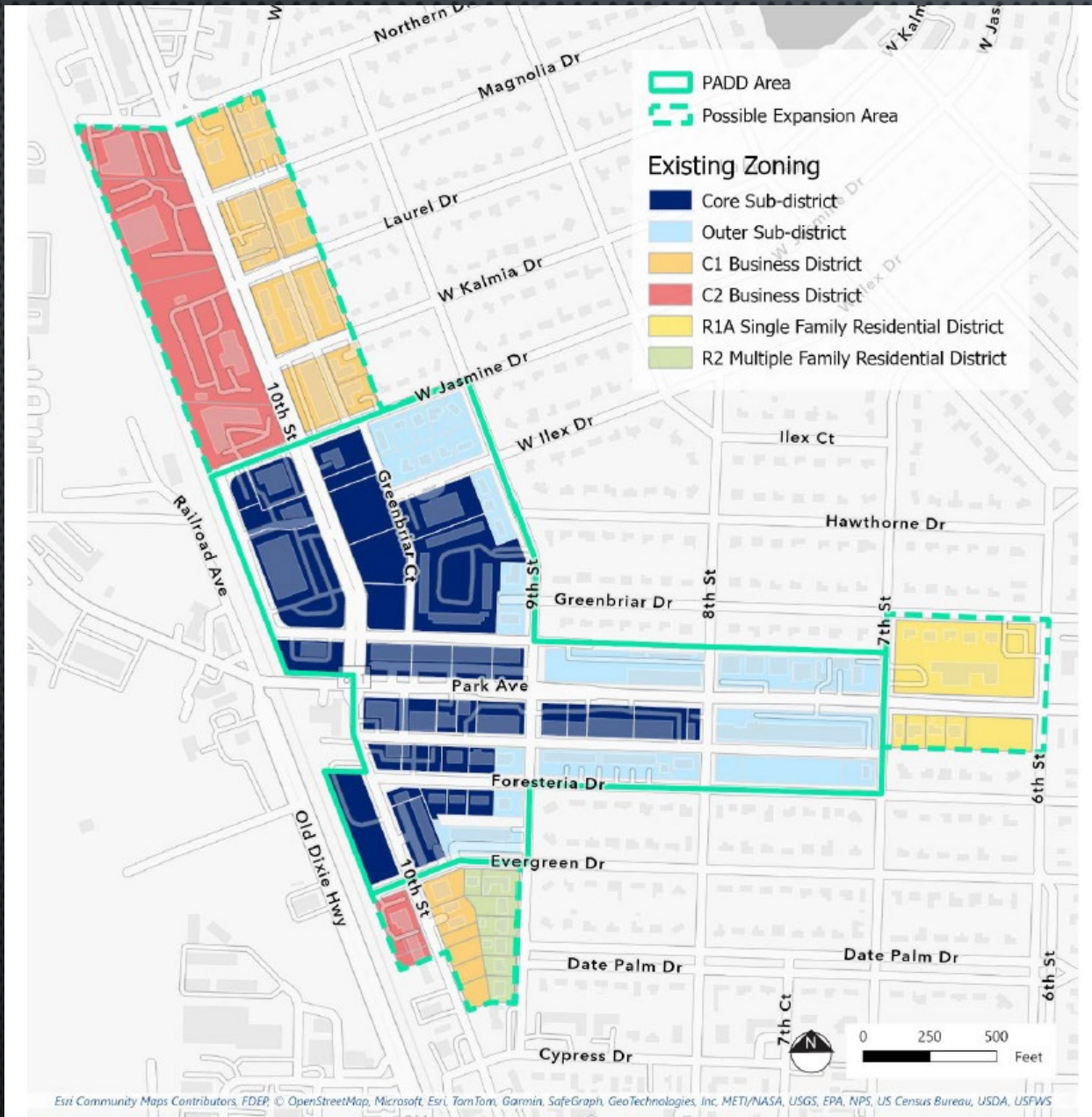
## ZONING SUBDISTRICTS AND HEIGHT LIMITS

THE CORE SUBDISTRICT ALLOWS BUILDINGS UP TO 12 STORIES, WITH POSSIBLE WAIVERS FOR 16 STORIES WITH PUBLIC PARKING.

THE OUTER SUBDISTRICT LIMITS BUILDINGS TO 4 STORIES TO PROTECT NEIGHBORHOOD CHARACTER.

## DENSITY AND PARCEL SIZES

DENSITY CAPS ARE SET AT 48 DWELLING UNITS PER ACRE ACROSS THE DISTRICT; MOST PARCELS ARE UNDER ONE ACRE, LIMITING LARGE DEVELOPMENTS UNLESS PARCELS ARE COMBINED.



## **VARIATION IN ZONING STANDARDS**

JURISDICTIONS HAVE DIVERSE ZONING RULES FOR MIXED-USE AND DOWNTOWN DISTRICTS REFLECTING LOCAL PRIORITIES.

## **BUILDING HEIGHTS AND DENSITY LIMITS**

BUILDING HEIGHTS RANGE FROM 2 TO 18 STORIES WITH DENSITY LIMITS BETWEEN 21 AND 70 DWELLING UNITS PER ACRE ACROSS REGIONS.

## **PUBLIC BENEFITS AND COMPATIBILITY**

SOME DISTRICTS CONDITION DENSITY INCREASES ON PUBLIC BENEFITS LIKE OPEN SPACE TO MAINTAIN NEIGHBORHOOD COMPATIBILITY.



# **REGIONAL ZONING AND DEVELOPMENT STANDARDS**



# CAPACITY CONSTRAINTS

## WASTEWATER CAPACITY CHALLENGES

CURRENT WASTEWATER INFRASTRUCTURE SUPPORTS ONLY 229 ERCs, FAR BELOW THE 1,361 REQUIRED FOR FULL BUILD OUT OF RESIDENTIAL AND COMMERCIAL USES.

## TRAFFIC CHALLENGES

FULL RESIDENTIAL AND COMMERCIAL BUILDOUT CAUSES SEVERE CONGESTION, WITH TRAFFIC LOS RANGING FROM C/E TO F AT KEY INTERSECTIONS.

## CONTEXT-SENSITIVE MOBILITY SOLUTIONS

RECOMMENDATIONS EMPHASIZE PRESERVING PEDESTRIAN-FRIENDLY DESIGN, AVOIDING INTERSECTION WIDENING, AND ENHANCING MULTIMODAL TRANSPORT.

## COLLABORATIVE REGIONAL PLANNING

COLLABORATION WITH REGIONAL AGENCIES AND SIGNAL TIMING OPTIMIZATION SUPPORT IMPROVED NETWORK MOBILITY AND VIBRANT DOWNTOWN LIFE.

## LAKE PARK // LAND USE AND HOUSING

### *What do you envision for the Park Avenue Downtown District?*

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Kimley»Horn

## COMMUNITY FEEDBACK HIGHLIGHTS

RESIDENTS OPPOSE HIGH-RISE BUILDINGS, FAVORING UP TO SIX STORIES TO PRESERVE SMALL-TOWN CHARACTER AND REDUCE CONGESTION.

## SWOC ANALYSIS SUMMARY

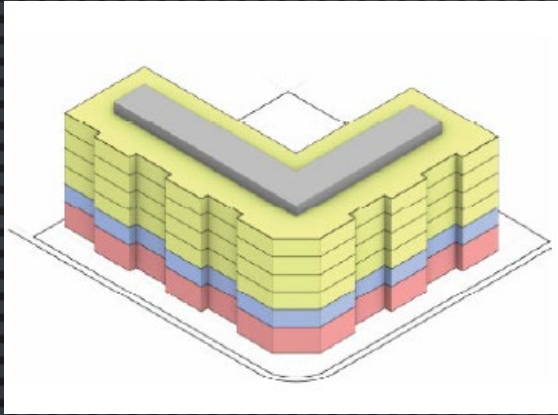
STRENGTHS INCLUDE LOCAL CHARACTER AND BUSINESSES; WEAKNESSES INVOLVE MARKET DEMAND AND INFRASTRUCTURE LIMITS.

## GROWTH AND POLICY BALANCE

POLICIES SHOULD BALANCE GROWTH WITH COMMUNITY VALUES, ENHANCE AMENITIES, AND SUPPORT INCREMENTAL DEVELOPMENT.

# PUBLIC INPUT AND STRATEGIC ASSESSMENT

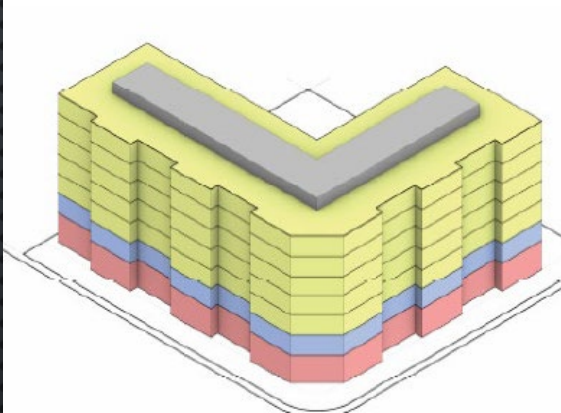
# DEVELOPMENT SCENARIOS



# COMPARATIVE ANALYSIS OF BUILDING HEIGHTS AND DENSITIES

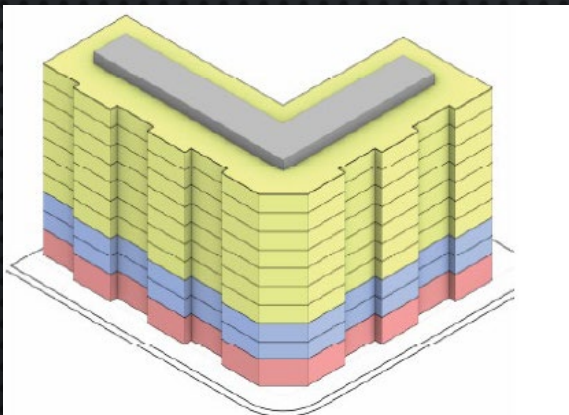
## SCENARIO 1: SIX-STORY BUILDING

PROPOSES SIX-STORY BUILDINGS WITH 48 UNITS PER ACRE, ALIGNING WITH REGULATIONS AND NEIGHBORHOOD COMPATIBILITY.



## SCENARIO 2: SEVEN-STORY BUILDING

INCREASES HEIGHT TO SEVEN STORIES WITH 60 UNITS PER ACRE, SLIGHTLY EXCEEDING DENSITY CAP WHILE MAINTAINING HUMAN SCALE.



## SCENARIO 3: TEN-STORY BUILDING

FEATURES TEN-STORY STRUCTURES WITH 100 UNITS PER ACRE AND FAR OF 5.0, SURPASSING DENSITY LIMITS AND RAISING INFRASTRUCTURE DEMANDS.

## INSIGHTS ON DENSITY AND HEIGHT

MAXIMUM DENSITY CAN BE ACHIEVED WITH LOWER HEIGHTS, SUGGESTING REVISION OF HEIGHT REGULATIONS FOR COMMUNITY ALIGNMENT.

# POLICY AND CODE RECOMMENDATIONS

# OVERVIEW OF AMENDMENT OBJECTIVES



## **COMPREHENSIVE PLAN AMENDMENTS**

INTRODUCES POLICY PROMOTING COMPACT, PEDESTRIAN-FRIENDLY REDEVELOPMENT ALONG PARK AVENUE CORRIDOR.

## **LAND DEVELOPMENT CODE UPDATES**

REFINES ZONING REGULATIONS AND PROPERTY STANDARDS, ENSURING ALIGNMENT WITH THE COMPREHENSIVE PLAN AND COMMUNITY VISION.

## **SUSTAINABLE MOBILITY AND STREETSCAPES**

ENHANCES STREETSCAPES AND SUPPORTS ALTERNATIVE TRANSPORTATION OPTIONS LIKE TRANSIT AND WALKABILITY FOR GREATER CONNECTIVITY.

## **ECONOMIC VITALITY AND COMMUNITY BALANCE**

AMENDMENTS BALANCE GROWTH WITH NEIGHBORHOOD CHARACTER WHILE INCENTIVIZING ECONOMIC DEVELOPMENT THROUGH FLEXIBLE RULES.

# PARK AVENUE DOWNTOWN DISTRICT POLICIES

## **DENSITY AND INFILL**

REVISE DENSITY PROVISIONS AND PROMOTE INFILL DEVELOPMENT TO SUPPORT SUSTAINABLE COMMUNITY GROWTH AND DIVERSE HOUSING OPTIONS.

## **BUILDING HEIGHT AND COMPATIBILITY**

REDUCE BUILDING HEIGHT LIMITS IN CORE AREAS AND ELIMINATE WAIVERS TO MAINTAIN NEIGHBORHOOD COMPATIBILITY AND TRANSPARENCY.

## **OPEN SPACE AND PUBLIC REALM**

ENHANCE PUBLIC SPACES WITH CIVIC PLAZAS, TOWN-OWNED RECREATION AREAS, AND ART INSTALLATIONS TO ENRICH COMMUNITY ENGAGEMENT.

## **MOBILITY AND BOUNDARY EXPANSION**

PRIORITIZE MULTIMODAL INFRASTRUCTURE AND EXPAND DISTRICT BOUNDARIES TO SUPPORT COHESIVE GROWTH AND NEIGHBORHOOD TRANSITION.

# PROPOSED DOWNTOWN FUTURE LAND USE POLICY

POLICY ELEMENT	DETAILS
Density	Outer: 48 du/acre Core: 60 du/acre
FAR	0.75 for non-residential uses
Subdistricts	Core (high intensity), Outer (transition)
Design Focus	Walkability, mixed-use, architectural cohesion

# MOBILITY AND PUBLIC SPACE POLICIES

## **MULTI-MODAL TRANSPORTATION INTEGRATION**

POLICIES SUPPORT DIVERSE TRANSPORTATION OPTIONS INCLUDING E-BIKES, SCOOTERS, AND TRADITIONAL VEHICLES TO ENHANCE MOBILITY.

## **PRESERVING WALKABILITY**

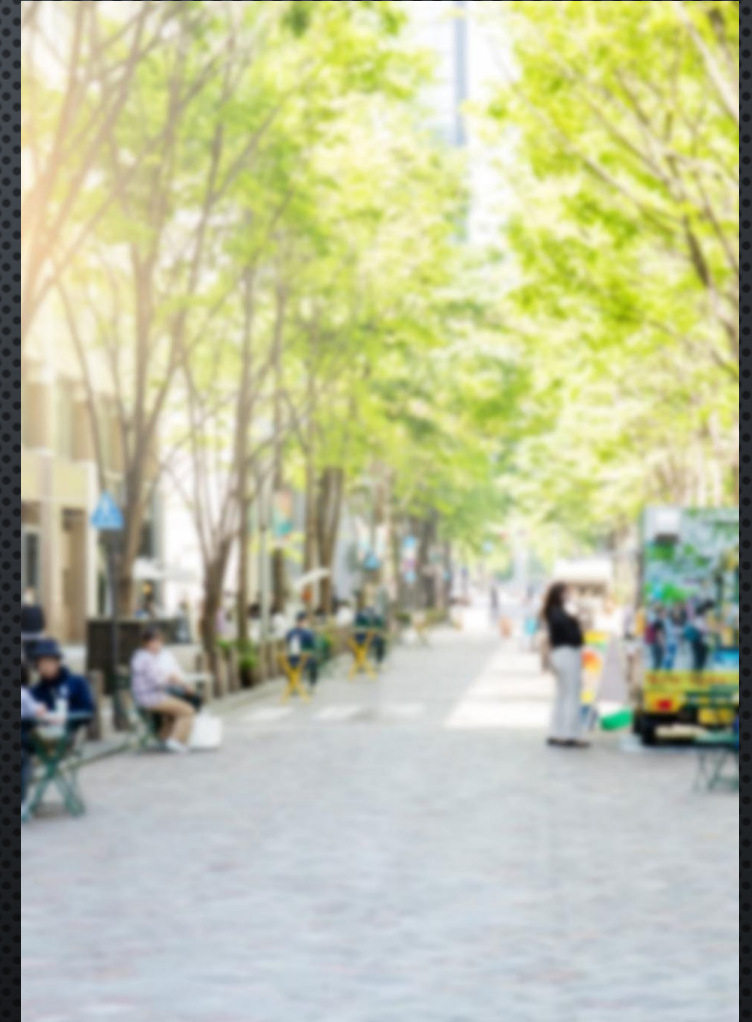
DEVELOPMENT LEVERAGES STREET GRIDS AND ALLEYS TO MAINTAIN WALKABILITY AND REDUCE TRAFFIC IMPACTS IN DOWNTOWN AREAS.

## **PUBLIC SPACE ENHANCEMENTS**

REDEVELOPMENT INCLUDES CIVIC SPACES, POCKET PARKS, SHADED SEATING, AND ROOFTOP TERRACES TO ENRICH COMMUNITY INTERACTION.

## **CATALYTIC PUBLIC-SERVING USES**

TOWN-OWNED PROPERTIES WILL HOST RECREATION FACILITIES AND TRANSIT HUBS TO SUPPORT MOBILITY AND COMMUNITY NEEDS.



# LAND DEVELOPMENT CODE AMENDMENTS

# DEVELOPMENT STANDARDS FOR CORE AND OUTER SUBDISTRICTS

REGULATION	CORE SUBDISTRICT	OUTER SUBDISTRICT
Max Height	7 stories + 4 stories structured parking (optional)	4 stories
Density	60 du/acre	48 du/acre
Active Ground Floor	60% GFA	30% GFA
Building Coverage	90% maximum	70% maximum

# ARCHITECTURAL AND STREETSCAPE REQUIREMENTS



## COHESIVE ARCHITECTURAL STYLES

PREFERRED STYLES INCLUDE MEDITERRANEAN REVIVAL AND MIAMI MODERN, PROMOTING FLEXIBILITY WITH COMPLEMENTARY DESIGNS APPROVED BY AUTHORITIES.

## BUILDING MASS AND FACADE DESIGN

BUILDINGS MUST AVOID MONOLITHIC FORMS USING STEP-BACKS AND HORIZONTAL BREAKS FOR FACADES LONGER THAN 200 FEET FOR VISUAL INTEREST.

## PEDESTRIAN-ORIENTED STREETSCAPE

GROUND-LEVEL DESIGN EMPHASIZES ACTIVE USES, PEDESTRIAN ENTRANCES, PLANTING ZONES, BENCHES, TREE WELLS, AND BIKE RACKS FOR WALKABILITY.

## LANDSCAPING AND BUFFERS

AT LEAST 10% OF LOT AREA MUST BE LANDSCAPED WITH BUFFERS ADJACENT TO SINGLE-FAMILY DISTRICTS, INCLUDING PLANTING AND FURNISHING ZONES.

# INFRASTRUCTURE AND MOBILITY COORDINATION

## DEVELOPER INFRASTRUCTURE RESPONSIBILITIES

DEVELOPERS MUST BUILD OR FUND UTILITIES AND ROADWAYS, WITH OVERSIZED INFRASTRUCTURE BENEFITING PUBLIC PROJECTS.

## MOBILITY STANDARDS AND COORDINATION

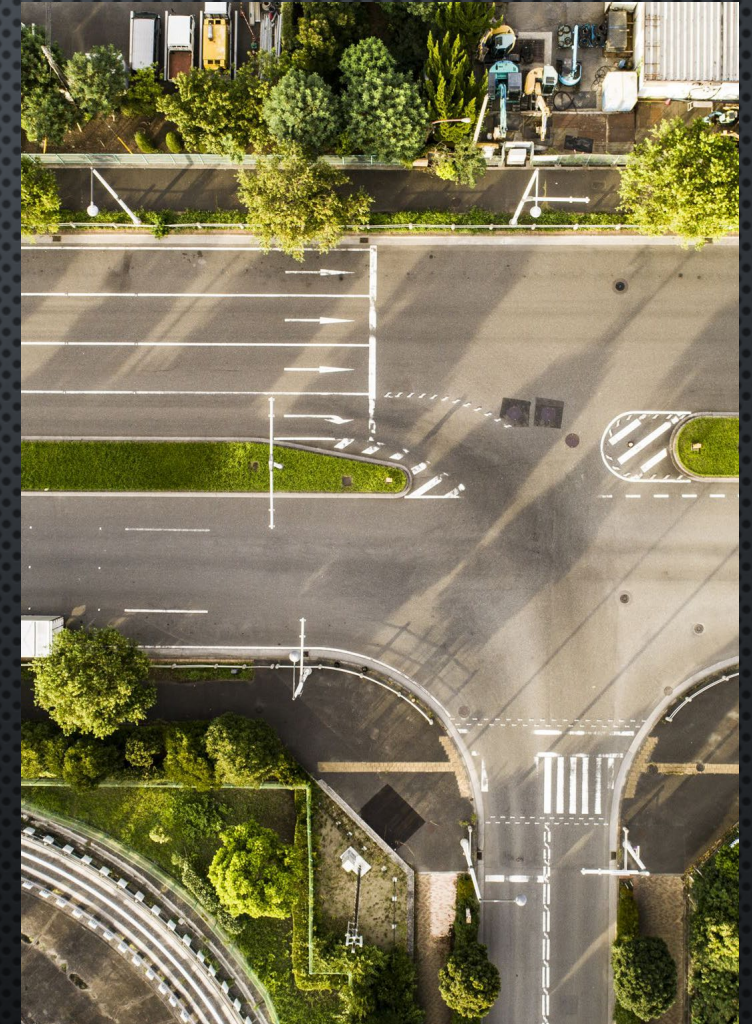
COORDINATION WITH REGIONAL AGENCIES MITIGATES TRAFFIC IMPACTS AND IMPROVES CONNECTIVITY ACROSS THE TOWN.

## MULTIMODAL TRANSPORTATION PLAN

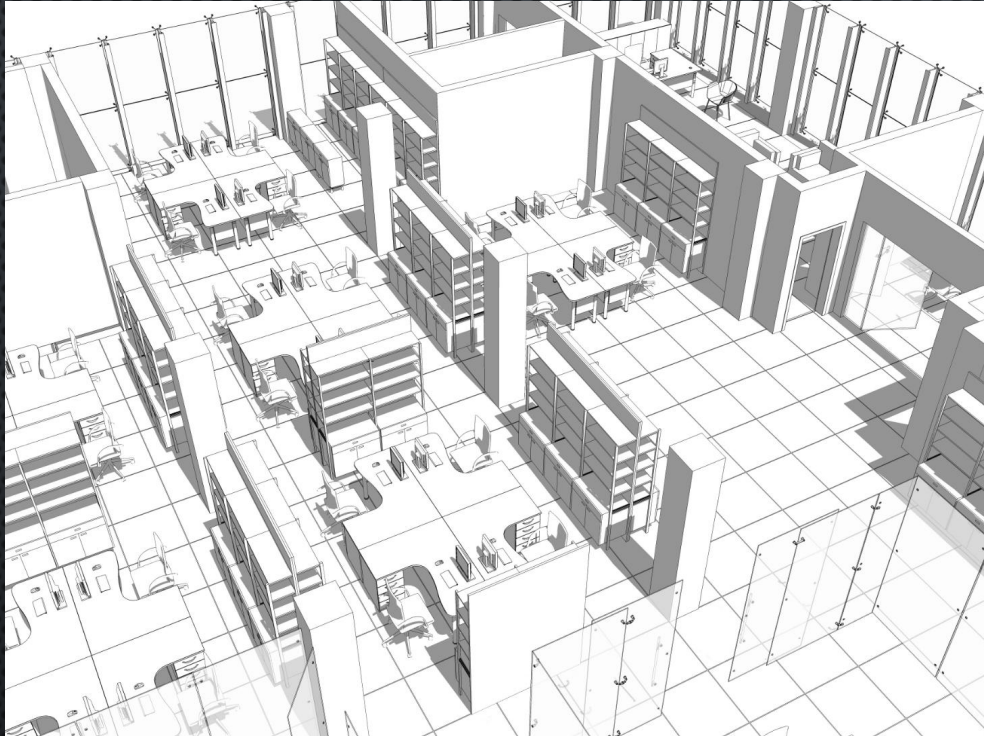
THE MOBILITY PLAN PROMOTES MICRO-MOBILITY, LAST-MILE TRANSIT, AND PROTECTED BIKE LANES FOR BETTER URBAN MOBILITY.

## RECREATION SPACE REQUIREMENTS

DEVELOPMENTS MUST ALLOCATE AT LEAST 10% OF SITE AREA FOR PARKS, PLAZAS, OR ACTIVE AND PASSIVE AMENITIES.



# WAIVER PROVISIONS AND PUBLIC BENEFIT CRITERIA



## **STRUCTURED WAIVER PROCESS**

THE LDC AMENDMENTS CREATE A STRUCTURED WAIVER PROCESS ALLOWING FLEXIBILITY WHILE PROTECTING PUBLIC INTERESTS.

## **PUBLIC BENEFIT REQUIREMENTS**

WAIVERS REQUIRE CLEAR PUBLIC BENEFITS LIKE ACCESSIBLE OPEN SPACE, SURPLUS PARKING, OR INFRASTRUCTURE IMPROVEMENTS.

## **REVIEW AND DOCUMENTATION**

APPLICANTS SUBMIT DETAILED PLANS AND JUSTIFICATIONS, REVIEWED BY MULTIPLE COMMUNITY DEPARTMENTS AND BOARDS.

## **SPECIFIC WAIVER TYPES**

WAIVERS INCLUDE PARKING REDUCTIONS, HEIGHT INCREASES FOR FEATURES, PARKING EXCLUSIONS, AND LANDSCAPING ADJUSTMENTS.

# ECONOMIC DEVELOPMENT STRATEGIES

## **WORKFORCE DEVELOPMENT**

ALIGN EDUCATION PROGRAMS WITH INDUSTRY NEEDS TO BUILD A SKILLED WORKFORCE THAT SUPPORTS ECONOMIC GROWTH.

## **BUSINESS INCENTIVES**

PROVIDE INCENTIVES TO BUSINESSES OFFERING SALARIES ABOVE MEDIAN INCOME TO STIMULATE INVESTMENT AND JOB CREATION.

## **PROPERTY IMPROVEMENT GRANTS**

OFFER GRANTS FOR REHABILITATING BUILDINGS THAT HAVE NOT BEEN IMPROVED IN OVER 25 YEARS TO ENHANCE URBAN INFRASTRUCTURE.

## **COLLABORATIVE PARTNERSHIPS**

FOSTER PUBLIC-PRIVATE PARTNERSHIPS AND SUPPORT BUSINESS IMPROVEMENT DISTRICTS TO BOOST DOWNTOWN FUNCTIONALITY AND COMMERCE.

# SUMMARY

# KEY TAKEAWAYS AND IMPLEMENTATION

## **MODERNIZING REGULATIONS**

AMENDMENTS AIM TO UPDATE LAND USE POLICIES AND DEVELOPMENT STANDARDS TO SUPPORT SUSTAINABLE AND COMPATIBLE GROWTH.

## **STRUCTURED WAIVER PROCESSES**

WAIVER PROCESSES ARE LINKED TO PUBLIC BENEFITS TO ENSURE BALANCED DEVELOPMENT OUTCOMES.

## **IMPLEMENTATION AND ENGAGEMENT**

IMPLEMENTATION INVOLVES PUBLIC REVIEW, STAKEHOLDER ENGAGEMENT, AND FORMAL ADOPTION BY AUTHORITIES.

## **ENHANCING DOWNTOWN LIVABILITY**

FOCUS ON CONNECTIVITY, ECONOMIC RESILIENCE, AND PRESERVING DOWNTOWN CHARACTER.

COMP PLAN TEXT

## Objective 12

Redevelopment of the Historical Downtown Area: A Downtown Future Land Use Classification is established to facilitate the redevelopment of the historical Park Avenue downtown and the immediate surrounding area. This land use category encourages a dense, vibrant, walkable mixed-use downtown that combines residences, businesses, and civic spaces, ~~and that is~~ This district shall be well-integrated into the surrounding neighborhoods and maintain the community's traditional scale and quaint charm, while promoting the redevelopment of infill parcels. This land use classification is also intended to facilitate development that complements a future tri-rail station.

### Policy 12.1

The Downtown Land Use classification is implemented by the Park Avenue Downtown District (PADD) zoning district. ~~The Downtown Future Land Use shall provide for the development or redevelopment of compact residential and non-residential or mixed-use buildings to complement the existing buildings. Residential uses shall be designated as permitted by right within the district, subject to compliance with applicable development standards and design criteria.~~

New development shall be designed to respect and complement the Mainstreet character, scale, and form of existing buildings in the surrounding area through building form and placement. Replication of outdated commercial architectural styles is not required; instead, compatibility shall be achieved through thoughtful design that reinforces the community's established identity.

The Town shall encourage the use of specific architectural styles that reflect the desired character of the district, as identified in the zoning district. These styles shall promote visual cohesion and enhance the aesthetic quality of the built environment.

### Policy 12.2

~~Within section 3.4.3 "Future Land Use Classification System" the Downtown Land Use provides for a density of 48 du/acre and a FAR of 3.0 across the entire contiguous area.~~

~~The Commission may approve a project greater than 48 du/acre so long as the average density of development within the entire contiguous Downtown Land Use area does not exceed 48 du/acre, and is consistent with the policies contained herein and meets the land development regulations. The land development regulations shall provide for a maximum FAR of 3.0 for non-residential uses. Development of sites within the Downtown Land Use may exceed the maximum 3.0 FAR, so long as the average FAR~~

~~for the entire Downtown Land Use area does not exceed 3.0, is consistent with the policies contained herein and as provided in the land development regulations.~~

The Downtown Land Use classification is implemented by the Park Avenue Downtown District (PADD) zoning district. The zoning district shall have at least two subdistricts reflected on the Zoning map.

The Core District is the central commercial core with the most intense building development within the downtown district, with a mix of uses including multifamily residential, office uses and ground floor active uses, is allowed. The greatest development intensity should be oriented towards 10<sup>th</sup> Street, to create a signature mixed-use corridor.

The Outer District is intended to function as a transition zone between the Core District and land area outside of the PADD. Development should respect the scale of the pedestrian streets along Park Avenue, Foresteria Drive, and 9<sup>th</sup> Street.

Each individual site plan or project within the Park Avenue Downtown District (PADD) must follow the specific rules for density (the number of dwelling units per acre) and intensity (the amount of building area compared to the size of the lot) that apply to its location, as established for the district and listed in the following table:

<u>Subdistrict</u>	<u>Core</u>	<u>Outer</u>
<u>General District Description</u>	<u>Parcels fronting 10<sup>th</sup> Street and Park Avenue, west of 8<sup>th</sup> Street.</u>	<u>Parcels serve as a transition zone between the Core and adjacent residential uses outside of the PADD.</u>
<u>Maximum Density</u>	<u>60 du/acre</u>	<u>48 du/acre</u>
<u>Maximum Intensity</u>	<u>FAR of 0.75 for non-residential development.</u>	<u>FAR of 0.75 for non-residential development.</u>

### Policy 12.3

~~The land development regulations developed to implement the Downtown Land Use and PADD zoning district shall provide for compatibility of adjacent land uses by establishing criteria to address buffering and to control the height and intensity of structures to mitigate the impacts of development on adjacent zoning districts, particularly single-family districts.~~

The Town shall ensure that development within the Downtown Land Use and is compatible with adjacent land uses, particularly low-density and single-family residential neighborhoods. To achieve this, the Land Development Code (LDC) shall include clear and enforceable standards addressing:

- Appropriate transitions in building height, massing, and intensity;
- Buffering techniques such as landscaping, setbacks, and building step-downs;
- Context-sensitive design strategies, such as architectural treatments, that protect neighborhood character and minimize adverse impacts.

These standards shall guide the design and placement of new development to ensure it is appropriately scaled and integrated with surrounding uses.

#### Policy 12.4

Development and redevelopment shall be supported by publicly accessible civic spaces, usable open space, walkable and bikeable streets, and served by varied forms of public and private transportation.

Given the PADD's limited land area and existing development pattern, usable open space should focus on urban amenities that enhance the pedestrian experience and provide visual and social relief within the built environment such as pocket parks, shaded seating areas, courtyards, rooftop terraces, or activated streetscape zones designated for public use.

#### Policy 12.5

~~Development shall provide for and accommodate various alternative mobility and micro-mobility options, consistent with policies of the Transportation Element, to achieve the safe interconnectivity of vehicular, pedestrian, and other non-motorized movement, and promote sustainability.~~

All new development and redevelopment within the PADD shall support a safe, efficient, and sustainable multi-modal transportation network. Development shall:

- Leverage the existing street grid and alley network for access, parking, and service functions to reduce traffic impacts and preserve walkability;
- Incorporate site planning and traffic mitigation strategies—such as access management, shared parking, and transportation demand management (TDM)—to address cumulative transportation impacts; and
- Accommodate alternative mobility and micro-mobility options consistent with the Transportation Element and the adopted CRA Master Plan and Mobility Plan;
- Recognize the mobility fee as a key tool to fund infrastructure improvements and reduce automobile dependency.
- Enhance on-site connectivity and safety through internal circulation networks, cross-block passages, minimized curb cuts, and on-street parking;

#### Policy 12.6

The Town shall prioritize catalytic public-serving uses on town-owned properties such as recreation, civic space, transit or public parking ~~continue to pursue a proposed train station location immediately adjacent to the Downtown future land use area,~~ in support of its redevelopment and mobility goals.

## Optional New Policies

### Waivers and Public Benefit

Policy X.X: The Town may grant waivers for development in the PADD only when a clearly defined public benefit is provided, consistent with the provisions of the Land Development Code (LDC). Public benefits may include, but are not limited to, the provision of publicly accessible recreation or open space, surplus public parking, or the construction of infrastructure with capacity exceeding the needs of the proposed development. All such waivers shall be evaluated based on established criteria to ensure transparency, equity, and alignment with community goals.

### Infrastructure

Policy X.X: All necessary infrastructure improvements, including but not limited to utilities, shall be constructed or funded by the developer as a condition of development approval. Developers may elect to construct infrastructure with capacity exceeding the needs of their project to meet the requirements of a waiver. When such overbuilt infrastructure provides measurable benefit to the broader community—such as serving future development or relieving existing deficiencies—it may be considered a public benefit, subject to criteria established in the Land Development Code (LDC).

### Design Criteria

Policy X.X: The Town shall support the enhancement of alleyways as shared spaces that may accommodate both parking and safe pedestrian activity.

Policy X.X: The Town shall prioritize opportunities to adapt downtown alleyways for additional parking where appropriate, ensuring convenient access to businesses and supporting overall downtown functionality.

Policy X.X: The Town shall require development within the Core Sub-district to incorporate streetscape improvements to enhance walkability, including a planting and furnishing zone. Other elements which enhance the streetscape are encouraged, such as awnings and canopies projecting over the sidewalk.

Policy X.X: The Town shall require that development along 10th Avenue and Park Avenue provide active ground floor uses.

Policy X.X: The Town shall continue to establish provisions for Live/Work units by encouraging such use in the Core and Inner Sub-districts of the PADD.

### Economic Development:

Policy X.X: The Town shall support the economic viability of Downtown by prioritizing education and workforce development, supporting local business development, and exploring ways to reduce costs for businesses through the following strategies:

- Align education and workforce programs with target industry needs to better enable the workforce to meet the needs of potential City businesses.
- Identify strategies to incentivize development in the PADD for new businesses generating jobs with an average salary of at least 15% or higher than the current median income in the Town.
- Assist local businesses in creating a Business Improvement District or Mainstreet organization to further enhance the PADD.
- Encourage communication, collaboration, awareness, and partnerships between the public and private sectors.
- Implement building improvement grants for buildings that have not been improved (rehabilitated or beautified) in 25 or more years.

### Parking

Policy X.X: The Town shall enhance accessibility to Downtown and support local businesses through increased parking options by utilizing town-owned properties to provide additional parking, pursuing public-private partnerships to build structured parking, and encouraging the development of on-street parking along Park Avenue and all cross-streets where right-of-way is available within the PADD.

Policy X.X: The Town shall conduct a Parking In-Lieu Fee Study that allow flexibility in meeting parking requirements within Downtown, including the establishment of a Payment in Lieu of Parking Program consistent with the Downtown Parking Master Plan. This program will enable developers to contribute to a dedicated fund for public parking and mobility improvements in lieu of providing required on-site parking spaces.

### Transportation

Policy X.X: The Town shall coordinate with Palm Beach County and the Palm Beach Transportation Planning Agency (TPA) to identify and support intersection and roadway improvements that enhance overall mobility and connectivity by expanding transportation options without compromising the character of the Town's downtown or its right-of-way constraints.

Policy X.X: The Town shall coordinate with Palm Beach County and the Palm beach Transportation Planning Agency (TPA) to continue collaborations on a regional commuter rail.

Policy X.X: The Town shall coordinate with Palm Beach County to implement signal timing optimization and intersection management strategies to improve traffic flow and reduce delays, particularly within the Core and Inner Sub-districts where there are higher intensities and densities.

Policy X.X: The Town shall continue to implement and periodically update its Mobility Plan to enhance overall mobility and reduce car dependency through pedestrian and bicycle facility improvements.

Policy X.X: The Town shall encourage safe, convenient, and effective motorized and alternative means of transportation and transit systems by utilizing funds from the Town's mobility-fee to implement the following strategies:

- Pursue opportunities to introduce micro-mobility options such as e-bikes, electric scooters, and shared bicycles.
- Explore the potential for a "Last Mile" local circulator between the potential train station and points of interest to enhance connectivity to the Downtown.
- Continue to pursue the creation of the Lake Park Legacy Loop, a pedestrian/bike route that connects points of interest in Lake Park.
- Prioritize the construction of protected bike lanes.

LDC TEXT

#### Sec. 78-70(b)(7): Waivers

- a. Purpose and intent. The intent of this section is to provide for waivers for certain development standards for site plans within the PADD district, provided an applicant meets or exceeds the waiver criteria set forth ~~herein under subsection b. below~~, as determined by the town commission, to establish clear criteria and procedures for granting development waivers in the PADD, ensuring that such waivers are only approved when a clearly defined public benefit is provided, consistent with the goals of the Comprehensive Plan and this Code.
- b. Applicability. These regulations apply to all development proposals within the PADD that seek relief from specific development standards through a waiver process.
- c. Eligibility for waivers. Waivers may be granted only when the proposed development provides a clearly defined public benefit as determined by the community development director. The waiver must not compromise public health, safety, or welfare, and must remain consistent with the intent of the underlying zoning regulations.
- d. Evaluation criteria. Waiver requests shall be evaluated based on the following:
  1. Further the purpose and intent of the PADD, including the architectural and site design elements
  2. Nexus and proportionality of the public benefit to the requested waiver;
  3. Permanence and accessibility of the public benefit;
  4. Consistency with the Comprehensive Plan, CRA Master Plan, and Mobility Plan;
  5. Equity and transparency in the application of waiver provisions;
  6. Design quality and contribution to community character including compatibility with the style and characteristics of surrounding structures
- e. Application and review process. Applications for a waiver shall be submitted together with a site plan to the community development department. Applicants seeking a waiver must submit:
  1. A written justification to identify the land development regulations from which the applicant seeks a full or partial waiver, explain the reason for each waiver requested, and the extent to which the requested waiver, if granted, would depart from the land development regulations established by this section, and an analysis demonstrating how the benefit exceeds minimum code requirements;
  2. A site plan which is sufficient to identify the land which is subject of the waiver request, and showing the proposed public benefit if on site;
  3. Any additional documentation required by the Community Development Department.
- f. Review and approval. Upon the determination of the community development department that the site plan and waiver application complete, community development shall schedule the site plan and waiver applications for consideration by the planning and zoning board and the town commission.
- g. Conditions and mitigation. The commission may impose conditions or limitations upon the waivers it grants to ensure that the spirit and intent of the PADD. Additionally, the commission may require mitigation on or off site in exchange for the granting of waivers, or as a public benefit.
- h. Waivers permitted. Review criteria. ~~In order for a waiver to be approved, the town commission shall find that the application furthers the purpose and intent of the PADD, meets the architectural and site design elements of the PADD, is compatible with the style and characteristics of surrounding structures, provides a public benefit in exchange for each waiver requested and complies with the standards below~~
  1. Off-street parking waiver. Up to ten percent of the number of parking spaces for a specific property and use or uses, as required by 78-70-3 78-70-4 may be waived upon the town commission's determination that:

(a) The subject property complies with ADA requirements, respective loading requirements for certain uses, and no property shall have less than five parking spaces; and

(b) There is a sufficient number of off-street parking spaces in the town's adopted Downtown Parking Master Plan to accommodate the waiver request; and

(c) A parking needs analysis for the proposed property and its use or uses demonstrates that up to ten percent less of the parking spaces required pursuant to Table 78-70-3 78-70-4 would be sufficient. The parking needs analysis shall be prepared by a Florida registered engineer or architect, certified (AICP) planner who has the demonstrated qualifications and expertise to perform such an analysis; or

(d) The proposed use is an adaptive re-use within an existing structure and there is insufficient space on site to accommodate all of the required parking, provided that a parking needs analysis pursuant to subsection 1.(c) above is submitted and parking is available pursuant to subsection 1.(b) above.

2.Height waiver. The town commission may waive up to a 20 percent increase in the height of a building for architectural features, provided:

(a) The increased height enhances the structure's architectural features and the commission finds that doing so would improve building aesthetics and massing. Examples of these architectural features include parapets, shielding mechanical equipment, cooling towers, elevator shafts, and other elements; and

(b) The increased height would not negatively impact the light, air flow, and aesthetics of abutting single-family dwellings or single-family dwellings across a street or alleyway.

#### OPTIONAL:

3. Structured parking waiver. For structures in the Core Sub-District, up to four three levels (maximum of 40 feet) of structured parking may be excluded from the maximum height of a structure, even if active liner uses are proposed, upon the town commission's determination that all of the following conditions exists:

(a) The applicant is proposing structured parking to meet the code required parking. In addition to meeting the required parking, an applicant seeking a structured parking waiver shall provision public parking equivalent to a minimum of ten percent of the required parking. This public parking shall be located on the ground floor of the structured parking area, be free of charge, and marked and reserved for public use in perpetuity.

(b) Pursuant to a review of shadow studies, the additional height would not significantly impact the light, air flow, and aesthetics of any abutting single-family dwellings or multifamily dwellings or those that are located across a street or alleyway in a manner that creates substantial negative or detrimental impacts, as determined by staff, or as determined by the town commission. This waiver shall not be combined with an off-street parking waiver under subsection 1. above.

4. Landscaping species waiver. The commission may grant a waiver of a particular species of vegetation, hedges, or trees, or the quantity, quality, or height requirements of the species required herein where there is a conflict with the requirements of another public agency, or public or private utility, provided the commission finds that public's interest is better served by accepting the public agency, or utility's landscaping species.

## Sec. 78-70(g): Landscaping Requirements

- (3) ~~*Properties along 10th Street.*~~ New development, substantial renovation or redevelopment shall provide a minimum five foot landscape strip directly abutting 10th street, and a minimum six foot sidewalk. Should there be insufficient public right of way to accommodate the landscaping and/or sidewalk, the property owner shall provide an easement on its property for the installation of the landscape strip and sidewalk improvements. Materials within the 5 foot landscape strip shall be consistent with the aesthetics established along the 10th Street corridor.
- (3) *Properties within the Core Sub-District.* New development, substantial renovation or redevelopment shall provide a minimum of six-foot planting and furnishing zone along the primary frontage, in addition to a minimum six-foot sidewalk, which includes tree wells with grates combined with hardscaped areas for benches, bike racks, trash receptacles, and streetlights or signs, in accordance with the following standards:
- a. Planting and furnishing zones must be configured to maintain ADA compliance.
  - b. Planting and furnishing zone location and design must be coordinated with existing and future utilities.
  - c. Minimum width of 6 ft. min. for understory trees; 10 ft. min. for canopy trees.
    - 1. Canopy (shade) trees shall be provided in the planting strip of the streetscape spaced at not more than 40 foot spacing. Trees are required to be planted in either a continuous planting strip or in tree wells using structural soil. A root barrier shall be provided when the planting strip is less than 10 feet in width.
    - 2. Understory tree spacing at an average of 20 feet on-center, or fraction thereof.
  - d. Any street furniture or other vertical features such as benches or vertical landscape barriers must be distanced from the curb a minimum of 2 feet.
  - e. Should there be insufficient public right-of-way to accommodate the landscaping and/or sidewalk, the property owner shall provide an easement on its property for the installation of the planting and furnishing zone and sidewalk improvements.

## Sec. 78-70(h): Architectural Requirements

All nonresidential and mixed-use structures shall meet the design regulations of chapter 78, article XII and this section. Supplemental regulations associated with the PADD's architecture shall be applicable to multi-family and attached residential, mixed use and nonresidential development and include the following elements:

- (1) An overall, unified design and character and compatibility with surrounding structures aesthetics that respects historic context by encouraging adaptive reuse;
- (2) Preferred architectural styles shall include Mediterranean Revival along Park Avenue, modern designs or Miami Modern along 10th Street, or any architectural style complimentary of those listed herein that has been approved by the town commission's approval of a site plan;
- (3) Building massing that addresses the street by meeting a minimum frontage occupation of 60%, creating a pedestrian-oriented environment. Frontage occupation refers to the amount of the front building face that meets the minimum setback;
- (4) Ground level retail space or other ground level amenities which are of interest to pedestrians and serve the surrounding neighborhoods, with primary pedestrian entrances oriented to face the street with a six foot wide walkway connecting to the public sidewalk;
- (5) No blank walls, dead spaces, or features that hinder the pedestrian experience;
- (6) A single, large, dominant building mass shall be avoided. Multiple smaller buildings or multiple volumes over a single podium are encouraged over fewer large buildings. Changes in mass must be provided, related to entrances, the integral structure, and the organization of interior spaces and activities.
  - a. Features such as porches, chimneys, cornices, windows and doors must be proportional to other features of the building as well as the overall building form.
  - b. Additions, connective wings, and outbuildings shall be secondary to the primary building form.
  - c. Horizontal rhythm should be established by the organization of the building facade into horizontal bands which provides human scale and proportion to the facade.
  - d. Vertical rhythms should be established in the facade through alignment of windows, openings, pilasters, and columns.
- (7) Roof form shall include height variation and articulation which reflects the mass and architecture of the building below. Additional elements such as parapets may be used to

achieve variations in roof form. Roof forms that overwhelm the mass of the primary building form and complicated rooflines are to be avoided.

- (8) The use of common features such as parapet or clay tile roofs, the particular shape of windows and doors, and ornamentation;
- (9) A variety of protective features, attentive to the South Florida climate, such as arcades and awnings, building overhangs, landscaping, and the size, location, and shape of windows and doors, including architectural detailing of the same;
- (10) The use of textured or smooth stucco, roof tiles, painted window frames, and stucco moldings.
- (11) Tones of white, creams, and pastels should be considered for colors.
- (12) For proposed structures in the Core and Inner sub-districts adjacent to existing buildings requiring the minimum 15 foot interior side yard building setback, the space on the ground floor shall be utilized to create a public or private plaza, or midblock connection.
- (13) Buildings over four stories shall be designed to provide at least one building step-back beginning on the fifth floor when adjacent to a public right-of-way or single family residential. Step-backs shall serve to soften the facades and better integrate them into the surrounding area and shall be deemed acceptable by staff and by the town commission. Minimum step-back depth shall be 20 feet and may incorporate outdoor living or other features.
- (14) ~~Buildings over four stories shall incorporate a horizontal break in the facade after 200 feet of continuous facade length. The facade separation shall be a minimum break of 40 feet or other dimension that serves to adequately soften the facade and provide architectural air flow.~~
- (15) Maximum allowable projections and encroachments of architectural elements.

Elements	Front, Street Side, and Rear Setbacks		Interior Side Setback	0 ft. setback (no setback)
	Setback = 10 ft. or less	Setback = greater than 10 ft.		
Bay Windows	3 feet <sup>5</sup>	3 feet <sup>5</sup>	3 feet	Upper floor only, 3 ft. into a public right-of-way <sup>2</sup>
Balconies	6 feet <sup>5</sup>	6 feet <sup>5</sup>	3 feet	Upper floor only, 3 ft. into a public right-of-way <sup>2</sup>
Awnings <sup>4</sup>	6 feet	6 feet	3 feet	24 in. from the face of the curb <sup>2</sup>
Stoops	6 feet	6 feet	3 feet	Not Permitted
Stairs	6 feet	8 feet	3 feet	Not Permitted
Porches <sup>1</sup>	6 feet	8 feet	3 feet	Not Permitted
Roof eaves, chimneys, and ramps	May encroach into all setbacks			Roof Eaves only, 3 ft. into a public right-of-way <sup>2</sup>
Cornice <sup>3</sup>	May encroach into all setbacks			1 ft. into a public right-of-way <sup>2</sup>

### Notes:

1. The encroachment of porches shall only be permitted in conjunction with residential units.
2. Right-of-way encroachments shall be a minimum of 11 feet above the sidewalk.
3. A cornice line shall project a minimum of 2 inches from the front elevation of the structure.
4. The placement of awnings shall take into consideration the overall composition of the facade. Awnings shall be designed to fit between vertical architectural elements or features including but not

Table 78-70-1: Permitted and Special Exception Uses

TABLE 78-70-1 PERMITTED AND SPECIAL EXCEPTION USES PARK AVENUE DOWNTOWN DISTRICT			
NOTES P = Permitted, may be subject to additional standards. SE = Special Exception Use, Town Commission Approval Required.			
USE CATEGORY	Outer Sub District	Core Sub District	Additional Standards
<b>I. RESIDENTIAL</b>			
Apartment/Townhouse/Dwelling Unit	SE P	SE P	1
Townhouse	P	P	
Duplex	P	P	
Multiplex	P	P	
Single family Subdivision	P	SE	
<b>I a. MIXED RESIDENTIAL/COMMERCIAL</b>			
Airbnb's/Bed and Breakfast Inn, within existing single family structure	P	P	2
Live-work unit - studio	SE P	SE P	3
Live-work unit - apartment	SE P	SE P	3
<b>II. BUSINESS AND PROFESSIONAL OFFICES</b>			
Business Office	P	P	
Offices for Medical and Dental Practices	P	P	
<b>III. PERSONAL SERVICES</b>			
Barbershop, Beauty Salon, or aesthetician, or spa	P	P	
Dry Cleaning and/or Laundry, Drop-off and Pickup Only	SE	SE	6
Financial Institutions, including Banks and Credit Unions	SE	P	7
Gymnasium, Spa, and Health Club	SE P	P SE	
Gymnasium, public	P	P	
Parking Lot or Structure, Public or Private	SE P	P	8
Printing, Blueprinting, and Related Services	P	P	
Studios, including for Art, Dance, Drama, Interior Design, Music, Photography, Film, Tailoring	P	P	5
<b>IV. RETAIL AND COMMERCIAL</b>			
Art Gallery	P	P	
Bakery	P	P	4
Bicycle or Scooter, Sales and Rental	P	P	9
Coffee Shop	P	P	
Consignment Shop	P	P	
Craft Distillery	SE P	P	19
Deli, café	P	P	
Department Store, including Apparel, Housewares, Dry Goods, Notions, Jewelry, Home Furnishings, etc.	P	P	
Distillery	SE P	P	20

Fruit and Vegetable Market	P	P	10
Grocery Store, Specialty	P	P	11
Hotel or Inn	SE P	SE P	12
Ice Cream Parlor	P	P	
Mail, Shipping and Packing Stores (Private)	P	P	
Microbrewery	SE P	P	13
Brewery	SE P	P	
Brewpub	SE P	P	
Restaurant, General	SE P	P	14
Restaurant, Specialty	SE P	P	15
Retail, including Apparel, Beauty Supplies, Boutiques, Electronics, Flowers, Gifts, Hobby Supplies, Jewelry, Office Supplies, Music Media, Musical Instruments, etc.	P	P	
Small scale food and beverage production	SE P	P	16
Wineries	SE P	P	21
<b>V. RECREATION</b>			
Athletic court, Outdoor	SE	SE	
Entertainment, Indoor	SE P	SE P	
Theater, Indoor	SE P	P	
<b>VI. CIVIC USES</b>			
Government Offices	P	P	17
Schools, Post-Secondary	SE	SE	18
Train Stations and Accessory Uses	SE P	SE P	22

<u>Table 78-70-2 – PADD Development Regulations</u>		
	OUTER Sub-District	CORE Sub-District
Building Height (Maximum)	4 stories <del>(56 feet)</del>	7 stories, <del>12 stories (160 feet). See 78-70(b)(7)b.3. for an additional height waiver for structured parking.</del>
Story Height	Maximum 12 feet per story, 20 feet maximum for ground floor	Maximum 12 feet per story, 20 feet maximum for ground floor, and top floor or middle floor
Minimum Building Height	<u>None</u>	New development shall have a minimum building height of <u>2 two</u> stories.
Building Coverage	<u>70</u> -90% maximum	90% maximum
Front Setback	15 feet (Minimum)	15 feet (maximum), <u>6 feet (minimum) where planting and furnishing zone is required.</u>
Side Setback (Interior)	None  15 feet when adjacent to single-family <del>uses districts</del>	15 feet when adjacent to existing buildings <u>including single family buildings.</u>
Side Street Setback	None  15 feet when adjacent to single-family <del>uses districts</del>	<u>15 feet when adjacent to single-family uses *</u>
Rear Setback	None  15 feet when adjacent to single-family <del>uses districts</del>	None
Parking Standards	Parking shall be located at the rear of the site, <del>except for townhouse driveways with preference along an alley</del>	Parking shall be located at the rear of the site, <u>with preference along an alley</u>
Sidewalk Width (Minimum)	10 feet	10 feet
<u>Lot Size</u>	<u>None</u>	<del>4 acre (minimum, or Outer Sub-District Regulations shall apply)</del> <u>None</u>

<u>Density</u>	Maximum density shall be 48 dwelling units per acre. <del>The town commission may approve a project in excess of 48 units provided that the average density for the entire contiguous Downtown Future Land Use area does not exceed 48 du/acre and the town commission finds it in keeping with the purpose and intent established for the PADD.</del>	Maximum density shall be <del>48</del> 60 dwelling units per acre. <del>The Town Commission may approve a project in excess of 48 units provided that the average density for the entire contiguous Downtown Future Land Use area does not exceed 48 du/acre and the Town Commission finds it in keeping with the purpose and intent established for the PADD.</del>
<u>Minimum Active Uses on Ground Floor<sup>2</sup></u>	<u>30% of the ground floor GFA</u>	<u>60% of the ground floor GFA</u>
<u>Minimum Active Use Liner Depth</u>	<u>15 feet</u>	<u>20 feet</u>

(\*) For those yards adjacent to single-family districts, even when separated by a right-of-way, a minimum 15 foot setback is required.

#### NOTES

1. At least 50 percent of the building line of all new construction and any substantial repair, renovation, rehabilitation, or restoration of an existing building shall have a front setback of zero feet. Recesses in the required zero setback building line for architectural features such as doors, courtyards, store front entrances etc., are permitted as part of the overall design of the building.

2. Active use, ground floor means an active use that attracts pedestrian activity, provides direct access to the general public from the sidewalk or the public open space, and conceals uses designed for parking and other non-active uses if present. Ground floor active uses generally include, but are not limited to, retail, other commercial, office, restaurants, coffee shops, libraries, institution, educational and cultural facilities, residential, and entrance lobbies.

**TABLE 78-70-378 70-4 REQUIRED OFF-STREET PARKING\*\* AND LOADING SPACES**

Use Category	Off-Street Parking for Residents, Customers and Employees, as applicable(**)	Loading Spaces Required(*)
Residential	1 space per housing unit	None
Live-work units	1 per residential component, see Table 78-70-1 (3) for commercial	None
Business and Professional Offices	1 per 500 SF	1 per 10,000 SF (1)
Personal Services	1 per 500 SF	1 per 10,000 SF
Outdoor Display	None	None
Outdoor Restaurant Seating or other facilities operated by number of seats (example, open-air patios, etc.)	1 per 3 seats	None
Restaurants	1 per 100 SF	1 per 5,000 SF
Retail and Commercial Brewery and similar indoor open areas	1 per 500 SF 1 per 500 SF	1 per 5,000 SF
Hotel/Airbnb/Bed and Breakfast Inn	1 space per rentable room, plus 1 space for each employee (maximum shift), plus 1 guest space per 3 rentable rooms	1 per 10,000 SF
Theater, Indoor	1 per 3 seats	1 per use, excluding movie theaters

**NOTES**

At least one loading space is required for all uses having less than minimum gross square feet.

(\*) All square footage calculations are based upon the gross square feet of building area.

(\*\*) For new development or change in use: Should a project be unable to provide all required parking on-site, the Town may consider the following options:

- 1) A maximum of 10% of required parking may be satisfied by using unallocated public parking spaces available in the *Downtown Public Parking Master Plan* identified herein.
- 2) The project may make a market rate contribution for the construction of additional public parking spaces pursuant to the *Downtown Public Parking Master Plan*, if said spaces will be available within six months of C.O.

## Section 78.XX – Developer Responsibility for Infrastructure Improvements

A. General Requirement. As a condition of development approval, and prior to the issuance of a certificate of occupancy, all necessary infrastructure improvements—including but not limited to water, sewer, stormwater, electric, telecommunications, and roadway facilities—shall be constructed or funded by the developer. Infrastructure improvements must meet the minimum standards established by the Town, the County and all applicable utility providers.

B. Oversized Infrastructure as Public Benefit. Developers may elect to construct infrastructure with capacity exceeding the projected demand of their development. Such oversized infrastructure may be considered a public benefit for the purposes of qualifying for development waivers, provided that:

1. The additional capacity serves future development or addresses existing infrastructure deficiencies;
2. The improvement is consistent with the Town's Capital Improvement Plan or other adopted infrastructure plans;
3. The benefit is measurable and documented through engineering analysis or utility demand projections.

C. Evaluation Criteria. Oversized infrastructure shall be evaluated based on the following:

1. Extent of Community Benefit – The degree to which the improvement supports broader community needs beyond the subject development.
2. Alignment with Town Plans – Consistency with adopted infrastructure, mobility, or capital improvement plans.
3. Long-Term Maintenance – The ability of the utility provider to maintain the infrastructure over time.

D. Documentation and Approval. Developers seeking recognition of oversized infrastructure as a public benefit must submit:

1. Engineering plans and capacity analysis;
2. Narrative describing the public benefit;
3. Agreements with utility providers, Palm Beach County, or the Town regarding ownership and maintenance.
4. Approval of such infrastructure as a public benefit shall be at the discretion of the Town Commission, based on staff recommendation and applicable review procedures.

## Sec. 78-XX – Mobility and Transportation Coordination Standards

A. Purpose. To ensure that development within the Town supports a multimodal transportation network, enhances connectivity, and aligns with regional mobility goals while preserving the character of the downtown and addressing right-of-way limitations.

B. Coordination with Regional Agencies

1. Interagency Coordination Required. All development applications that may impact regional transportation infrastructure shall be reviewed in coordination with Palm Beach County and the Palm Beach Metropolitan Planning Organization, if applicable.
2. Traffic Impact Mitigation. Applicants shall submit traffic studies, where applicable, that identify potential impacts and propose mitigation strategies consistent with the County's Unified Land Development Code (ULDC) and the Town's Mobility Plan.

C. Signal Timing and Intersection Management

1. Developer Contributions. Where warranted, developers may be required to contribute to signal upgrades or intersection improvements as a condition of approval.

## D. Mobility Plan Implementation

1. Compliance Requirement. All new development and redevelopment shall demonstrate consistency with the current Mobility Plan.
2. Mobility fee revenues shall be used to implement the following strategies:
  - a. Micro-Mobility Infrastructure. Installation of docking stations or designated parking areas for e-bikes, scooters, and shared bicycles.
  - b. Last-Mile Connectivity. Feasibility studies and pilot programs for a local circulator connecting existing transit stops to key destinations in the Downtown.
  - c. Lake Park Legacy Loop. Design and phased construction of the Lake Park Legacy Loop, a continuous pedestrian and bicycle route linking parks, civic spaces, and commercial areas.
  - d. Protected Bike Lanes. Prioritization of protected bike lane construction in all applicable roadway improvement projects.

## Sec. 78-XX Recreation Space

- A. All new developments within the PADD, and redevelopment that proposes more than 50% of the site to be disturbed, must provide a minimum of 10% recreation space, which includes passive or active recreation options, or both. Any landscaped area in this space may be used toward the 10% required landscape area. Recreation spaces may include a combination of:

1. Plazas, squares or courtyards
2. Parks including art parks, or dog parks
3. Playgrounds, splash pads or fountains
4. Outdoor sports courts
5. Greenways or trails
6. Indoor gym or recreation space

# Exhibit G

January 21, 2026 Commission Meeting.

Katia Zhestkova

Testimony:

I want to speak tonight not just about *what* is in this final draft, but **how we got here**, because under Florida's planning process, **how matters just as much as what**.

On **April 26**, this room was packed for the public workshop conducted by Kimley-Horn. Residents spoke clearly: they want a **historic, small-scale downtown**, not high-rise buildings.

On **June 2**, Kimley-Horn presented a draft that reflected that input.  
That draft:

- focused on **six stories**,
- used **48 dwelling units per acre**,
- and warned that **waivers — especially height and parking waivers — were a risk and should be removed**.

That is the **only draft residents ever saw**.

On June 2, the **only direction from the Commission** was a request to look at **one additional 10-story option**.

There was **no vote**, no authorization to increase density, no approval to add sub-districts, and no instruction to expand waivers.

Nearly **five months later**, the Commission is presented with final recommendations that include **major changes**:

- density increased from **60 units per acre** in certain areas.
- new or reworked **sub-districts**,
- and waivers that were once called a risk are now built into the system.

All traffic and infrastructure analysis in this study was done at **48 units per acre**, and even that showed problems.

There is **no updated analysis** supporting 60.

These changes were **never brought back to residents**.

Florida's planning process requires **meaningful public participation**.

When material changes are made after public workshops and presentations, residents must be informed, shown what changed, and given a chance to respond.

That did **not** happen here.

Just yesterday, we met with the Town Manager and Development Director. They told us the Town did **not** direct these changes and cannot explain how they occurred.

So tonight, the Commission is being asked to consider recommendations that are:

- materially different from what residents saw,
- not supported by updated data,
- and lacking clear authorization.

That is not a policy disagreement.

It is a **process breakdown**.

Until this is addressed, the **only version that reflects resident input, tested assumptions, and a transparent public process is the June 2 draft**.

Advancing these recommendations without resolving these process defects exposes the Town to serious legal vulnerability because they are not supported by the public record or the analysis presented to residents

# Exhibit H

Testimony Before Lake Park, FL Commission 1/21/2026:

Public Comment on the PADD 10<sup>th</sup> and Park Project:

Scrutiny of the Kimley-Horn Nov. 5, 2025 Report

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

Members of the Commission,

Tonight, we will hear from KH about their November 5<sup>th</sup> report, a planning document. It had been 5 months since their first report was submitted in June 2025, and I wondered why it took 5 drafts to reach November 5<sup>th</sup>. Who was giving the consultants directions during these drafts on what to specifically include in the final November report?

What concerns many residents is not just the report's outcome, but **how** that outcome was reached. What motivated KH to materially change their recommendations WITHOUT COMMISSION OR P&Z DIRECTION between June 2 and November 5, so as to WRITE A REPORT WITH SPECIFIC LANGUAGE SUPPORTING BOTH 60 DWUs AND ASSOCIATED OPTIONAL WAIVERS? For instance, where did the notion of multiple downtown districts come from? Why did KH choose to create a detailed road map for only one possible future? It seems so striking that their recommendation appears to have been formed **before** it was formally considered by the Commission and then bypassing the Planning and Zoning Board altogether. Equally worse, draft after draft went by **before residents could review the information, ask questions, and provide input**. Who directed KH to promulgate such an exhaustively detailed path of higher density that inevitably leads to the need for multiple optional waivers and high stories?

It feels like a Planning and Zoning review is more of a formality than a meaningful part of the process.

How is it that no other densities were as fully language out that reflects the will of residents? Residents must by law be engaged during the process, when our feedback can still influence the outcome. When that doesn't happen, confidence in the process erodes.

KH should remove the November report as unauthorized in scope and resubmit with clear direction from P&Z, residents, and the Commission. Tonight, the Commission should ratify this path. Conduct additional public hearings on any final recommendation to be made by the consultants.

Please note with my testimony an email attachment to the KH Team requesting answers to these questions.

Good development can coexist with good governance. But only if transparency and accountability are treated as obligations, not inconveniences. Thank you for your time.



## Fw: Request for Clarification on Unauthorised Revisions to PADD Final Draft

1 message

**Katia Zhestkova** <ekaterinaz@hotmail.com>

Wed, Jan 21, 2026 at 9:24 AM

To: Michael Steinhauer <pipestone1992@gmail.com>

Mike, because time is of essence and KH needs to see this before the meeting I sent it yesterday to both partners. I think it is more than strange about that both Nadia and Richard denied the responsibility for changing the report. It actually made the final draft invalid.

---

**From:** Katia Zhestkova <ekaterinaz@hotmail.com>

**Sent:** Wednesday, January 21, 2026 4:08 AM

**To:** Palmer, Alessandria <ali.palmer@kimley-horn.com>; Cruz, Ruben <ruben.cruz@kimley-horn.com>

**Cc:** Nadia DiTommaso <nditommaso@lakeparkflorida.gov>; Richard Reade <rreade@lakeparkflorida.gov>; Roger Michaud <rmichaud@lakeparkflorida.gov>; Baird, Thomas J. <tbaird@jonesfoster.com>

**Subject:** Request for Clarification on Unauthorised Revisions to PADD Final Draft

Request for Clarification on Unauthorised Revisions to PADD Final Draft  
January 20, 2026

Dear Kimley-Horn Team,

I am writing on behalf of the Lake Park Society for the Advancement of Civic Engagement (SACE) regarding the Park Avenue Downtown District (PADD) Study and the substantial, unexplained revisions contained in the December 2025 draft.

On **January 20, 2026**, we met with the Town's Development Director and Town Manager to discuss the differences between the publicly presented **June 2, 2025 draft** and the **Final draft** recently posted on the Town's website.

During this meeting, both officials clearly stated that:

- The Town **did not direct or authorize** Kimley-Horn to change the density framework from 48 to 60 dwelling units per acre;
- The Town **did not request** the retention or expansion of waiver mechanisms, including structured parking height exclusions;
- The Town **did not instruct** Kimley-Horn to alter or create new sub-district boundaries or increase intensity;
- The Town has **no explanation** for how these substantial changes occurred;
- The Town Manager expressly stated that he instructed the Development Director and planning staff to “**stay away**” meaning staff did not make any specific requests to change the report after June 2; and
- Both officials advised us to contact Kimley-Horn directly for an explanation.

It is also important to note that at both the **April 26 public workshop** and the **June 2 public presentation**, Kimley-Horn witnessed **hundreds of residents** expressing strong, consistent opposition to high-rise development and a clear preference for preserving a small-scale, historic downtown with buildings **not exceeding approximately six stories**. This public input was reflected in the June 2 draft.

However, the December draft departs sharply from this consensus. In addition to higher intensity, expanded waivers, and increased density, the final draft introduces **an entirely new or reconfigured Core Sub-District** with materially different development entitlements. This sub-district was **never discussed publicly, never shown to residents, never evaluated in the June 2 presentation, and was not the subject of any infrastructure, traffic, wastewater, or compatibility analysis**. Its creation is a substantial policy change that contradicts both the June 2 draft and the documented public record.

Given Town has denied providing direction for these revisions—we are requesting clarification directly from Kimley-Horn.

To ensure transparency and accountability, we respectfully request answers to the following:

#### **A. Direction and Authorization**

- 1. What instructions, if any, were provided to Kimley-Horn after June 2, 2025?**
- 2. Who requested or authorized the introduction of 60 dwelling units per acre in the Core Sub-District?**
- 3. On what basis were waiver mechanisms preserved or expanded, despite the June 2 draft identifying them as a risk?**
- 4. Who directed or authorized the creation or reconfiguration of the sub-districts—particularly the Core Sub-District that now carries a higher density entitlement—and what was the rationale for these boundary changes?**
- 5. Why were these significant policy revisions not presented publicly prior to the release of the December draft?**
- 6. If no direction was provided by Town staff or the Commission, what was the rationale for producing a final draft that contradicts the June 2 draft and the public input documented to date?**

#### **B. Draft Review Process and Communications**

- 7. Who reviewed the drafts and how many revisions were made prior to their release?**
- 8. Who provided comments, edits, or requested changes to those drafts?**
- 9. Were any of the following individuals or groups consulted regarding revisions after June 2?**
  - Mayor Michaud
  - Individual commissioners
  - The CRA or CRA Director
  - Economic development personnel

- Business owners within the PADD
- Developers or their representatives
- Chamber of Commerce or business organizations

**10. Did Kimley-Horn meet with, correspond with, or receive feedback from any private individuals, businesses, or developers regarding revisions to the PADD recommendations and the timing of these communications?**

**11. What was the purpose of the November 2025 outreach to business owners for a private meeting?**

Who initiated it, who was invited, and what materials or draft concepts were to be discussed?

**12. Were any draft versions, redlines, annotated comments, or markups circulated that are not part of the public record?**

As you know, the June 2 draft was the only version presented at a public meeting, and the Commission acknowledged that the only follow-up request was to evaluate a single optional **10-story scenario**. No other changes were voted on or authorized.

Because the Town has stated that staff were instructed "stay away" and that no direction was given for the significant changes contained in the December draft, we respectfully request a clear and timely explanation from Kimley-Horn regarding how these revisions—including the creation of a new sub-district—entered the document and under what authority.

**Finally, the fact that the Town has confirmed that it did not request, authorize, or participate in these substantial and material revisions raises serious questions about the integrity of the process through which the final draft was produced. Major changes of this magnitude—introducing new sub-districts, increasing density, expanding waivers, and altering the development framework—should not appear in a planning document without clear direction, transparent communication, and public review. The absence of such direction makes it essential to understand how these revisions were developed, by whom, and under what authority.**

· Thank you for your prompt response. Both residents and the Town Commission deserve full transparency regarding the origin of these changes.

Sincerely,

Katia Zhestkova

President, Lake Park Society for the Advancement of Civic Engagement (SACE)

# Exhibit I

Eli Ebanks

[Elijah.m.ebanks@gmail.com](mailto:Elijah.m.ebanks@gmail.com)

(315) 879-1236

Lake Park, FL Commission Meeting, January 21, 2026. Topic: Comment on PADD Planning

Good evening Mayor, Vice Mayor, Commissioners, and the rest of the board,

I come before you as a fairly new resident of Lake Park to speak on behalf of not only myself and my new and growing family, but on behalf of the younger generation who live in Lake Park and are eager to finally see growth and meaningful change.

Just like all families that I know who have moved to this area within the last 5 years, we were attracted to Lake Park for a myriad of reasons: small-town charm, friendly neighbors, and in close proximity to the beautiful intercoastal, to name a few.

It was obvious, however, that development was needed. The downtown area had the framework already, it just needed *something* to attract families and residents of all ages, both in *and* around Lake Park. Something that served as a destination anchor and centerpiece of a synergistic economic ecosystem. On behalf of the younger, and new, generation of Lake Park, I am respectfully informing you that we believe a high rise structure is not the answer.

Lake Park is in need of a signature town center, something that encourages long-term community growth rather than short-term residency. A place where residents stay in town rather than leave to a different area for entertainment or social gatherings. Therefore, we oppose the construction of anything greater than 7 stories, including parking garage floors. We oppose increasing the allowable density of any subdistrict from 48 to 60 dwelling units per acre, and we ask that voices of the community are honored when determining the PADD future.

If Lake Park is to stand a chance at attracting, and retaining, quality residents, businesses, and a sense of community, it cannot allow for the remaining opportunities of development to be used on anything but projects with a legitimate interest in the good of the public.

Thank you.

# Exhibit J



TOWN OF LAKE PARK  
TOWN COMMISSION  
Meeting Date: January 21, 2026

## **STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT**

### **DESCRIPTION:**

#### **Ordinance 01-2026 on First Reading:**

**Proposed amendments to section 78-6 of the Town's zoning code entitled "Applications and Regulations for Reasonable Accommodation for Residents of Recovery Residences", to include certain provisions required by the recently enacted Senate Bill 954 and additional modifications.**

### **Request**

The Community Development Department is requesting that the Town Commission consider adoption on first reading of Ordinance No. 01- 2026, to amend section 78-6 of the Town Code which provides for reasonable accommodation to regulate certified recovery residences. The amendments include certain provisions mandated by the recently enacted Senate Bill 954 (SB 954) and additional modifications proposed by staff.

SB 954 requires that all local governments adopt an ordinance establishing procedures for review and approval of certified recovery residences which includes a process for reasonable accommodation from any local land use regulation that might serve to prohibit such a use.

The Town already has in place a process for review and approval, however certain additions are needed due to the legislation. This process is codified within section 78-6 of the Town Code. This section, with the proposed amendments is contained in the proposed ordinance no. 01-2026 in **Attachment 2**.

### **Background**

A certified recovery residence is a residential setting (i.e. house or apartment) that someone receiving treatment or post-treatment can live that provides a peer-supported, alcohol-free, and drug free living environment. The Town requires that a residence be certified through the Florida Association of Recovery Residences, Inc. (FARR), which is a credentialing entity approved by the department of children and families. It is also required that the residence is actively managed by a "certified recovery residence administrator"

A recovery residence is not a substance abuse treatment center. Any treatment is conducted off-site.

“Reasonable accommodation” is a statutorily established method by which an individual who is disabled and/or handicapped [as those terms are defined in the Americans with Disabilities Act (ADA) and/or the Fair Housing Amendments Act (FHA), or a provider of services to the disabled], can request a modification or alteration in the application of a specific Code provision. The proposed accommodation sought by the disabled individual must be reasonable and necessary to afford such person an equal opportunity to use and enjoy housing.

Under the ADA and FHA addiction is generally considered a disability because it is an impairment that affects the brain and neurological functions. Addiction to alcohol is generally considered a disability whether the use of alcohol is in the present or in the past. For people with an addiction to opioids and other drugs, the ADA only protects a person in recovery who is no longer engaging in the current illegal use of drugs.

### **Reasonable Accommodation in Lake Park**

The typical request for accommodation is for modification of the **Town’s definition of family** which limits the number of people living together in a household but unrelated to no more than 3 unrelated individuals. Typically a recovery residence houses 2 individuals per room, thus often resulting in 6-12 non-related individuals.

This “reasonable accommodation” would then allow a number of unrelated individuals to live in essence as a family, taking meals together, sharing chores, etc. This type of peer setting has been demonstrated to be valuable for recovery.

At this time, there are three FARR certified recovery residence in the Town. However, these recovery residences limited themselves to no more than three unrelated individuals they were not required to go through the reasonable accommodation process. Previous recovery residences that went through the Town’s reasonable accommodation process are no longer in existence.

### **Town’s Current Ordinance**

The current version of the Town’s ordinance reflects updates in 2016 and 2018. At that time the Town needed a means to better regulate the influx of “sober homes” that occurred between 2010 and 2017, particularly in single-family districts. Many operators saw recovery residences merely as a means for financial gain, with little oversight of those residing in them. Neighborhoods were impacted by parked car, noise, and wandering individuals.

The current ordinance addressed many of those concerns by requiring 1) State certification of the recovery residence and 2) a certified administrator living on site.

The Town’s ordinance requires that anyone seeking a reasonable accommodation must apply to the Town describing the code relief requested, documenting the disabilities and providing justification for the request. The request is considered by a town magistrate in

a quasi-judicial hearing, where the need for the accommodation is balanced with the impact on the community.

The magistrate can take into consideration impacts on the neighborhood such as an overconcentration of recovery residences in one area or lack of parking, and deny the request. The magistrate can also condition approvals such as requiring all resident vehicles to be parked in a driveway. A “Reasonable Accommodation Order” is issued by a town magistrate following a public hearing, based on the facts presented by the applicant and town staff. Violation of conditions of approval are subject to code enforcement actions.

### **Proposed Amendments**

**Attachment 2** contains the proposed amendments. SB 965 is provided in **attachment 3**. As previously stated the Town currently has such an ordinance which addresses most of the statutory requirements.

However, a significant change to the Town code is the addition of state-mandated timeframes for review and determination as to whether a reasonable accommodation should be granted. This timeframe is shown below:

- Application must be “date stamped” by department when received.
- Once submitted, the Town has 30 days to require additional information, applicant has 30 days to respond.
- Once the application is deemed complete by the department, the Town has 60 days in which to issue a final written determination, unless the parties agree to a time extension.  
For the Town, within those 60 days the department must review the application, formulate a recommendation and schedule a magistrate hearing with proper notice. The hearing must be held, and then an order issued with magistrate’s written determination and reasoning
- If no written determination is made in 60 days, the request is considered approved.

The statutory requirements do not substantially change the Town’s process, other than specifying the timeframe for a decision.

Unrelated to the statute, staff is also proposing the following additional changes:

- Establishment of an expiration date for the approval: provides a maximum 120 days after approval for the recovery residence to start, or the approval will be considered expired.
- Deletion of the requirements for annual re-certification by the Town. Both the Town attorney and Staff believe this is no longer needed. By requiring any

recovery residence to be state –certified, this triggers an annual review by the State. The Town would respond if any code violations are received.

- Revocation of the reasonable accommodation if the recovery residence is found in violation of conditions of its approval, or there has been a significant time lapse in its state license.

### **Consistency with the Comprehensive Plan**

The ordinance is consistent with Comprehensive Plan policies:

#### **Future Land Use Element, Policy 5.1:**

The Town shall protect, preserve, maintain and improve its core residential neighborhoods and historic resources, and protect these areas from physical degradation and the intrusion of incompatible uses.

#### **Housing Element, Policy 4.3:**

The Town shall enforce compliance with the Americans with Disabilities Act (ADA) in order to ensure that persons with disabilities have equal access to housing, employment and services

### **Legal Requirements**

The required Economic Impact Estimate is included as attachment 4. There is no economic impact to existing businesses.

Notice of Hearing was published in the legal ad section of the Palm Beach Post on December 26, 2025.(attachment 5)

### **Planning and Zoning Board Recommendation:**

The Planning and Zoning Board considered the proposed amendments at its January 5, 2026 Public Hearing. No public comments were received and no changes to the ordinance were made. The Board voted 5-0 to recommend approval to the Town Commission.

### **Proposed Motion for Town Commission:**

**“I move to approve Ordinance No. 01-2026 on first reading to amend section 78-6 of the Town Code which provides for reasonable accommodation to regulate certified recovery residences.”**



# Exhibit K



**TOWN OF LAKE PARK  
TOWN COMMISSION  
Meeting Date: January 21, 2026  
Transmittal Hearing**

## **STAFF REPORT: DEPT. OF COMMUNITY DEVELOPMENT**

### **DESCRIPTION**

**Ordinance No. 02-2026**

**Proposed amendments to the Comprehensive Plan relating to the five year update of the Town's 10-Year Water Supply Facilities Work Plan which addresses the Town's potable water supply and future needs. The Amendments include the adoption of the Work Plan by reference, as well as any other amendments necessitated by the Plan update.**

### **Request**

The Community Development Department is requesting that the Town Commission consider on first reading Ordinance No. 02-2026 to amend the Comprehensive Plan to incorporate proposed amendments related to the five-year update of the Town's 10-Year Water Supply Facilities Work Plan which addresses the Town's potable water supply and future needs. The Amendments include the adoption of the Work Plan by reference, as well as any other amendments necessitated by the Plan update

### **Background**

By State statute, all local governments in Florida are required to have a 10-Year Water Supply Facilities Work Plan (WSFWP) that identifies and plans for water supply and facilities needed to serve existing and future development within the jurisdiction. The Town's first Work Plan was adopted on March 18, 2009, followed by 5-Year updates in 2015 and 2020.

**Even though the Town's potable water is supplied by Seacoast Utilities, the Town is required to prepare a plan reflecting both the Utility and Town needs.**

Lake Park is located in the South Florida Water Management District (SFWMD) region, and by statute the Town must update their plan within 18 months of the District's Plan update. The SFWMD Lower East Coast Water Supply Plan was updated in September, 2024; therefore the Town must update its plan and adopt any Comprehensive Plan amendments by March, 2026.

The Seacoast Utility Authority (SUA) is the designated regional supplier of potable water for the Town of Lake Park. Customers include certain unincorporated areas of northern Palm Beach County, and the municipalities of Palm Beach Gardens, North Palm Beach and portions of Juno Beach, all of which sit on the SUA's governing board. The main office of SUA is located on Hood Road, just west of Alt. A1A. The site also contains the main water treatment facility and numerous storage tanks

The Town's Work Plan Update was prepared by the Town of Lake Park Community Development Department, in coordination with the Seacoast Utility Authority, the water supply plan adopted by SFWMD, and Palm Beach County pertaining to population and water supply project demands.

### **Comprehensive Plan Amendments Summary**

Ordinance 02-2026 is included as **Attachment 2**, and contains the proposed amendments.

The proposed amendments occur in the following Plan elements: 1) Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element 2) Conservation Element; 3) Intergovernmental Coordination Element; and 4) Capital Improvements Element. These elements contain goals, objectives, and policies that address potable water needs.

The majority of the proposed amendments are simply to update the policies and goals to reflect the new 5 year term of the 10-Year Water Supply and Facilities Work Plan Update and clean up old language.

Policy 1.5 was amended to recognize that the Town's commitment to comply with the County's Wellfield Protection Ordinance. While there are no actual Seacoast wells in the Town, western portions of the Town fall within wellfield protection zones that require the Town to insure that industrial or commercial uses do not adversely affect water quality. These wellfield areas are shown on page 9 of the Plan.

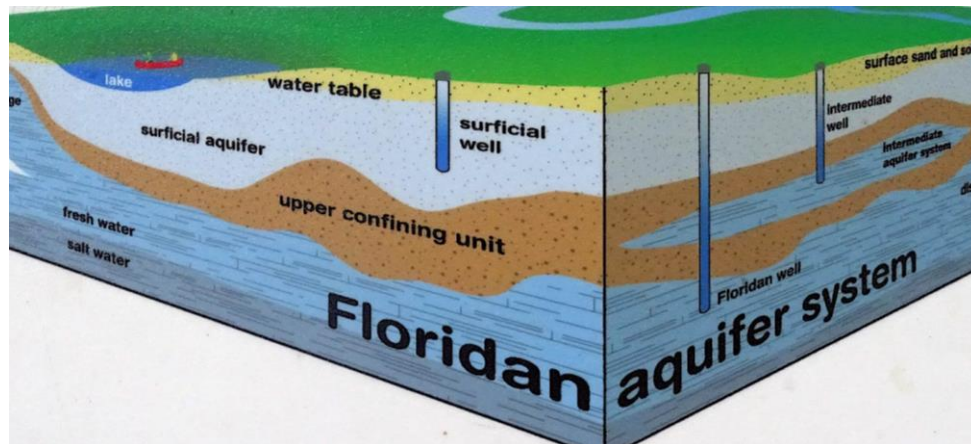
The Town's Water Supply Facilities Work Plan (WSFWP) update is adopted by reference in Objective 8 of the "Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element." The WSFWP is attached to Ordinance 02- 2026 as **Exhibit A**.

## **10-Year Water Supply Plan**

The last update was prepared by an outside consultant and adopted in 2020. This 5-year update has been prepared by the Community Development Department and addresses the availability of the water supply through 2045, which corresponds to the timeframe in the South Florida Water Management District's (SFWMD) "Lower East Coast Water Supply Plan Update" (LECWSP). Much of the data in the Town's plan comes from the LECWSP and the Seacoast Utility Authority.

### **Plan Summary**

The Seacoast Utility Authority, and therefore the Town, receives most of its raw water from wells which draw water from the Surficial Aquifer. The remainder comes from the Floridan Aquifer, deeper below ground, which is comprised of brackish water that is treated through the reverse osmosis (RO) process.



Availability of water from the Surficial Aquifer is determined by a "consumptive use" permit issued by the SFWMD. This permit expires in 2032 and will need to be renewed by Seacoast at that time. Increased withdrawals could have impacts on the regional system, wetlands, existing legal uses, and saltwater intrusion, and the use of alternative water sources is anticipated to increase.

The Town's Work Plan updates the information provided in 2020, including:

- Time frame: 2025 through 2045.
- Population and water usage projections.
- Changes in available water sources, treatment capacity or storage capacity. Use of alternative water sources, such as brackish water from the Floridan Aquifer.

- Update of existing Seacoast facilities, such as those that might have been under construction or in the planning stages five years ago.
- Conservation initiatives by Seacoast or the Town.

Two new topics for the 2025 update are:

1. Recognition of the County's Wellfield Protection Ordinance. While there are no Seacoast well within the Town, some of the wellfield protection zones extend into Lake Park. (pages 8 and 9 of the Plan)
2. The Town's green infrastructure initiative, which assists in improving the quality of groundwater. (page 21 of the Plan)

### Conclusion

**From the data provided, the future availability of potable water to treat residents and development through 2045 in the Seacoast Service area can be summarized as follows:**

- The **demand for potable water** is projected to be **18.41 million gallons per day (MGD) for 2025, 19.47 MGD in 2035, and 20.03 MGD in 2045.**
- The SUA, by virtue of its Consumptive Use Permit, has 26.92 MGD of raw water available, through 2032. Depending on the mix of Aquifers used, the resultant finished water amount could vary, however a reasonable estimate would be **22.65 MGD of potable water available.**
- The SUA has the **capacity to treat up to 25.50 MGD from the Surficial Aquifer and 3.0 MGD from the Floridan Aquifer, through 2045.**
- **Therefore, the SUA has sufficient supply and treatment capacity for the projected demand through 2045 and beyond.**

### Comprehensive Plan Amendments Review

#### Consistency with the Comprehensive Plan

The proposed amendments are consistent with the Comprehensive Plan as they further policies for water conservation which are currently contained in the Plan. The amendments insure that the continued 5 year updates will occur in accordance with Florida Statutes. Continued coordination with Seacoast Utility Authority is consistent with the Intergovernmental Coordination Element.

### **Interlocal Review and Public Notice**

- Legal notice was published in the December 26, 2025 Palm Beach Post.
- Intergovernmental notice was provided to IPARC on Dec.29.
- Following the Town Commission's Transmittal Hearing on January 21, the amendments will be sent to the state reviewing agency as required for Comprehensive Plan amendments.

### **Business Impact Estimate (BIE) Statement**

There is no anticipated impact on existing businesses.

### **Local Planning Agency (LPA) Recommendation**

The LPA held its Public Hearing on January 5, 2026. The Board voted 5-0 to recommend approval of the proposed Comprehensive Plan amendments to the Town Commission.

### **Recommended Town Commission Motion**

**I move to approve Ordinance No. 02-2026 on first reading to amend the Comprehensive Plan of the Town of Lake Park as set forth in the ordinance, and to transmit the proposed amendments to the Florida Department of Commerce, which serves as the State planning agency.**

# Town of Lake Park Commission Meeting

Exhibit L

MEETING DATE: January 21, 2026

Presented by the Community Development Department

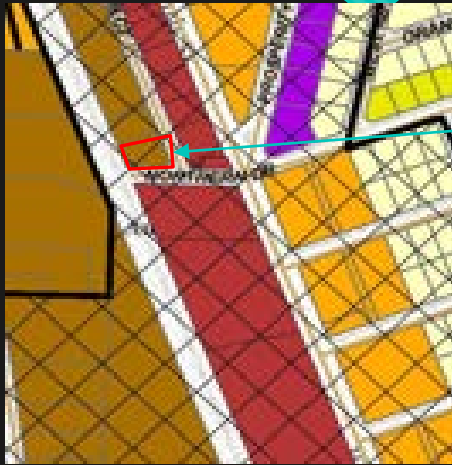
# Application Background

Owner:	Dennis and Diane Catanzaro
Applicant:	Andrew M Johnson (Bent Tree Studio)
Location:	Parcel 1 – PCN: 36-43-42-20-04-132-0120
Net Acreage (total):	.35 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	C-4 Business District
Future Land Use:	Mixed Commercial and Light Industrial

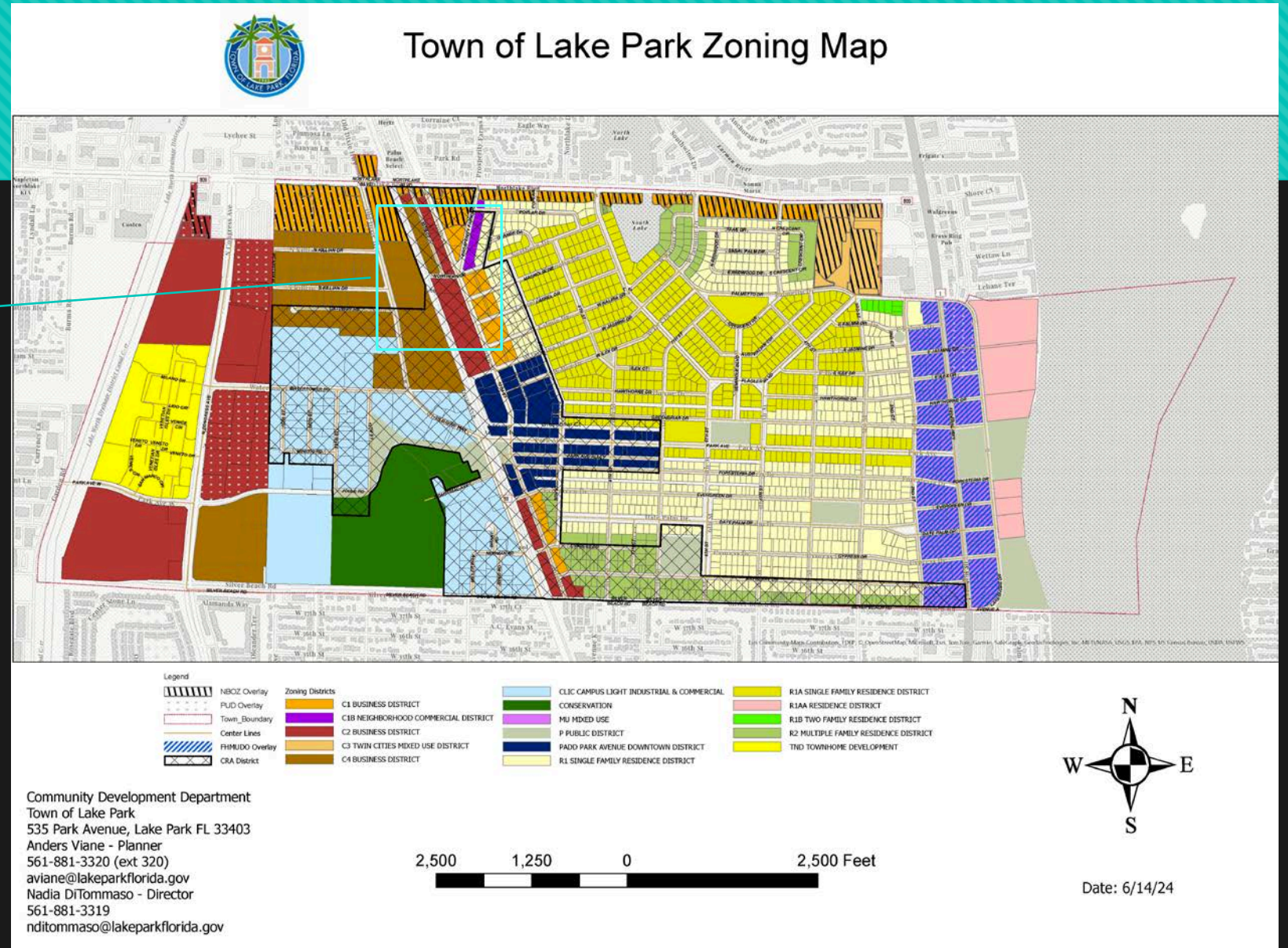
# Aerial Overview



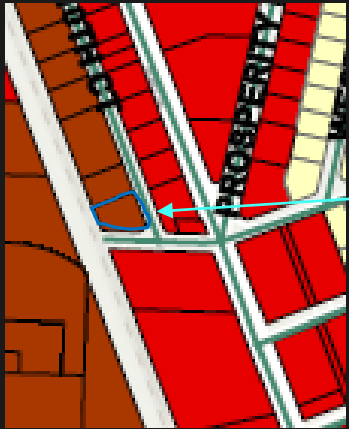
# Lake Park Zoning Map



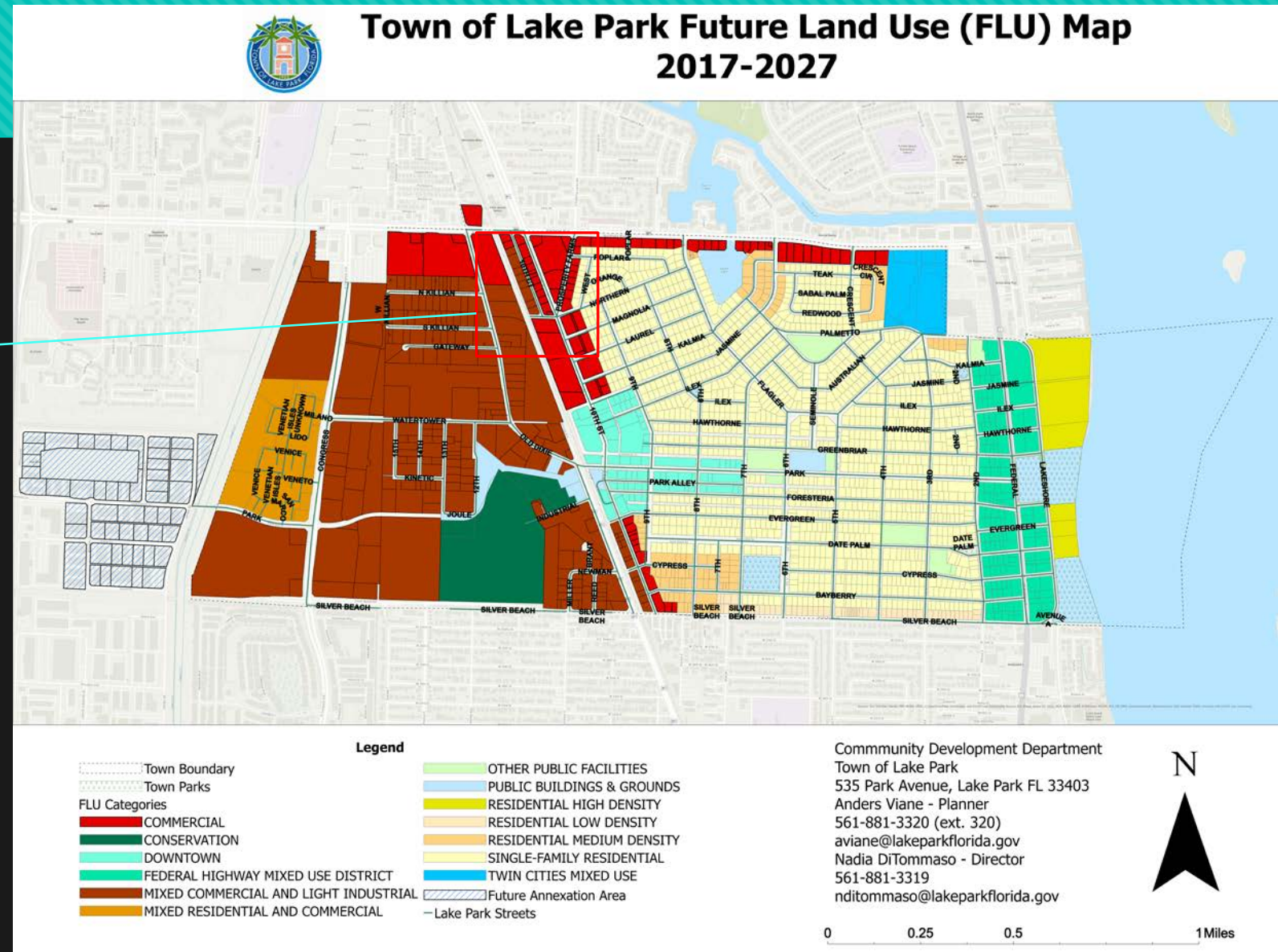
North: C-4 Business District  
South: C-2 Business District  
East: C-2 Business District  
West: C-4 Business District

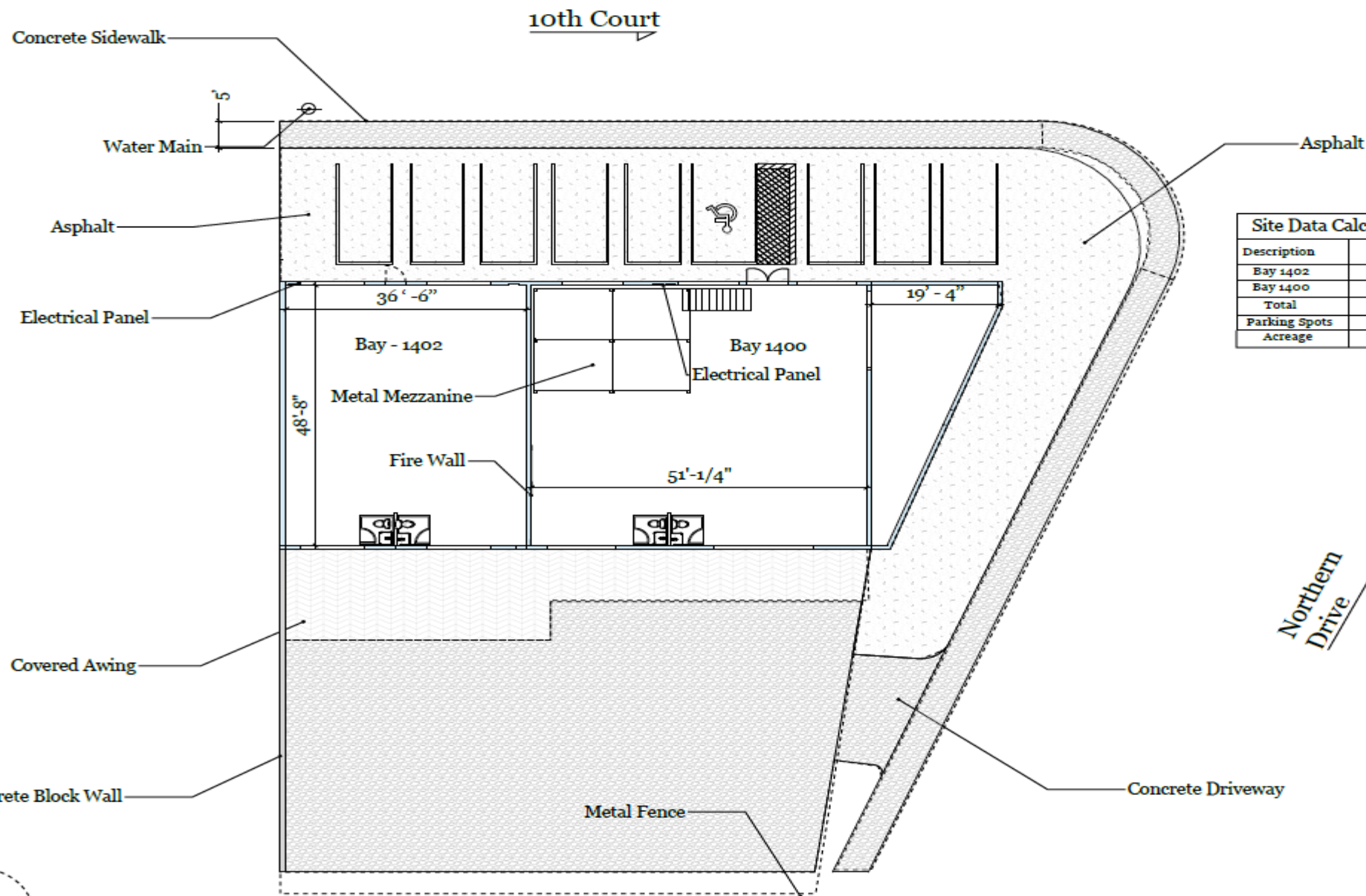


# Lake Park FLU Map

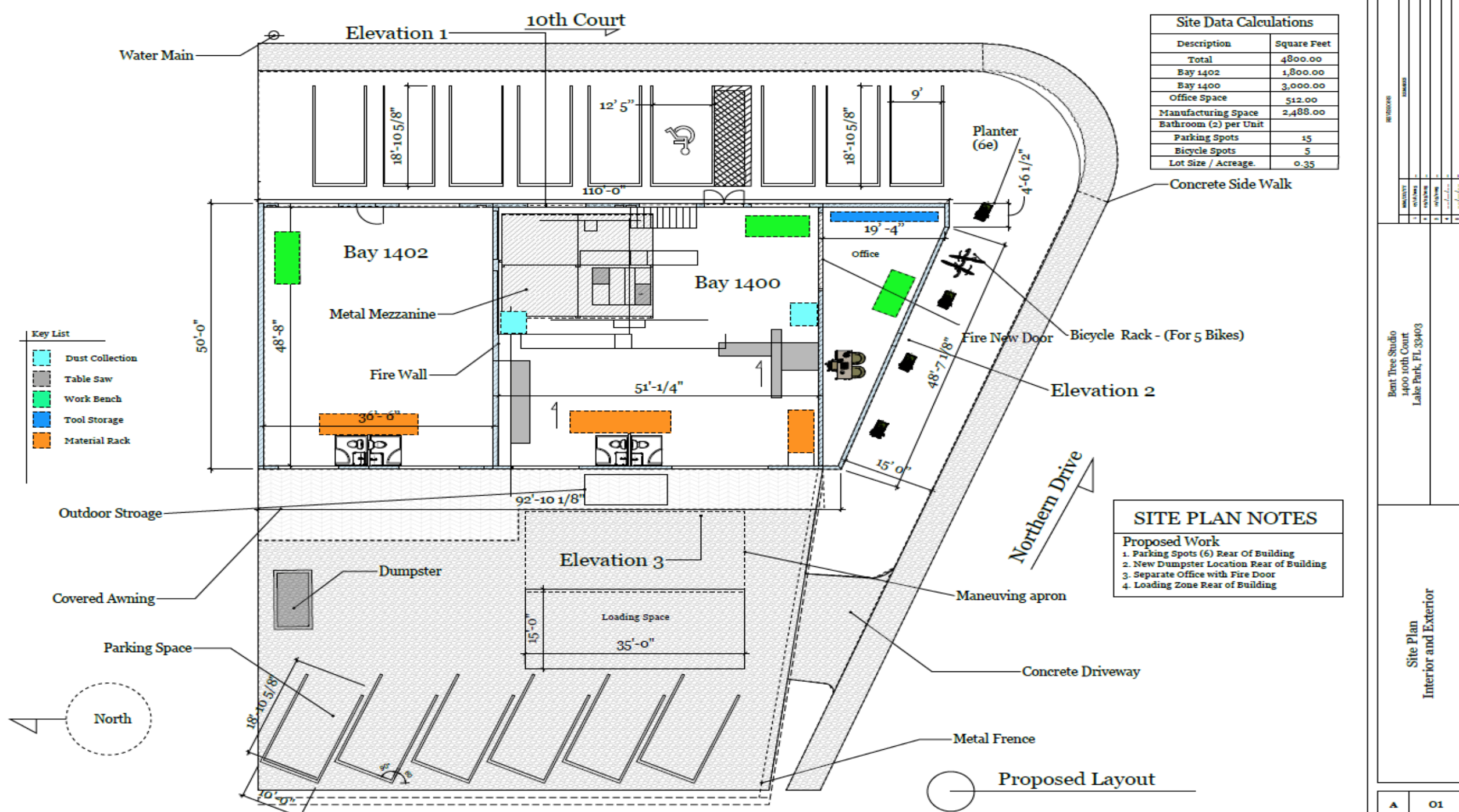


North: Mixed Commercial and Light Industrial  
South: Commercial  
East: Commercial  
West: Mixed Commercial and Light Industrial





Site Data Calculations		
Description	Square Feet	Percentage
Bay 1402	1800.00	
Bay 1400	3000.00	
Total	4800.00	
Parking Spots	9	
Acreage	0.35	



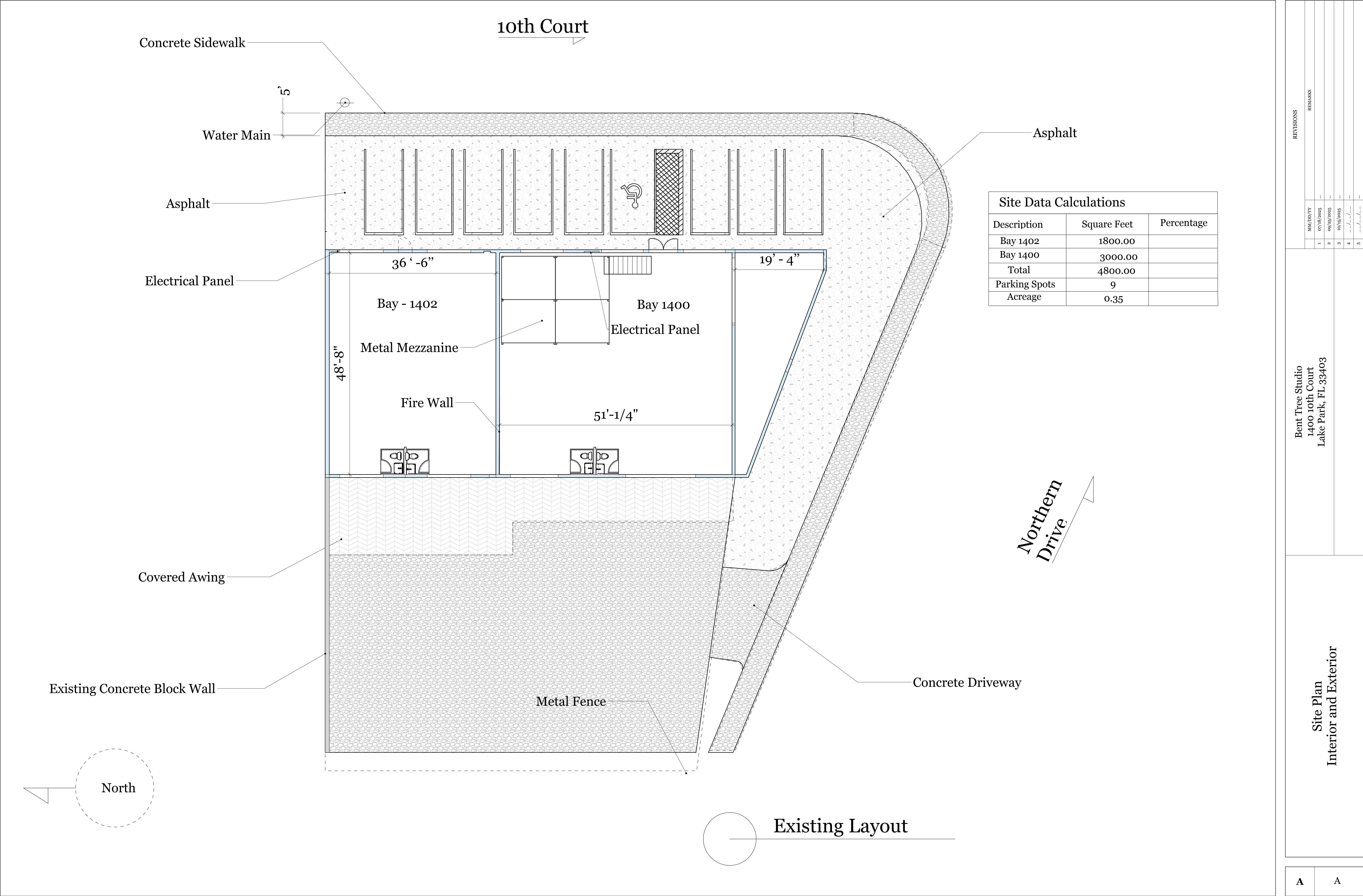
# STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the  
Special Exception Application

## Exhibit M



**BENT**  
TREE STUDIO



REVISIONS		REMARKS	
MM/DD/YY			
1	07/18/2025	...	...
2	09/25/2025	...	...
3	10/15/2025	...	...
4	--/--/--	...	...
5	--/--/--	...	...

Bent Tree Studio 1400 10th Court Lake Park, FL 33403	Site Plan Interior and Exterior

A	A
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REVISIONS		REMARKS
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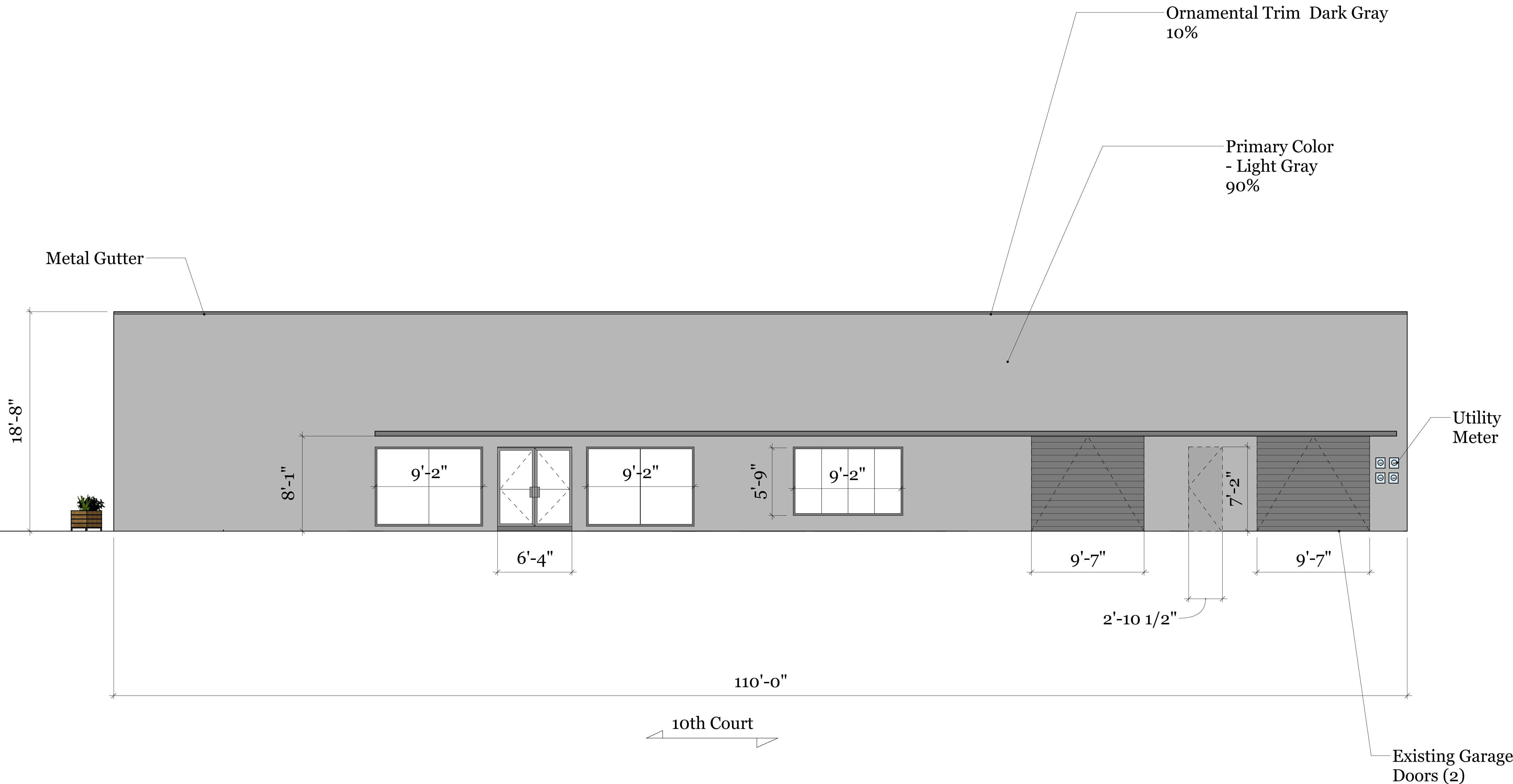
Bent Tree Studio 1400 10th Court Lake Park, FL 33403	
Site Plan Interior and Exterior	

A	01
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Site Data Calculations		
Description	Square Feet	Percentage
Stucco	1,635.00	78.4 %
Garage Door (2)	157.00	7.5%
Entry Door 1402	21.50	1.03%
Entry Door 1400	51.20	2.45 %
Metal Shuttlers (3)	159.30	7.63%
Metal Gutter	62.00	2.97%
Elevation 1	2,086.00	

SITE PLAN NOTES

Proposed Work  
1. Exterior Paint Primary Color Light Gray  
2. Ornamental Trim Dary Gray  
3. Decal / Signage Entry Door



E1

Elevation 1

Existing

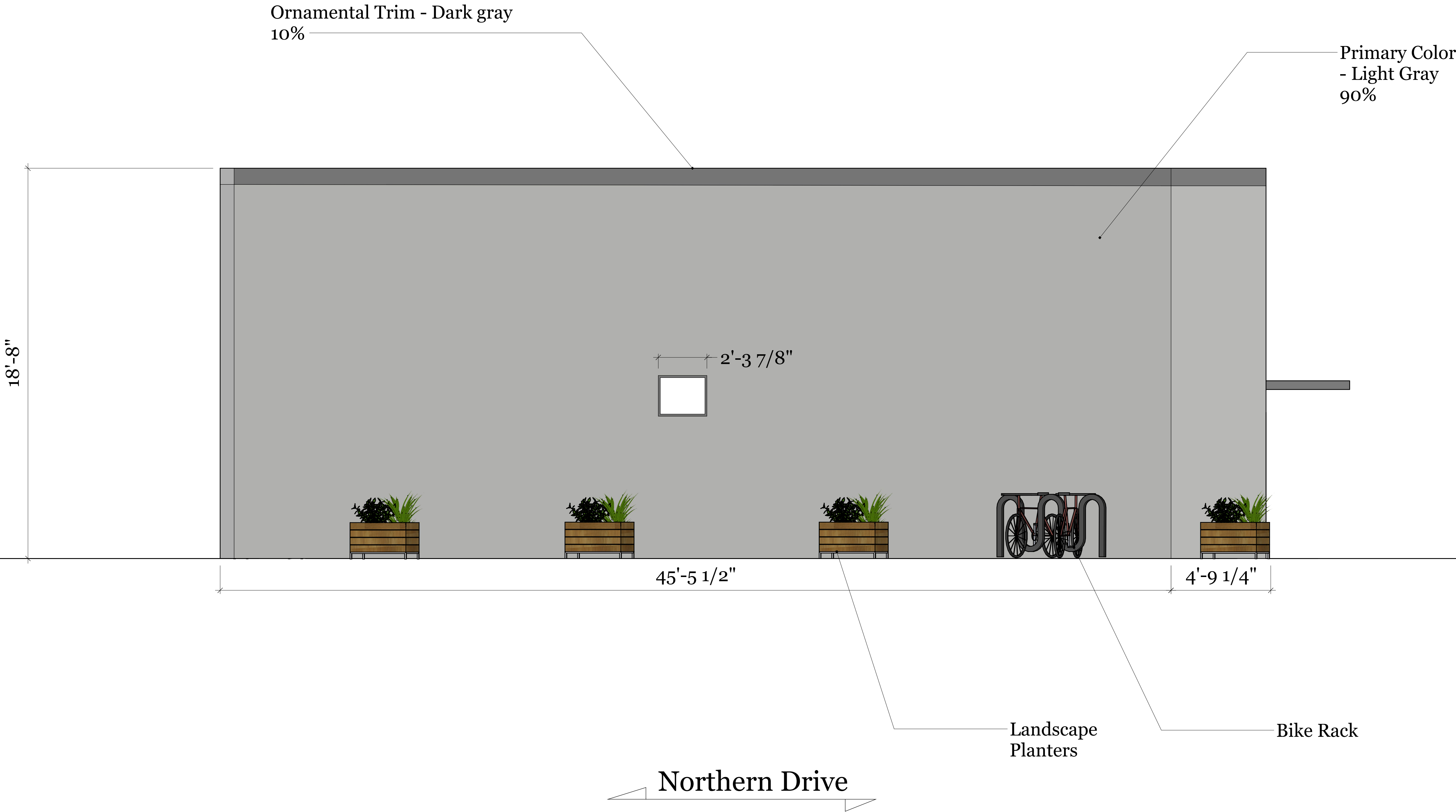
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Bent Tree Studio 1400 10th Court Lake Park, FL 33403	Site Plan Interior and Exterior
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A	02
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Site Data Calculations		
Description	Square Feet	Percentage
Stucco	910.35	96.00 %
Window	6.90	.728%
Metal Gutter	30.25	3.20%
Elevation 1	947.50	

SITE PLAN NOTES	
Proposed Work	
1. Exterior Paint Primary Color Light Gray	
2. Ornamental Trim Dary Gray	
3. Landscape Planters (4)	
4. Bike Rack ( 5 loop)	



E2

Elevation 2

Existing

REVISIONS		REMARKS	
MM/DD/YY			
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Bent Tree Studio  
1400 10th Court  
Lake Park, FL 33403

Site Plan

Interior and Exterior

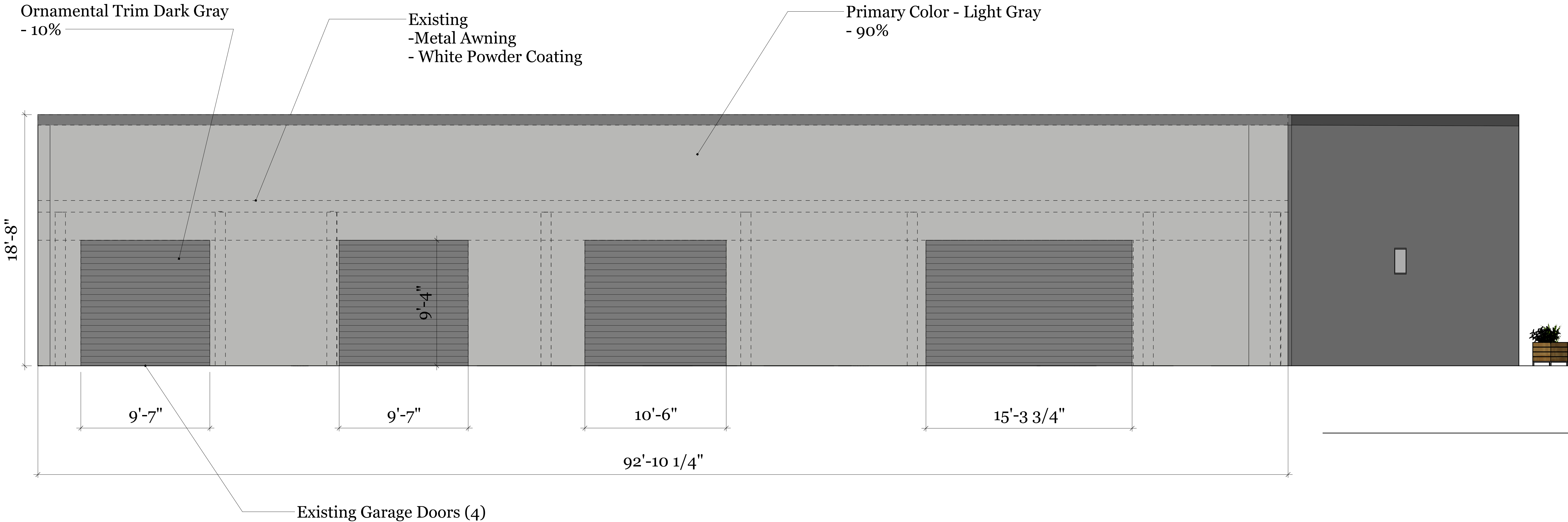
A

03

Site Data Calculations		
Description	Square Feet	Percentage
Stucco	1,240.50	72.16 %
Garage Door (4)	426.75	26.64%
Metal Gutter	55.25	3.20%
Elevation 1	1731.50	

SITE PLAN NOTES

Proposed Work  
1. Exterior Paint Primary Color Light Gray  
2. Ornamental Trim Dary Gray



E3

Elevation 3  
Existing

REVISIONS		REMARKS	
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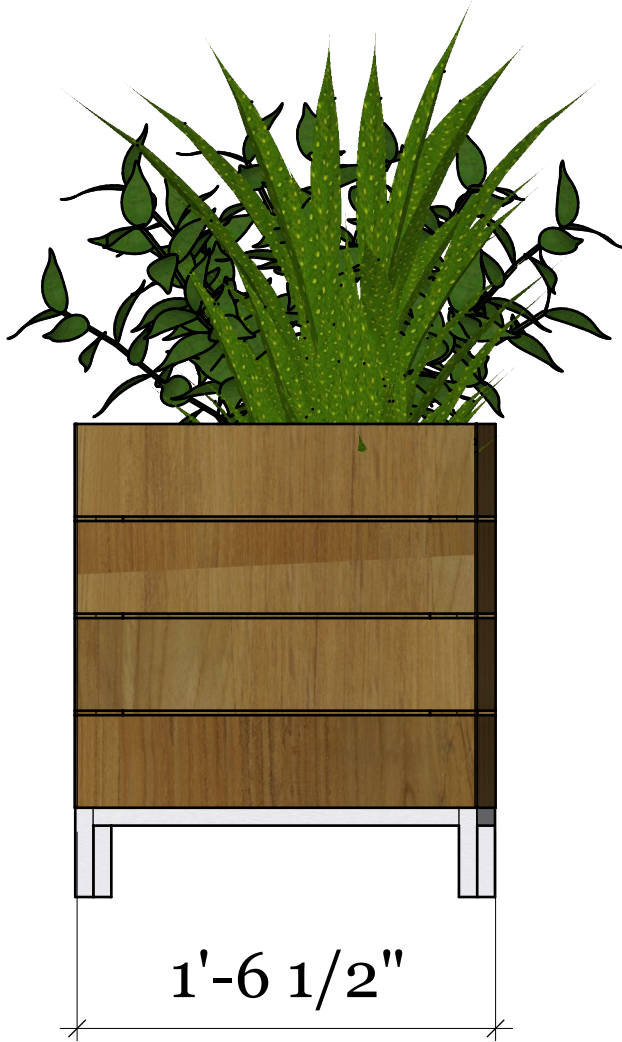
Bent Tree Studio  
1400 10th Court  
Lake Park, FL 33403

Site Plan  
Interior and Exterior

A04

Planter Detials -  
Deep Stream Design  
#MAR -361821

Side



Front



Native - Plant List  
- Sea Lavender  
- Fakahatchee Grass



6e

Planter Detail

6e

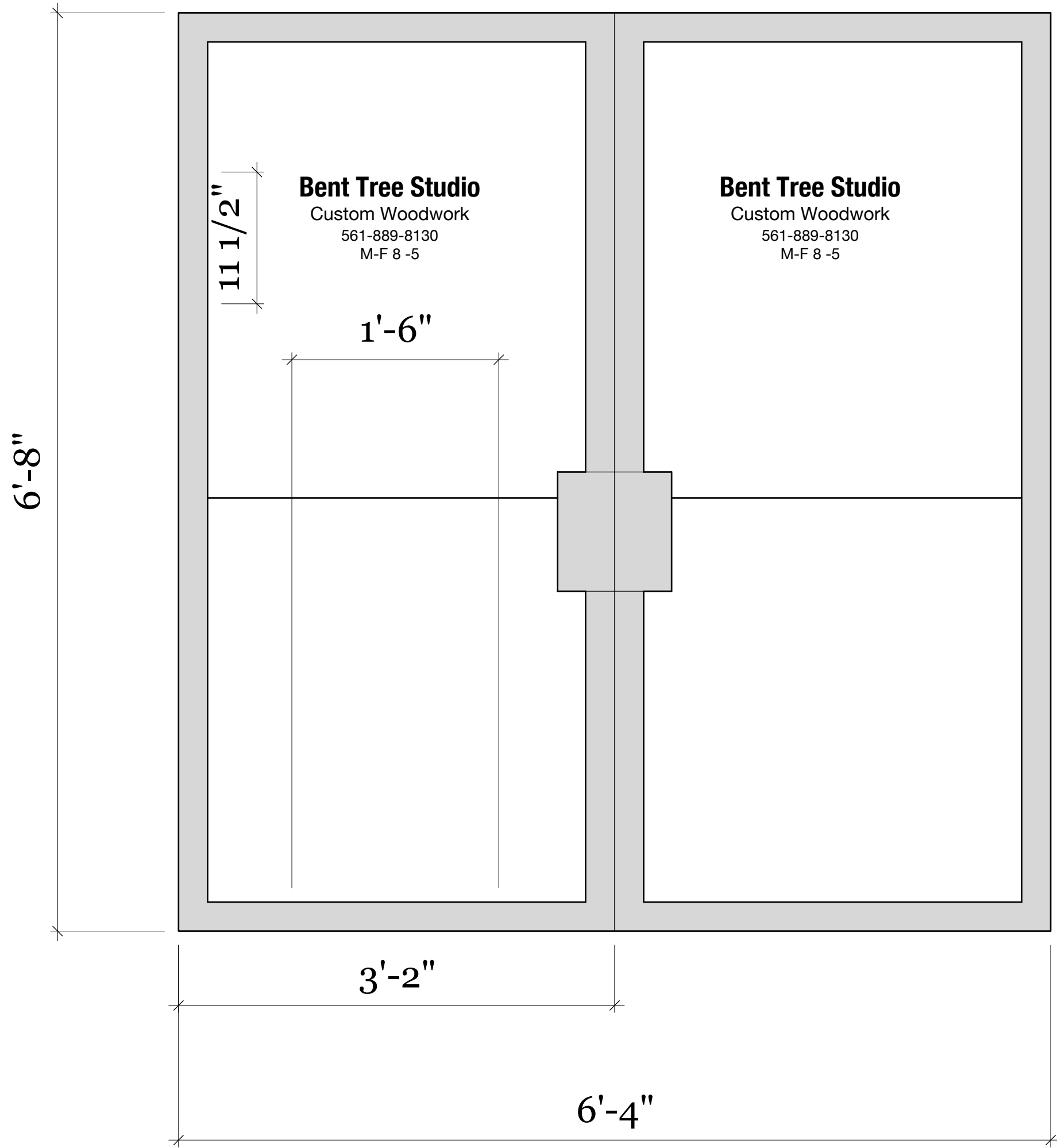
Pedestrain improvement

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Bent Tree Studio 1400 10th Court Lake Park, FL 33403	Site Plan Interior and Exterior

A	05
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Window Signage- Front Door  
Advertise / Front Door Decal  
- Vinyl black



Site Data Calculations		
Description	Square Feet	Percentage
Entry Door	43.250	
Door Decal	.200	.5%

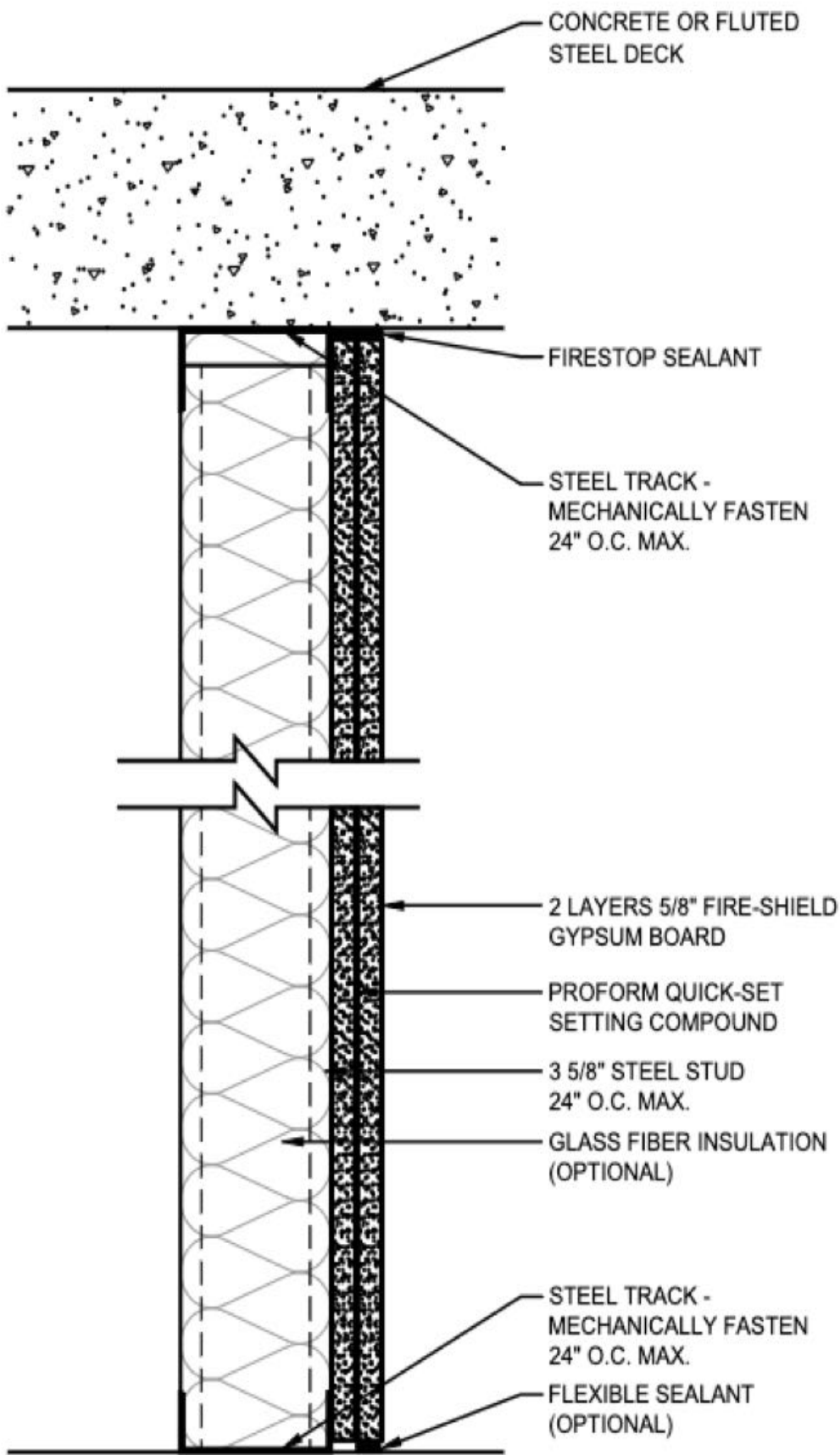
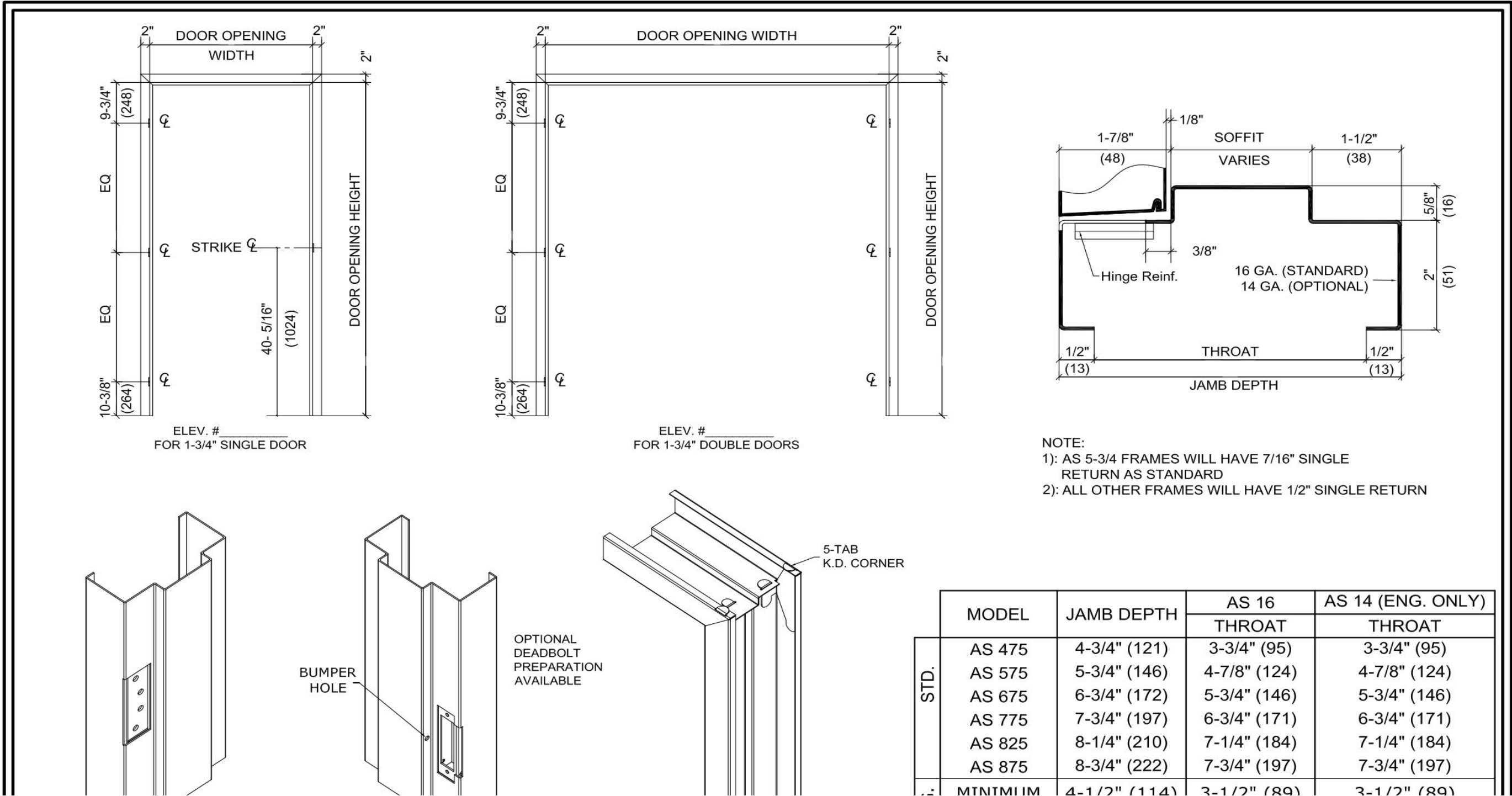
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Bent Tree Studio 1400 10th Court Lake Park, FL 33403	
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Site Plan Interior and Exterior	
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A	06
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Fire Door



PARTITION - 1 HR  
UL DESIGN: V497

AS

Premium steel door frames for one-piece or welded applications

Fire-Rated\*

Up to 3hr  
Singles / Pairs

Hurricane\*

Up to +/- 90psf  
Singles / Pairs

Power Ready

STC

Die-Mitered Multi-Tab Corner Assembly

7-Gauge Hinge Reinforcing

Water-Based Primer Finish

16-Gauge A60 Galvalneal

Performance Tested

Independently certified to meet the highest standards in performance for fire, severe weather and endurance testing, all backed by an unmatched factory warranty.

Hardware Compatibility

Engineered to support both steel and wood doors with a variety of custom assemblies including both electrified and mechanical hardware.

Sustainable Design

All frame components are manufactured from environmentally responsible materials using the industry's most advanced manufacturing processes. LEED credits available for recycled content, indoor air quality, and regional sourcing.

Complies with ANSI A250.8

Additional Options:

- Custom sizes and hardware configurations
- Special profiles
- Paintable galvalneal (unprimed) finish
- Drywall returns (double backbend)

- Welded corners (face, profile, continuous)
- 14-Gauge A60 galvalneal steel
- 18-Gauge A60 galvalneal steel (3070/6070 only)
- G90 galvanized steel

Applicable Standards:

- ANSI/BHMA A156.115
- ANSI A250.4
- ANSI A250.8
- ASTM A653
- ANSI A250.10
- UL10B

- UL10C
- ASTM E2010
- ASTM E2074
- CAN4 S104
- ASTM E90
- ASTM E413

See specific listings for full details

NAAMM

International Association of Manufacturers

International Building Products Association

CSI

The Construction Specifications Institute

DHI

Door Hardware Institute

Warrick Henry

UL

UL Classified

UL Classified

DAYBAR

daybar.com  
(888) 332-9227

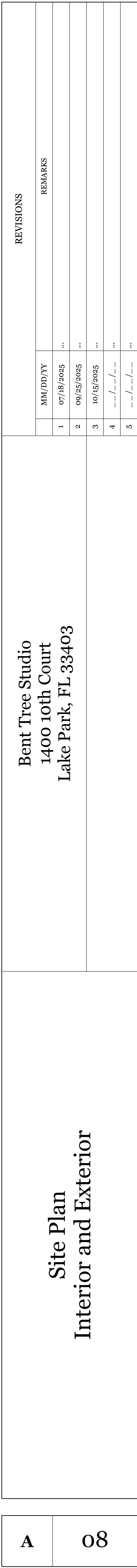
architects@daybar.com  
sales@daybar.com

DAYBAR Xpress

REVISIONS		REMARKS	
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Bent Tree Studio 1400 10th Court Lake Park, FL 33403
Site Plan Interior and Exterior

A	07
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# Town of Lake Park Town Commission Exhibit N

## Agenda Request Form

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**Meeting Date:** January 21, 2026

**Originating Department:** Special Events  
Facility Rental Request - Coastal Middle & High School Prom - Town Hall - Friday, April 17, 2026 (7:00 PM - 11:00 PM – Setup Beginning at 4 PM)

**Agenda Title:** \_\_\_\_\_

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

---

**Cost of Item:** \$890.00 **Funding Source:** N/A

**Account Number:** \_\_\_\_\_ **Finance Signature:** Barbara A. Gould

**Advertised:**

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

**Attachments:** Coastal Middle & High School Facility Rental Documents

\_\_\_\_\_

**Please initial one:**

    X     Yes I have notified everyone

           Not applicable in this case

### Summary Explanation/Background:

On Tuesday, January 6, 2026, the Special Events Department received a Facility Rental Application from Alysha Cosby-Mosley on behalf of Coastal Middle & High School (730 5<sup>th</sup> Street) to host their annual Prom in the Town Hall Mirror Ballroom on Friday, April 17, 2026, from 7:00 PM – 11:00 PM. (Setup to begin at 4 PM).

As a local school, in accordance with the Town’s Facility Rental Policy, Coastal Middle & High School is eligible to receive three (3) free facility rentals per year. Additionally, the event organizer has requested the Town Commission to approve the following facility rental requests, which may not be granted administratively:

REQUESTED CATEGORY	VALUE (monetary or other)	TOTAL
<b>Refundable Security Deposit</b> The Town requires a \$500.00 refundable security deposit fee for any special event held in the Mirror Ballroom. This will only become a direct cost if the Town has to use funds to cover any damages done to the rental facility during the event.	\$500.00 (Flat Rate)	\$500.00 (Indirect Cost)

<p style="text-align: center;"><b>Staff Fee</b></p> <p>One employee from the Public Works Department will be needed onsite during the event.</p>	<p>One employee at \$40.00 Per Hour for 6 Hours</p>	<p>\$240.00 (Direct Cost)</p>
<p style="text-align: center;"><b>Restroom Cleaning</b></p> <p>Post-event cleaning for the restrooms located in Town Hall.</p>	<p>\$150.00 (Flat Rate)</p>	<p>\$150.00 (Direct Cost)</p>
<p style="text-align: center;"><b>TOTAL COST REQUESTED TO BE WAIVED: \$890.00</b></p> <p style="text-align: center;"><b>Direct Cost: \$390.00    Indirect Cost: \$500.00</b></p>		

At this time, the Town does not have budgeted funds to approve the request from Coastal Middle & High School. If approved by the Town Commission, the waived funding would be taken from the Sponsored Event Expense within the Special Events Department budget. This funding was previously approved to support other special event expenditures.

**Recommended Motion:**

The Town Commission is requested to provide consideration and direction on the proposed facility rental request from Coastal Middle & High School to host their annual Prom in the Town Hall Mirror Ballroom on Friday, April 17, 2026, from 7:00 PM – 11:00 PM. (Setup to begin at 4 PM).



# Exhibit O

## Town of Lake Park Town Commission

### Agenda Request Form

**Meeting Date:** January 21, 2026

**Originating Department:** Special Events  
Facility Rental Request – Ms. Micailah Lockhart Bridal Shower - Kelsey Park Indoor Pavilion - Thursday, May 21, 2026 (3:30 PM - 6:00 PM - Setup Beginning at 11 AM)

**Agenda Title:**

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Cost of Item:** \$1,055.00 **Funding Source:** n/a

**Account Number:** \_\_\_\_\_ **Finance Signature:** Barbara A. Gould

**Advertised:**

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

**Attachments:** Micailah Lockhart Facility Rental Documents

**Please initial one:**

☒ Yes I have notified everyone

☐ Not applicable in this case

#### Summary Explanation/Background:

On Monday, November 17, 2025, the Special Events Department received a Facility Rental Application from Ms. Micailah Lockhart (231 Hawthorne Drive) to host a bridal shower in the Kelsey Park Indoor Pavilion on Thursday, May 21, 2026, from 3:30 PM – 6:00 PM (Setup to begin at 11 AM).

The event organizer has requested the Town Commission to approve the following facility rental requests, which may not be granted administratively:

REQUESTED CATEGORY	VALUE (monetary or other)	TOTAL
<b>Refundable Security Deposit</b> The Town requires a \$250.00 refundable security deposit for facility rentals held in the Indoor Pavilion. This will only become a direct cost if the Town has to use funds to cover any damages done to the rental facility during the event.	\$250.00 (Flat Rate)	\$250.00 (Indirect Cost)
<b>Facility Rental Fee</b> The resident rate to host an event in the Indoor Pavilion is \$75.00 per hour.	Resident Rate of \$75.00 Per Hour for 7 Hours	\$525.00 (Indirect Cost)

<b>Staff Fee</b> One employee from the Public Works Department will be needed onsite during the event.	One employee at \$40.00 Per Hour for 7 Hours	\$280.00 (Direct Cost)
<b>TOTAL COST REQUESTED TO BE WAIVED: \$1,055.00</b> <b>Direct Cost: \$280.00    Indirect Cost: \$775.00</b>		

At this time, the Town does not have budgeted funds to approve the request from Micailah Lockhart. If approved by the Town Commission, the waived funding would be taken from the Sponsored Event Expense within the Special Events Department budget. This funding was previously approved to support other special event expenditures.

**Recommended Motion:**

The Town Commission is requested to provide consideration and direction on the proposed facility rental request from Ms. Micailah Lockhart to host a bridal shower in the Kelsey Park Indoor Pavilion on Thursday, May 21, 2026 (3:30 PM - 6:00 PM - Setup to begin at 11 AM).



# Exhibit P

## Town of Lake Park Town Commission

### Agenda Request Form

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**Meeting Date:** January 21, 2026

**Originating Department:** Special Events  
Special Event Permit Application Request - Children's Home Society of Florida - Bridges at Lake Park - Annual ASP Pop-Up Family Event - Kelsey Park - Saturday, February 28, 2026 (11:00 AM - 2:00 PM - Setup Beginning at 8 AM)

**Agenda Title:**

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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**Cost of Item:** \$2,200.00 **Funding Source:** n/a

**Account Number:** \_\_\_\_\_ **Finance Signature:** Barbara A. Gould

**Advertised:**

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

**Attachments:** Children's Home Society of Florida - Bridges at Lake Park Special Event Permit Application Documents

\_\_\_\_\_

**Please initial one:**

X Yes I have notified everyone

\_\_\_\_\_ Not applicable in this case

#### **Summary Explanation/Background:**

On Thursday, January 8, 2026, the Special Events Department received a Special Event Permit Application from Children's Home Society of Florida - Bridges at Lake Park (1411 10<sup>th</sup> Street) proposing to host their annual Ages & Stages Questionnaire (ASQ) Pop-Up Family Event in Kelsey Park on Saturday, February 28, 2026, from 11:00 AM – 2:00 PM (Setup beginning at 8 AM).

As a non-profit organization, in accordance with the Town's Facility Rental Policy, Children's Home Society of Florida - Bridges at Lake Park is eligible to receive three (3) free facility rentals per year. Additionally, the event organizer has requested the Town Commission to approve the following facility rental requests, which may not be granted administratively:

REQUESTED CATEGORY	VALUE (monetary or other)	TOTAL
<b>Refundable Security Deposit</b> The Town requires a \$2,000.00 refundable security deposit for permitted special events held in Kelsey Park. This will only become a direct cost if the Town has to use funds to cover any damages done to the rental facility during the event.	\$2,000.00 (Flat Rate)	\$2,000.00 (Indirect Cost)

<b>Special Event Permit Application</b> The Town requires a \$50.00 special event permit application fee for non-profit organizations.	\$50.00 (Flat Rate)	\$50.00 (Indirect Cost)
<b>Restroom Attendant</b> The Town requires a restroom attendant to be onsite during special events that are held in Kelsey Park.	One restroom attendant at \$25.00 per hour for 6 hours	\$150.00 (Direct Cost)
<b>Certificate of Insurance Requirement</b> The organizers would like the Town to waive the requested Certificate of Insurance requirement for special event permits. This waiver would require the Town of Lake Park to take on the liability for the event.	No monetary value unless a claim is received	No monetary value unless a claim is received
<b>TOTAL COST REQUESTED TO BE WAIVED: \$2,200.00</b>  <b>Direct Cost: \$150.00    Indirect Cost: \$2,050.00</b>		

At this time, the Town does not have budgeted funds to approve the request from Children's Home Society of Florida - Bridges at Lake Park. If approved by the Town Commission, the waived funding would be taken from the Sponsored Event Expense within the Special Events Department budget. This funding was previously approved to support other special event expenditures.

**Recommended Motion:**

The Town Commission is requested to provide consideration and direction on the proposed special event permit request from Children's Home Society of Florida - Bridges at Lake Park to host their Annual ASQ Pop-Up Family Event in Kelsey Park on Saturday, February 28, 2026, from 11:00 AM – 2:00 PM (Setup to begin at 8 AM).

Meeting Date

1/21/2026

Cards must be submitted before the item is discussed!!

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

Name:

CONNIE CHABOT

Address:

804 US 1, 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:

General Comment - at the beginning

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

General Comment @ the beginning

**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

1/21/2026

Cards must be submitted before the item is discussed!!

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

Name:

PAT WELSA

Address:

804 US Hwy 1, Lake Park

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:

General Comment at the beginning

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

General Comment at the beginning

**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

1/21/2026

Cards must be submitted before the item is discussed!!

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

Name:

Sheila Martin

Address:

415 US Hwy 1 Lake Park

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

LilyMaeCosmetics@gmail.com

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

Introduce my Business

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

Introduce my business SpA & Beauty

**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

Jan 21, 2026

Cards must be submitted before the item is discussed!!

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

Name:

Natasha Quiza Almeida

Address:

1100 2ND CT E 802 10TH STREET LAKE PARK

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):

Public Comment

**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 01/21/26

Cards must be submitted before the item is discussed!!

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

Name: IGOR ALMEIDA

Address: 1100 2ND CT. # 802 10TH STREET LAKE PARK

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):

Public Comment

**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 1/21/26

Cards must be submitted before the item is discussed!!

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

Name: Andrew Kaplan

Address: \_\_\_\_\_

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

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

\_\_\_\_\_

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

Public Comment - Lake Park Development

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

Meeting Date 1/21/2026

Cards must be submitted before the item is discussed!!

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

Name: Daniel Naegele

Address: 855 Hawthorne Drive

If you are interested in receiving Town information through Email, please provide your E-mail address: ue1319@yahoo.com

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

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

On highways Highways

**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.

CRA

Meeting Date 1/21/20

Cards must be submitted before the item is discussed!!

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

Name: Amyr Angeles

Address: 1354 13th Street Lake Park

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):

general 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.

~~OFF~~

Meeting Date 1/21/2026

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

Name: Carmen Rodriguez  
Address: 1301 10th Street

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

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

\_\_\_\_\_

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

General Comment

**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 1/21/26

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

Name: OSCAR CABALLERO  
Address: 1251 10th St

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

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

\_\_\_\_\_

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

\_\_\_\_\_

**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 01/21/26

Cards must be submitted before the item is discussed!!

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

Name: ZECHARIAH CESARI

Address: 914 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:

GENERAL 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.

Meeting Date 01/21/2026

Cards must be submitted before the item is discussed!!

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

Name: J. Dullman

Address: 248 Sengler Blvd

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):  
many small islands are being created, by  
using wood pilings & under 12 yrs old.

**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

1/21/2026

Cards must be submitted before the item is discussed!!

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

Name:

Katia Zhestkova

Address:

1018 7th Street

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

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

KH

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

1/21/26

Cards must be submitted before the item is discussed!!

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

Name:

Michael Steinhauer

Address:

435 Greenbriar

If you are interested in receiving Town information through Email, please provide your E-mail address: pipston@1992@gmail

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

PADD & K & L Report

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 1/21/26

Cards must be submitted before the item is discussed!!

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

Name: Eli Banks

Address: 315 Park Ave

If you are interested in receiving Town information through Email, please provide

your E-mail address: elijah.m.banks@gmail.com

(Steinhauer  
Speaking for  
Banks written  
Testimony)

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

PADA Building Preferences

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 1/21/26

**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:

Commission #14 PADD

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 1/21/2026

**Cards must be submitted before the item is discussed!!**

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

Name: Mary Taylor  
Address: 2090 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:

#14

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.