



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
Wednesday May 07, 2025 6:30 pm

Roger Michaud	—	Mayor
Michael Hensley	—	Vice Mayor
John Linden	—	Commissioner
Michael O'Rourke	—	Commissioner
Judith Thomas	—	Commissioner
Richard J. Reade	—	Town Manager
Thomas J. Baird	—	Town Attorney
Laura Weidgans	—	Deputy Town Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contract the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER/ROLL CALL

6:33 pm

PRESENT

Mayor Roger Michaud

Vice-Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner Michael O'Rourke

ABSENT

Commissioner John Linden

PLEDGE OF ALLEGIANCE

The Pledge was led by Mayor Michaud.

APPROVAL OF AGENDA:

Commissioner O'Rourke requested to pull items 3 and 7 pulled from consent. Commissioner Thomas also requested item 7 be pulled for discussion.

Motion to approve agenda with the above revisions made by Commissioner Thomas, Seconded by Vice-Mayor Hensley.

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

SPECIAL PRESENTATION/REPORT:

1. Proclamation - National Public Works Week - May 18, 2025 to May 24, 2025.

Mayor Michaud presented the Proclamation to Public Works Director, Jaime Morales.

Public Works Director Morales thanked his team for all they do.

PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

-Michael Steinhauer provided comments via Exhibit A.

-Tim Sullivan spoke about train safety, landscape buffers, 16 story proposal and gravel driveway ordinance.

-Susan LaFontaine provided comments via Exhibit B.

-Mary Taylor provided comments via Exhibit C.

CONSENT AGENDA:

All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and

considered in its normal sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.

Items number 3 and 7 have been pulled for discussion.

Motion to approve remaining consent agenda items made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

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

2. April 16, 2025 Regular Commission Meeting Minutes
4. Resolution 16-05-25 - Piggyback Agreement - Pavement Maintenance and Rehabilitation Services - Asphalt Paving System, Inc.
5. Resolution 22-05-25 - Statewide Mutual Aid Agreement - State of Florida Department of Emergency Management (FDEM)
6. Resolution 23-05-25 - FY 2026-2027 State Highway Lighting, Maintenance, and Compensation Agreement - Florida Department of Transportation (FDOT) - \$20,174.72
8. Emergency Purchase - Town Hall HVAC System & Related Services – Carrier Global Corporation - \$26,545.48 (Town's Purchasing Code, Sec. 2-249. Alternative Source Selection)

Items 3 and 7 were pulled for discussion:

3. Tree Board Appointment - Ms. Shana Phelan

Commissioner O'Rourke believes that board appointments should not be heard on consent in order to allow an exchange with the applicants. Commissioner Thomas would like to keep it on consent in order to maintain time and efficiency with the understanding that items can always be pulled off consent for discussion. Vice Mayor Hensley suggested having a write up about the applicant submitted with the agenda item. Mayor Michaud suggested having staff obtain a confirmation from the applicant regarding their attendance at the meeting and if they will be present, the item can be heard outside of the consent agenda.

Motion to approve Board appointment of Shana Phelan made by Commissioner Thomas.

Seconded by Vice Mayor Hensley. Voting Aye: All.

7. Resolution 26-05-25 - 2024-2025 CDBG Award Agreement (Revised) - PBC

Department of Housing & Economic Development (DHED) - Splash Pad (Kelsey Park)
- \$400,916.

Commissioner Thomas stated that she pulled this item so that they could discuss the water features such as spray jets, water bucket and cannons and she feels that it opens an opportunity for the unhoused using it for bathing. She envisioned more of a fountain type water feature. Commissioner O'Rourke stated a concern regarding Section 8 of the agreement regarding program beneficiaries and is not sure if the Town would meet the criteria of low to moderate income beneficiaries and also had a question about the award amounts and wants to be sure it will not take funds away from the community center project. He feels that it is a wonderful idea but has concerns about fund sources. Vice Mayor Hensley asked for clarification on this point to ensure this project would not affect the community center. Town Manager Reade clarified that the funding for this splash pad had been reallocated from the community center design because the County had issue with the fact that the funds for the community center did not include construction. He also stated that the funds for the design of the community center are coming from other sources such as the Community Redevelopment Agency (CRA) fund. He stated that the County is very supportive of this project. Town Manager Reade stated that the \$400,000 was an additional allocation from the county on top of the regular allocation. The Commission asked for confirmation that the item will come back before them so that they will be able to give their input on the design. Town Manager Reade confirmed that the Commission would be asked for their input on the design. Mayor Michaud requested that the public provide their input as well. Chief Public Information Officer/Grants Writer Merrell Angstreich stated that the Commission would have final approval on the design.

Motion to approve Resolution 26-05-25 made by Commissioner O'Rourke. Seconded by Vice Mayor Hensley. Voting Aye: All.

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION): NONE

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

9. Ordinance 02-2025 - Amending Section 78-142 Chapter 78 - Paving and Maintenance Standard for Driveways (Gravel Driveways)

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING SECTION 78-142 OF CHAPTER 78 PERTAINING TO PAVING AND MAINTENANCE STANDARDS FOR DRIVEWAYS; PROVIDING FOR A VESTING PERIOD; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Manager Reade provided a summary of the item (Exhibit D).

Mayor Michaud asked for clarification that the grant would still be available for the people that have already had the work done. Community Development Director Nadia DiTommaso stated that the grants are typically available prior to the work being done but that the Commission could apply a special condition allowing them to obtain grant funds after the work has been complete. Town Manager Reade stated that it is the intent that the grant still be available to those that had already completed the work on their driveways. Commissioner Thomas voiced concern with the grant being available to homesteaded properties, but that there may not be an effective way to confirm if a property is homesteaded. Community Development Director DiTommaso stated that they use the property appraiser's website as a resource.

Motion to approve Ordinance 02-2025 on second reading made by Vice Mayor Hensley,
Seconded by Commissioner O'Rourke.

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

Town Attorney Baird read the Ordinance by title only.

NEW BUSINESS:

10. Special Event Request - Lake Park Music & Food Festival

Special Events Director Riunite Franks provided a summary of the item (Exhibit E). Event organizer, Craig Lemanowicz, answered questions from the Commission regarding event details and confirmed that there will be a shuttle going from the Village Shoppes to the event and back. Commissioner Thomas requested that residents in the immediate area of the event are made aware of the shuttles and/or utilize barricades to prevent parking up and down the other roads. Special Events Director Riunite Franks stated that this would be done and that they would figure out a designated area for parking golf carts. Mr. Lemanowicz asked for permission to close Lake Shore Drive during the event.

Motion to approve the request and to close Lake Shore Drive made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

Public Works Director Jaime Morales stated that in order to close the road, the requestor would need to submit Maintenance of Traffic (MOT) plans and cover the cost of closing the road. Commissioner Thomas voiced an objection to closing Lake Shore Drive because she does not want to create a burden on the requestor to have to meet the requirements in order to close the road.

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

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Town Attorney Baird spoke about a memo that was distributed in response to Commissioner O'Rourke's request regarding the current voting method of the Town. (Exhibit F). He stated that the Town is not prohibited from returning to an "At Large" voting method and that the Commission would need to provide direction for how to proceed. Town Attorney Baird also reminded the Commission that the zoning in progress expires before the next Commission meeting.

Town Manager Reade announced the following; WPBF news hurricane presentation on Saturday May 10th, Haitian Flag Day on May 17th, Memorial Day Celebration on May 26th, and he

announced that Barbara Gould has been promoted from Interim/Assistant Finance Director to Finance Director.

Commissioner O'Rourke spoke in opposition to retaining the current voting system.

Commissioner Thomas thanked Public Works for the golf carts signs being posted in Town. She spoke about the neighborhood block party grants that are available to residents. She stated that we ought to have a better voting system, but that the current voting system achieved the desired results.

Vice Mayor Hensley had a great time at their block party. He thanked staff for the PADD Workshop and the residents for voicing their opinion.

Mayor Michaud announced the Palm Beach County Clerk & Comptroller will be at the Library giving out free information about property fraud on Thursday from 12:30pm to 1:30pm.

REQUEST FOR FUTURE AGENDA ITEMS: NONE

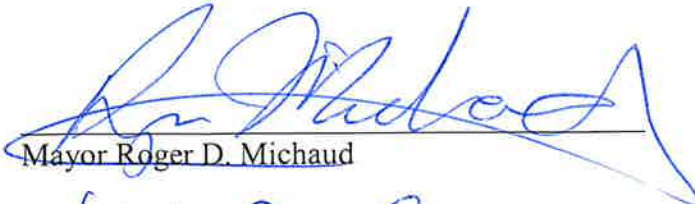
ADJOURNMENT:

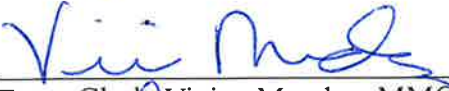
Motion to adjourn made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

Voting Yea: All.

Meeting Adjourned 8:46 pm.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on May 21, 2025.


Mayor Roger D. Michaud


Town Clerk, Vivian Mendez, MMC


Deputy Town Clerk, Laura Weidgans



Approved on this 21 of May, 2025

Lake Park Town Commission Meeting - May 7, 2025

Testimony by Michael Steinhauer 435 Greenbriar Drive, Lake Park

Good evening. I want to begin by expressing my sincere appreciation to the Town Manager, our Honorable Mayor and the Commission, for seeking 3rd party consultation on the growth and development issue, and for their holding the **April 26 community workshop**. It meant a great deal to residents to have a forum where our voices could be heard. We value transparency and participation, and that event showed a clear willingness by town leadership to listen.

At that standing room only workshop, one message came through loud and clear: **Lake Park residents overwhelmingly support a small-scale, walkable, historically respectful downtown**—one that reflects our Comprehensive Plan, that calls for small-scale development.

And yet, in the past several years under the former Town Manager, **amendments were made to allow buildings 12 stories and higher**, a glaring contradiction of the vision laid out in the Plan.

Town Attorney **Thomas Baird** has raised his concerns repeatedly. For instance, in his April 2023 memo, he warned that the “bucket of units” approach—averaging 48 units per acre—is not only poor planning but also not supported by **Florida Statute 163.3177(6)(a)**. He noted internal inconsistencies between Policy 12.2 and both Policy 12.1 and Objective 12. He further objected to height waivers allowing up to four stories of structured parking, calling it bad planning that should be revisited.

Unfortunately, these concerns have yet to be addressed.

Tonight, I respectfully request that this Commission: first, **void the waiver request on the table now for this high-rise proposal**. Then move **forward with amending the recent zoning changes to bring them back into alignment** with the Comprehensive Plan and state law. This isn't about stopping progress, it's about shaping the right kind of progress. Development should respect our heritage, scale, and sense of place.

We believe that with our new Town Manager, current Mayor, and most Commissioners, **Lake Park has a renewed sense of partnership for a better future—one where the voices of residents are truly heard and respected on this and other issues.**

The resident-focused movement that has come alive will not disappear until the final votes are cast and we can rejoice in savoring the small-town culture and feel that motivated us to invest here and to call Lake Park our home.

Thank you for your service, and for continuing to listen to your community.

Exhibit B

Dear Mayor Michaud & Commissioners

I'm here to request that you initiate adding amendments to Lake Park's Code of Ordinances Section 78-70 for the PADD to address three elements, **which are incompatible with the Town's Comprehensive Plan. Those being:**

- (1) **Building Height Maximum of 12 stories** /160 feet stated in Table 78-70-2, and
- (2) **The extra four stories allowed for a parking garage** per the "Structured Parking Waiver" (78-70 (b) (7) b. 3)

And

- (3) **The absence of any specific criteria for granting Density waivers in the PADD**, also in Table 78-70-2.

These three elements are clearly inconsistent with our Comprehensive Plan Town Goal, which, on page 67 in the Plan says it is to (quote) :

"Ensure that the historic small-town character of Lake Park is maintained, while fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas. ..."

A high rise in our downtown does the exact opposite of maintaining our "small-town character". It is not "compatible with" our "existing neighborhoods", the majority being single-story single-family homes.

Nor would high-rises in the PADD (quote) **"preserve the current character of the town"**, required in Comprehensive Plan, Policy 1.7 on pg 69.

Nor would they present **"unified architectural and design standards"**, as required in Comp. Plan Objective 7 on pg 73.

Nor would high-rise in the PADD be **"compatible with the existing housing stock"** as required by Comp. Plan 5.5.1 "Town Goal Statement" on pg 142.

Also, as has been said many times, this maximum total height allowance of 16 stories/ 200 feet is directly contradicted by Section 78-70's "a) **Purpose and intent... for a small scale traditional downtown**".

#3 DENSITY. As stated previously, granting the requested density waivers to one or 2 developers for an extraordinary # of units diminishes the redevelopment options and property rights of other properties in the PADD. And it would clearly not help **"maintain our small town character"** nor be **"Compatible with existing neighborhoods"**.

Also, why does our Comprehensive Plan specifically say in Policy 7.3 (on pg 146) that it will give density bonuses in *multifamily residential areas for low and/ or moderate income housing*, but makes no such stipulation for granting density waivers in the PADD?

I suggest an amendment to clearly state the criteria for granting a density waiver in the PADD, which would be in keeping with Fla statute **163.3177** for Comprehensive Plans, which includes to (quote) "Provide guidelines for the implementation of mixed-use development including the types of uses allowed, **the percentage distribution among the mix of uses**, or other standards, **and the density and intensity of each use.**" "(6) h."

Also, at one of the past meetings or workshops, someone said that if the town doesn't allow these density waivers in the 16-story buildings we "will never get a train station". How do they know that? From what I've read, stations in

Susan LaFontaine

Lake Park, PBG & Jupiter are all in the future plans of Tri-Rail. A train station in Lake Park would serve the residents of ours and the surrounding 3 towns.. There's no stations yet because Funding is the problem, as if reflected in several recent newspaper articles.

[Lake Park, Florida - Code...](#) / [Subpart B - LAND...](#) / [Chapter 78 - ZON...](#) / [ARTICLE III - DIST...](#) / [Sec. 78-70. - Park...](#)

Table 78-70-2 - CORE Sub-District Regulations

Building Height (Maximum)	12 stories (160 feet). See 78-70(b)(7)b.3. for an additional height waiver for structured parking.
Story Height	Maximum 12 feet per story. 20 feet maximum for ground floor, and top floor or middle floor.
Density	Maximum density shall be 48 dwelling units per acre. 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.

[Lake Park, Florida - Code...](#) / [Subpart B - LAND DEVE...](#) / [Chapter 78 - ZONING](#) / [ARTICLE III - DISTRICT...](#) / [Sec. 78-70. - Park Aven...](#)

SHOW CHANGES ◯ ◀ Q MOR

3. *Structured parking waiver.* For structures in the Core Sub-District, up to four 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.

Lake Park, FL

78-70

x

➡ Municode Codification

[Lake Park, Flori...](#) / [Subpart B - L...](#) / [Chapter 78 - ...](#) / [ARTICLE III. - ...](#) / [Sec. 78-70. - ...](#)

Susan LaFontaine

Sec. 78-70. - Park Avenue Downtown
District (PADD).



(a) *Purpose and intent.* It is the purpose and intent of the Park Avenue Downtown District to provide for the following:

- (1) Urban development which is reflective of early master plans for a small scale traditional downtown commercial area;
- (2) Buildings and structures that relate to the pedestrian environment at a human scale which, in conjunction with public investments, help to create a sense of place;

Since the Comprehensive Plan is a huge 324 page document to wade through I've made screenshots with the associated pages of the Comprehensive Plan below.

pilot

— + [] 15 of 324 [] []

1.3 COMPONENTS OF THE LAKE PARK COMPREHENSIVE PLAN

The Lake Park Comprehensive Plan and Support Documentation report is structured to meet all of the statutory and rule requirements as defined in Sections 1.1 and 1.2 above. **However, for the purposes of formal adoption, the following components shall comprise the Town of Lake Park Comprehensive Plan**

1.3.1 Goal, Objectives and Policies

The following sections of this report shall comprise the goals, objectives and policies component of the Comprehensive Plan:

- FUTURE LAND USE – Section 3.4

— + [] 67 of 324 [] []

3.4.1 Town Goal Statement

Ensure that the historic small-town character of Lake Park is maintained, while fostering development and redevelopment that is compatible with and improves existing neighborhoods and commercial areas. The Town shall maintain and seek opportunities to improve its ability to provide: (1) a full range of municipal services; (2) diversity of housing alternatives consistent with existing residential neighborhoods; (3) commercial, industrial and mixed-use development opportunities that will further the achievement of economic development goals; and (4) a variety of recreational activities and community facilities oriented to serving the needs and desires of the Town. Various land use activities, consistent with these Town character parameters, will be located to maximize the potential for economic benefit and the enjoyment of natural and man-made resources by residents and property owners, while minimizing potential threats to health, safety and welfare posed by hazards, nuisances, incompatibles land uses and environmental degradation.

Table 78-70-2 - CORE Sub-District Regulations

Building Height (Maximum)	12 stories (160 feet). See 78-70(b)(7)b.3. for an additional height waiver for structured parking.
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(The 4/4/2022 Planning & Zoning Board agenda shows the max height in the PADD Core as being 10 stories/ 120 feet. I can't find the document in Zoning Board minutes or in Commission minutes of when it increased to 12 stories/160 feet. Regardless, the replacement of the old section 78-70 with the new 78-70 and the above max heights took place at the 2nd Commission vote, Aug 2022.

Also per Comprehensive Plan:

67 of 324

3.4.2 Objectives and Policies

Objective 1:

Future growth and development shall be managed through the Future Land Use Plan Map and Comprehensive Plan, as implemented by land development regulations which: (1) coordinate future land uses with appropriate topography, soil conditions and the availability of facilities and services; (2) encourage the prevention, elimination or reduction of uses inconsistent with the Town goal statement and future land use plan; and (3) encourage redevelopment, renewal or renovation that maintains or improves existing neighborhoods and commercial areas; (4) facilitate the achievement of economic development, historic preservation, resource preservation, and other key goals; and (5) discourage the

69 of 324

Policy 1.5:

The Town shall encourage development and redevelopment activities which will substantially increase the tax base while minimizing negative impacts on natural and historic resources, existing neighborhoods and development. and adopted Levels of Service standards.

Policy 1.7:

Land development regulations shall contain planned development provisions which allow design flexibility within projects under unity of title as a means of the maximum use of land, while preserving the current character of the Town.

Policy 1.8:

New development shall be permitted only when central water and wastewater systems are available or will be provided concurrent with the impacts of development.

Any word on a Lift Station for the PADD?

Objective 5:

As a substantially built-out community in an urbanized area, the Town shall promote redevelopment and infill development in a manner that is considerate to existing neighborhoods and uses, the built and natural environments, and neighboring jurisdictions.

High-rise looming over and blocking afternoon sunlight from single-family homes to the east of it is not "considerate".

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.

Objective 7:

The Town recognizes the benefits of unified architectural and design standards. The Town shall continue to develop, maintain, revise and enforce these standards as appropriate.

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 well-integrated into the surrounding neighborhoods. 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 Land Use shall provide for the development or redevelopment of compact residential and non-residential or mixed use buildings to complement the existing buildings.

The land development regulations developed to implement the Downtown Land Use 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

3.4.3 Future Land Use Classification System

High Density Residential – Single family detached residences, duplexes, townhouses, clustered single-family detached residences, and multiple family residences, with a maximum density not to exceed 40 dwelling units (du) per gross acre, including permitted

Condominium Residential – Single-family detached residences, duplexes, townhouses, clustered single-family detached residences, and multiple family residences with a maximum density not to exceed 40 units per gross acre. Public schools are a permitted use within this land use designation.

Downtown – Mixed Use development with a maximum F.A.R. which shall not exceed 3.0 per gross acre, as calculated for the entire contiguous Downtown Land Use area. The maximum density shall not exceed an average of 48 dwelling units per gross acre, as calculated for the entire contiguous Downtown Land Use area.

Horizontal mixed use may be developed and bonus units may be granted in excess of 48 units on one site, so long as the average density for the entire contiguous Downtown Land Use area does not exceed 48 units per acre.

5.0 HOUSING

5.5.1 Town Goal Statement

Ensure the provision of safe, decent and sanitary housing and living conditions in designated residential neighborhoods consistent with: (1) density levels indicated on the Future Land Use Plan Map; (2) specific housing needs as reflected in the most recent Shimberg Center for Affordable Housing's Affordable Housing Needs Assessment; and (3) the current residential character of the Town and individual Planning Areas. Further, ensure that the character of new housing is compatible with the existing housing stock, particularly historic housing, while accommodating current housing needs.

How is the character of any high-rise “compatible with the existing housing stock” of the mostly single-family homes in the neighborhoods to the east of the proposed high-rises? It’s a gross mismatch of scale.

Objective 3:

Adequate and affordable housing, consistent with the current character of the Town shall be provided for the existing population and anticipated population growth, including housing to accommodate the defined specialized needs of low and moderate income, elderly or handicapped or displaced residents.

Has any developer proposed building new affordable or “work-place” housing in Lake Park? From what I’ve read it’s all at market pricing.

Require developers to coordinate with the Town during the design and completion of residential developments to assure that the Town and Planning Area characteristics are maintained, and any defined special housing needs are accommodated.

Policy 3.8:

In consideration of the fact that the Town’s 2005 homeownership rate of 43.5% is significant less than the homeownership rate for the State of Florida’s 2005 homeownership rate of 70.3%, the Town shall prioritize the creation of homeownership units, and shall coordinate with the appropriate agencies, including the State of Florida and Palm Beach County, to attempt to secure grant funds (i.e. CDBG, HOME, SHIP) to assist income-qualified renter households in becoming homeowners.

Sure, Nautilus 220 promotes homeownership, if you’re a millionaire. From what I understand the high-rise projects proposed so far for the PADD are rental units, at market pricing. Ditto the Northlake apartments.

Moderate income housing.



Policy 7.3:

A land development regulation will be established for density bonuses in multifamily residential areas for low and/or moderate income housing.

Policy 7.4:

In scheduling the review of proposed development or redevelopment, the Planning and Zoning Board shall give priority to applications that provide for affordable homeownership units.

The Residences at Tenth & Park "luxury" rental apartments, (per their website) have requested a density bonus, to go from 48 to over 200 units per acre. But nothing for low and/or moderate income housing.

www.lakeparkflorida.gov/home/showpublisheddocument/16230/638774752049470000

Also, I have requested from the Town Clerk but not received a reply to this question:

When did the max height allowance in the PADD Core go from 10 stories/ 120 feet, per the agenda packet in the 4/4/2022 Planning & Zoning Board meeting, to the current 12 stories/160 feet? I've dug thru

MAY 7, 2025

COMMISSION COMMENTS

m. Taylor
Exhibit C

Good Evening, as you may ^{not} know when I adopted Buddy, my dog, I promised to walk him every day, and I do. During our walks I can't help seeing things that are out of place, like trucks and cars parked over the sidewalk...dangerous especially on Park Ave. because children and the elderly have to walk in the busy street. We pass a big yellow, box company truck crowding a side street and hear a neighbor complain that she has to look at it every evening, and a forever parked truck on the SE corner in front of the stop sign on 4th and Cypress. Cars and trailers parked in front yards.

Last year, Parking was a big issue, important enough to merit a solution. I remember included in the budget, was about \$750,000 for 2 new sheriff officers for Nautilus, plus a community officer, dedicated ^{largely} mainly to parking violations. How Is that working out? How many violations are written a month?

The speed limit of 25 mph on Park Ave, and throughout Lake Park, is a joke, especially from 4 to 9 pm. every day. It is not the amount of traffic, it is the complete disregard of the 25 mph speed limit and the disrespect for the people who reside on the street, and it's not just Park Ave. If we don't get a handle on the speeding before our thousands of new residents arrive, they will feel entitled also, to use the residential street^s as a highway. Since Nautilus is not open, is it possible to assign the 2 additional officers to patrol for speeders until, if ever, a better solution is implemented. Residents are not asking for new rules and laws only that the current ones are enforced. Thank You!



Exhibit D

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: May 7, 2025

Originating Department: Community Development

Agenda Title: Ordinance 02-2025 - Amending Section 78-142 Chapter 78 - Paving and Maintenance Standard for Driveways (Gravel Driveways)

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

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

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

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

Advertised:

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

Attachments: → Proposed Ordinance 02-2025

→ Resolution 11-02-24 Approving an Amnesty Period for the certain properties (as listed)

Please initial one:

_____ Yes I have notified everyone

N/D _____ Not applicable in this case

Summary Explanation/Background:

During the February 21, 2024, the Town Commission approved a two-year Amnesty period for approximately forty (40) properties within the Town with non-conforming gravel driveway (Resolution 11-02-24) due to the concern that bringing these properties into compliance with the Town Code by eliminating their gravel driveways would pose an economic hardship.

Note: To date, a total of nine properties (22.5%) have either complied or are moving toward compliance. Of these properties, two (2) properties have utilized Town grant funding to support these improvements.

Due to the continued economic impact concerns, the Town Commission has requested that staff propose

an Ordinance amending the Town's Land Development Regulations (LDR's) that would provide for the vesting of gravel driveways until a time that the property is either substantially renovated or the driveway is replaced, whichever occurs first.

Further, the LDR's will continue to provide that although these properties would now be vested, if approved, the maintenance standards for gravel driveways within the LDR's would still be required to be met.

Note: The Town Code - Section 78-2 - provides for the following existing definition for 'substantial renovation':

Substantial renovation means either of the following: Repair, rehabilitation, restoration, reconstruction, alteration, expansion, or similar improvement, in a calendar year, in excess of 50 percent of the assessed value of the property, as determined by the most recent certified tax roll prepared by the county tax collector; or any building addition in excess of 20 percent of the existing gross floor area or increase in height in excess of 20 percent of the existing building height.

The proposed Ordinance was approved on 1st reading on April 16, 2025 by the Town Commission and is being presented for 2nd and final reading on May 7, 2025. If approved, the proposed Ordinance would be effective immediately upon final approval.

Additionally, if approved, the Town's Community Beautification Improvement Grant funding will continue to be available for the replacement of gravel driveways to an approved alternative surface (that is code compliant).

The proposed Ordinance was prepared by the Community Development Director and reviewed by the Town Attorney.

Recommended Motion:

I move to approve Ordinance 02-2025 - Amending Section 78-142 Chapter 78 - Paving and Maintenance Standard for Driveways (Gravel Driveways) on 2nd and Final Reading.



Town of Lake Park Town Commission

Agenda Request Form

Exhibit E

Meeting Date: May 7, 2025
Originating Department: Special Events
Agenda Title: Special Event Request - Lake Park Music & Food Festival

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

Cost of Item: \$0 **Funding Source:** _____
Account Number: _____

Advertised:
Date: _____ **Newspaper:** _____

Attachments: Lake Park Music & Food Festival Special Event Permit Application

Please initial one:

X Yes I have notified everyone
_____ Not applicable in this case

Summary Explanation/Background:

On February 8, 2025 the Special Events Department received a Special Event Permit Application from Mr. Andy Balasis and Mr. Craig Lemanowicz, owners of Tropically Impaired Events & Apparel, located at 1401 Old Dixie Highway in Lake Park.

Tropically Impaired Events & Apparel has partnered with other entities to plan some of Palm Beach County's most recognizable events, including the Garlic Fest in Lake Worth Beach, Jupiter Seafood Festival, Wellington Bacon & Bourbon Fest, the Delray Affair and most recently the very successful Band, Burgers & Brews in Abacoa.

Event Details:

On February 26, 2025, Town staff and representatives from PBSO and PBCFR met with the event organizers to discuss the proposed Lake Park Music & Food Festival's details and requirements. The proposed event (formally the Seafood Festival) is being planned to be held on Saturday, May 24, 2025, from 12:00 PM – 10:00 PM, in Kelsey Park (east side). The event is expected to include live entertainment by various artists, art, crafts, food and beverage vendors, a kid's zone with bounce houses, face painting, games and activities and a VIP area.

Note: The event organizers have met with the Lake Harbour Towers North (501 Lake Shore Drive) Condo Association President to discuss the proposed event and location to address any potential issues and resolutions.

This is a ticketed event, with an expectation of 800 attendees. General admission is \$15.00, VIP admission is \$35.00 and tickets at the gate are \$35.00. VIP tickets are proposed to include event entry, one (1) free drink, private bar and portable restrooms, special seating area and food from 2:00 PM – 5:00 PM (catered by Lake Park Texas Roadhouse).

The event organizers have put together a list of local performers to provide continuous live entertainment throughout the day. The performance schedule is as follows:

- | | |
|------------------------|--------------------|
| • Sweet Justice: | 12:30 PM – 1:45 PM |
| • Ricky Young: | 2:00 PM – 3:00 PM |
| • Andrew Morris Band: | 3:30 PM – 4:30 PM |
| • Hypersona Band: | 5:00 PM – 6:00 PM |
| • 56ACE Band: | 6:30 PM – 7:30 PM |
| • Girlfriend Material: | 8:00 PM – 10:00 PM |

A portion of the event proceeds are proposed to be donated to the Wounded Veterans Relief Fund, The Andrea C. Cameron Foundation, Joanne Benjamin Cancer Fund, Palm Beach County Police Benevolent Association and Little Smiles Florida.

The event organizers have also committed to providing vendor spaces for the Town's CRA and the Friends of the Lake Park Library.

Note: In addition, as a way to ensure that Lake Park residents are able to attend the event, the organizers have pledged to provide 500 free tickets for Town residents.

Parking Plan:

The event organizers recognize that several parking lots and street parking will be required to accommodate the total number of expected attendees. As a result, the following locations are proposed to serve as event parking:

- Kelsey Park South Parking Lot
- Street parking along Lake Shore Drive, Greenbriar Drive and Foresteria Drive
- The outside lanes of Park Avenue from 1st street to 5th street
- Lake Park Public Library Parking Lot
- Town Hall Parking Lot
- CRA Parking Lot
- Publix Plaza Parking Lot

Note: To obtain the event permit, the event organizers will be required to provide written approval/authorization to utilize each of the above private parking lots for the proposed event.

In addition, due to some of the locations not being walking distance to the park, the organizers are planning to use a rideshare service to transport attendees to and from the event.

Event Security:

The event organizers are required to have one (1) Sergeant and five (5) Deputies from Palm Beach County Sheriff's Office working during the event.

The organizers have also hired a private security firm to provide overnight security at the park beginning Friday, May 23, 2025 through Sunday, May 25, 2025.

Town Staff:

In accordance with the Town's facility rental policy, the organizers are required to have Town staff onsite during the times that there will be any event activity within the park, including, but not limited to, pre-set up, day of event, breakdown, etc. Town staff for the event is as follows:

Friday, May 23, 2025

Special Events Department staff will be onsite during regular work hours throughout the day to assist the event organizers with the pre-event set up of the fencing, stage, tents and other needed equipment.

Saturday, May 24, 2025

The organizers are required to have two (2) Public Works employees onsite from 7:00 AM – 11:00 PM. Due to the length of time, PW staff will work in shifts to accommodate the event. In addition, staff members from the Special Events Department will be onsite periodically throughout the day to assist.

Sunday, May 25, 2025

The organizers are required to have one (1) Public Works employee onsite from 7:00 AM – 12:00 PM.

Requests:

At this time, the event organizers would like the Town to sponsor the event and assist with promoting and marketing the event, as well as approve the following special event requests, which are required to be approved by the Town Commission:

REQUESTED CATEGORY	VALUE (monetary or other)	TOTAL
Marketing Assistance The event organizers would like to have the official event flyer posted on the Town of Lake Park website and social media pages.	No monetary value	No monetary value
Extended Park Hours The event organizers would like the Town Commission to extend the hours of operation for Kelsey Park on the day of the event. Currently, the park closes at 9:00 PM. The event organizers are proposing to have their event end at 10:00 PM. As well as, breakdown several tents, tables and chairs after the event is over, that could possibly last until 11:30 PM.	No monetary value	No monetary value
Close Outside Lanes of Park Avenue for Parking The event organizers would like to close the outside lanes of Park Avenue to assist with parking for the event attendees.	No monetary value	No monetary values
Use of Town Hall & CRA Parking Lot The event organizers would like to use the parking lots located at Town Hall and in the CRA for parking and as shuttle stops. The plan is to have a trolley bring attendees to and from the event. The organizers are also reaching out to the owners of the Northlake Promenade Shoppes and other parking lots throughout the town.	No monetary value	No monetary values

<p style="text-align: center;">Rental Fee Reduction</p> <p>The event organizers would like the Town Commission to consider providing them with a rental fee reduction of \$500.00 for renting Kelsey Park. Under the current facility rental fee list, the event organizers will be charged a 3-day resident rate rental fee of \$500.00 per day to rent the park. This includes the time that they will need to begin pre-event set up starting on Friday, May 23, the event day on Saturday, May 24 and the complete breakdown of the event on Sunday, May 25. The suggested reduction of \$500.00 will equal to a 1-day resident rental rate.</p>	<p>Kelsey Park Resident Rate Rental Fee \$500.00 Per Day</p>	<p>\$500.00 (Indirect Cost)</p>
<p style="text-align: center;"><u>TOTAL DIRECT COST REQUESTED: \$0</u></p> <p style="text-align: center;"><u>TOTAL INDIRECT COST REQUESTED: \$500.00</u></p>		

The proposed Special Event request has been reviewed by the Town’s Special Event Department staff, the Public Works Director, the Community Development Director, the Assistant Town Manager/HR Director, PBSO and PBCFR.

Recommended Motion:

The Town Commission is requested to provide consideration of the proposed special event requests to support the proposed 2025 Lake Park Music & Food Festival.

Memo

To: Richard Reade, Town Manager
From: Thomas J. Baird, Town Attorney
Date: April 15, 2025
Subject: Voting Process

At the April 2, 2025 meeting of the Town Commission, Commissioner O'Rourke requested that the Commission be presented with information regarding the voting method the Town Commission implemented to settle a lawsuit brought against the Town by the Department of Justice (DOJ).

Background

In 2009, the Department of Justice (DOJ) filed a complaint in federal court alleging that the Town of Lake Park's (Town) at-large voting method of electing Commissioners, enhanced by the use of staggered terms, resulting in black citizens of the Town having less opportunity than white citizens to participate in the political process and elect candidates of choice in violation of §2 of the Voting Rights Act of 1965 (the Act). The basis of the DOJ complaint was the extensive research of election results it conducted, supported by interviews of black citizens, some of whom had been candidates for the office of Commissioner. Included within the factual allegations of the Complaint was that in two of the Town's elections, the at-large voting system set forth in the Town Charter worked against the two black candidates. The DOJ's complaint also relied upon the fact that since the Town's incorporation in 1923 no black candidate for the Commission had ever won an election.

The then Commission recognized that a defense of the Town would be prohibitively expensive, and was unlikely to be successful. Consequently, the then Commission believed it had little choice but to settle the action on terms dictated by the DOJ. The Town retained a law firm based in Washington, DC and this firm negotiated a settlement of the action based upon the options presented to the Commission. The DOJ presented the Commission with three options: (1) Single member districts drawn such that at least three of the districts contained a majority of black population. This option would have resulted in at least two incumbent Commissioners vacating their seats on the Commission; (2) The Limited Voting System, which is the system the Town currently uses; and (3) a cumulative voting system. Although the cumulative voting system was most appealing to the Commission, the then Supervisor of Elections, Susan Bucher, rejected it claiming that her office could not implement a system just for Lake Park. Consequently, Ms. Bucher advised the DOJ that this method of voting could not be an option. The Commission selected the Limited Voting

System and voted to enter into a Consent Judgment and Decree (Consent Judgement) with the United States of America. The Consent Judgement required the Town to amend its Charter to change its at-large voting system. The Consent Judgment was executed on October 26, 2009.

Elections Under the Limited Voting System

The first election under the Limited Voting System took place in 2010. No black individuals qualified to be candidates for this election. The 2013 election was the second election using the Limited Voting System. Again, no black candidates qualified for the four commission seats. Following the 2013 election, the Commission directed me to evaluate whether the Town could return to the at-large voting method.

The 2013 Study by Dr. Engstrom

Following the 2013 election, Dr. Richard Engstrom¹ was retained to study voting data. The contract was divided into two phases. In the first phase, Dr. Engstrom assessed whether, since 2009, the data he examined would indicate that racially polarized voting still existed in the Town. If not, then he would proceed to Phase 2 of the contract. Dr. Engstrom performed a statistical analysis of elections of the Commission in 2010 and 2013; the congressional elections during that same cycle; the Florida Senate Primary between Mack Bernard and Jeff Clemons; and the Florida House Primary between Bobby Powell, Natasha Wells, Charles Bantel and Evelyn Garcia. His conclusion was that racially polarized voting still existed in the Town. Dr. Engstrom was of the opinion that if the DOJ was presented with a change it would be unlikely to support a change from the Limited Voting System because the data would show that there was still racially polarized voting in the Town. Given the results of Phase I of the Dr. Engstrom study, Phase 2 was not pursued.

The DOJ Interview

As part of the 2013, I discussed the Commission's desire with Ernest McFarland, Esquire, that was employed by the DOJ and involved in the Town's case in 2009. As part of my dialogue with Attorney McFarland, we discussed a modification to the Limited Voting System. I did not communicate the research conducted by Dr. Engstrom to Attorney McFarland. He indicated that the Consent Judgement did not prohibit the Town from changing its voting method, but *cautioned* that if the Town changed its charter and returned to the At Large Voting System, this would not preclude someone from again alleging that the at large system results in black citizens having less of an opportunity to be elected. Mr. McFarland stated that if the DOJ received a complaint it would likely investigate it. Presumably, the DOJ part would collect data² as it did prior to filing its Complaint in 2009 and determine whether the data indicated that racially polarized voting was still occurring in the Town. Mr. McFarland noted that if this was the case, the DOJ would likely bring another action against the Town. Mr. McFarland indicated that absent a complaint, the DOJ would not necessarily initiate a new study if it learned that the Town had returned to the At Large Voting System. I attempted to contact Mr. McFarland again, but his email and phone contacts I have no longer work. I have no reason to believe that Mr. McFarland's comments would be any different today to what he advised me in 2013.

¹ Dr. Engstrom has testified as an expert witness in several DOJ voting rights cases.

² Dr. Engstrom collected the same type data in his 2013 study for the Town.

The Last Four Town Commission Elections

In addition to the elections of 2010 and 2013, four other elections have been held under the Limited Voting System: 2016, 2019, 2022 and 2025. In 2016, like elections under this system in 2010 and 2013, no black candidates qualified for or were elected to the office of commissioner. But, in the elections for four commissioners in 2019 and 2022, Roger Michaud was the only black candidate to qualify for election to the seat of Commissioner. He was elected to the Commission as one of four commissioners under the Limited Voting System. In 2025, Michael Hensley and Judith Thomas were the only black candidates to qualify for the four commission seats. In a field of six seats, they both were elected as commissioners.

Conclusion

I attempted to contact Ernest McFarland at the DOJ. The email and phone number I had for him no longer work. Based upon the results of the elections in 2019, 2022, and 2025, and without analyzing the data from those elections, it might be argued that after a slow start, the Limited Voting System has produced the result that was intended, i.e. the election of black commissioners. That black candidates have been elected under the Limited Voting System, may or may not be enough to factually conclude that racially polarized voting no longer exists in the Town's elections. The only way to "conclusively" address this issue would be to retain an expert to conduct another study. With or without a study, the Commission may conclude that it is appropriate to change the Charter to another voting system. Should the Commission determine that it is appropriate to proceed with an amendment to the Charter, a referendum must be conducted. Absent a special election, the earliest scheduled municipal election is March 10, 2026.



Town of Lake Park
PUBLIC COMMENT CARD

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

Meeting Date _____

Cards must be submitted before the item is discussed!!

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

Name: MICHAEL STEINHAEUER
Address: 435 GREENBRIAR LAKE PARK

If you are interested in receiving Town information through Email, please provide your E-mail address: 7pestone1992@gmail

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

Growth & Development

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.

Provided
document
to
Council



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Meeting Date 5-7-25

Cards must be submitted before the item is discussed!!

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

Name: Tim Sullivan

Address: 529 Foresta Dr

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

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

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

PAPD, train safety, speed bumps

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Meeting Date _____

Cards must be submitted before the item is discussed!!

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

Name: Susan Le Fontaine

Address: 545 Evergreen Dr

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

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

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

Amendments to Code Section 78-70

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.



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Meeting Date _____

Cards must be submitted before the item is discussed!!

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

Name: Mary Taylor

Address: 209 Park Ave

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

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

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

Traffic and parking

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.