



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

April 15, 2026

Immediately Following the Special Called CRA Meeting

Roger Michaud	—	Mayor
Michael Hensley	—	Vice Mayor
John Linden	—	Commissioner
Michael O'Rourke	—	Commissioner
Judith Thomas	—	Commissioner
Richard J. Reade	—	Town Manager
Brett Lashley	—	Town Attorney
Vivian Mendez, MMC	—	Town Clerk

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

CALL TO ORDER/ROLL CALL

7:13 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 was conducted during the Special Called Community Redevelopment Development Agency Meeting.

APPROVAL OF AGENDA:

Motion to approve the agenda made by Vice Mayor Hensley, Seconded by Commissioner Linden.

Commissioner O'Rourke commented that the agenda has 21 items and is almost 400 pages. He stated that something needs to change with the process.

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

SPECIAL PRESENTATION/REPORT:

1. Presentation – ICMA & FCCMA - 65 Year Recognition of Town of Lake Park Maintaining Council-Manager (C-M) Form of Government.
Tracey Stevens presented the Town with the recognition of 65-years of Council-Manager Form of Government.
2. Proclamation - Ms. Merry Ann Russell - Town Employee.
Mayor Michaud presented Merry Ann Russell with the proclamation honoring her 50-years of service to the Town.
3. Proclamation - National Library Week - April 19 to 25, 2026.
Mayor Michaud presented Judith Cooper, Library Director with the proclamation. Ms. Cooper stated that Libraries are important and necessary for a community.
4. Presentation - Palm Beach County Fire-Rescue – FY 2025 Annual Report.
Chief William "Bill" Rowley presented to the Commission the Fiscal Year 2025 Annual Report (Exhibit A). The Commission thanked Palm Beach Fire Rescue and Palm Beach Sheriff's Office (PBSO) for all the services they provide for the community. Commissioner Thomas suggested having Cardio-Pulmonary Resuscitation (CPR) training session twice a year for the public. Town Manager Reade explained the importance behind the ISO 1 Class certification.
5. Presentation - Fiscal Year (FY) 2026 Five Year Capital Improvement Plan (CIP) Update.
Finance Director Barbara Gould explained the Capital Improvement Plan (CIP) updates (Exhibit B). Commissioner O'Rourke asked for clarification regarding several line items. Finance Director Gould responded. Town Manager Reade explained the purpose of this

agenda item and the future of the projects. Commissioner Thomas asked if they could be provided more specific data than what is in the report.

6. Presentation - Town of Lake Park Marina P3 Project Quarterly Update - Forest Development.

Mr. Brian Terry representing Insight Studio, on behalf of Forest Development, explained that Mr. Larry Zabik was traveling this evening. He requested that any specific questions be consolidated by the Town Manager and submitted to Mr. Zabik.

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 his 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.

Commissioner O'Rourke asked to have items 8 and 11 pulled.

Motion to approve items 7, 9, 10, and 12 from the Consent Agenda made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

7. Special Called Commission Meeting Minutes - March 25, 2026.
9. Resolution 29-04-26 – Renewal Agreement (1st Amendment) - Sunset Celebration Beverage Services (Various Locations) - Bonner Mobile Bar.

10. Resolution 30-04-26 – Renewal Agreement (1st Amendment) - Sunset Celebration Portable Restroom Services (Various Locations) - Porta Potty To Go.
12. Resolution 32-04-26 - Agreement (Renewal) - Statewide Mutual Aid Agreement - Florida Division of Emergency Management (FDEM).

This item pulled from the consent agenda and treated as a presentation item:

8. Proclamation - 2026 National Arbor Day - April 24, 2026.

Mayor Michaud presented Special Events Director Riunite Franks with the proclamation. Mayor Michaud invited everyone to the Arbor Day celebration on April 24, 2026 at 10:00 a.m. in Kelsey Park.

This item pulled from the consent agenda for discussion:

11. Resolution 31-04-26 – Agreement (RFQ #102–2026) - 2026 Red, White & Blue Sunset Celebration Fireworks Display - Explosive Touch Enterprises, LLC – \$33,000.

Commissioner O’Rourke stated that he pulled this item to make sure that Explosive Touch was going to be as good as some previous vendors. Special Events Director Franks advised that Explosive Touch provided the fireworks display last year. Mayor Michaud spoke about the possibility of having the fireworks display held in conjunction with the Fourth of July instead of at the Sunset Celebration in the future.

Motion to approve Resolution 31-04-26 made by Commissioner O’Rourke. Seconded by Vice Mayor Hensley. Voting Aye: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION):

13. Resolution 33-04-26- Special Exception – The Culinary Project (Restaurant Use) - 748 A Park Avenue - Mr. Jamie Steinbrecher (Owner)

Mayor Michaud explained the Quasi-Judicial process. Town Attorney Brett Lashley swore in all witnesses. The Town Commission had no Ex-Parte communication to disclose. Vice Mayor Hensley stated that he attended the Planning & Zoning Board meeting. Community Development Director Nadia DiTommaso presented to the Commission (Exhibit D). Mr. James Steinbrecher introduced himself and gave a brief

description of the restaurant. Commissioner O'Rourke requested to have the 90-day requirement extended. Community Development Director DiTommaso explained that an extension would need to be presented in the form of a text amendment. Mr. Steinbrecher advised that they anticipated an opening sometime in May and will have a "lounge" theme and a full liquor license.

Motion to approve Resolution 33-04-26 made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

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

14. Resolution 34-04-26- Special Exception – Alzheimer's Community Care (Specialized Adult Day Care) - 1015 10th Street - 1015 LP, LLC (Owner).

Town Attorney Brett Lashley swore in all witnesses. The Town Commission had no Ex-Parte communications to disclose. Vice Mayor Hensley stated that he attended the Planning & Zoning Board meeting.

Town Planner Karen Golonka presented the item (Exhibit E). Applicant and Chief Executive Officer, Mr. David Franklin introduced himself and gave a history of his organization and the various services they provide. He stated they anticipate opening as soon as they can and they will most likely be allowed to house 50 residents, but they will not house more than 25 at any time. He also spoke about the security measures that will be in place to protect their housed residents. He stated that no food will be prepared on site. All food will be delivered and refrigerated on site.

Motion to approve Resolution 34-04-26 made by Commissioner Thomas, Seconded by Commissioner Linden.

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

15. Resolution 35-04-26- Special Exception – Kustom Kings (Auto Paint & Body Shop) - 1360 North Killian Drive - Unit #3 - JB Parasmu, LLC (Owner).

Town Attorney Brett Lashley swore in all witnesses. The Town Commission had no Ex-Parte communications to disclose. Vice Mayor Hensley stated that he attended the Planning & Zoning Board meeting.

Town Planner Karen Golonka presented the item (Exhibit F). The owners introduced themselves and explained the objectives of the business and the materials used. The Commission discussed the reason for the special exception which they determined to be the use of a spray booth on the premises.

Motion to approve Resolution 35-04-26 made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

16. Ordinance 03-2026 Amending Chapter 78

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

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

Motion to approve Ordinance 03-2026 made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

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

Town Attorney Lashley read the Ordinance by title only.

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

17. Ordinance 02-2026 – Amendment – Town of Lake Park Comprehensive Plan - 5-year Update to Town's 10-Year Water Supply Facilities Work Plan – 2nd and Final Reading.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN BY PROVIDING FOR AMENDMENTS TO THE TEXT OF THE SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER ELEMENT; CONSERVATION ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; AND CAPITAL IMPROVEMENTS ELEMENT, AND ADOPTING INTO

THE PLAN THE UPDATE TO THE TOWN'S 10-YEAR WATER SUPPLY AND FACILITIES WORK PLAN; PROVIDING FOR THE ADOPTION OF THE AMENDMENTS BY THE TOWN COMMISSION; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Golonka explained the item (Exhibit H).

Motion to approve Ordinance 02-2026 made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

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

Attorney Lashley read the Ordinance by title only.

NEW BUSINESS:

18. Special Event Permit Application - 2026 FAPRE Haitian Flag Day Celebration - Faith-Based Academy of Patriots Returning to Eden (FAPRE) - Bert Bostrom Park - Saturday, May 16, 2026 (3:00 PM to 9:00 PM).

Special Events Director Riunite Franks explained the item (Exhibit I). She clarified the items that are requesting to be waived are; the refundable security deposit of \$2000 (which may increase due to excessive wear and tear to the field), the restroom cleaning fee of \$150, the restroom attendant fee of \$150, sanitation service of \$78, marketing assistance, use of the CRA parking lot, certificate of insurance requirements, and use of Town tents, tables and chairs. The Commission discussed the various items and the possible impact to the Town.

Motion to approve waiving only the use of the CRA parking lot, marketing assistance and use of Town Tents, tables and chairs made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

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

19. Special Event Permit Application - Garage Sale & Craft Market - VFW Post 9610 – May 16, 2026 (8 a.m. to 2 p.m.).

Special Events Director Riunite Franks explained the item (Exhibit J).

Motion to approve waiving the costs for marketing assistance made by Commissioner Thomas, Seconded by Commissioner O'Rourke.

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

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

Town Planner Anders Viane explained the item.

The Commission decided to move this item to May 6, 2026 due to lengthy discussion that may be needed.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Lashley stated that the Sunshine lawsuit was transferred into the same division as the Forest Development lawsuit, which means the two cases will be heard by the same judge which is Senior Justice Kastrenakes. He stated that Forest Development filed their answer to the Town's counter-claim and that next week there will be a hearing on Forest's motion to intervene on the Sunshine lawsuit.

-Town Manager Reade reminded the public about the Community Workshop on the Bert Bostrom Master plan being held Saturday, April 18th, and for the Arbor Day Ceremony on April 24th. He also announced that Sunset Celebration has been moved back to Kelsey Park for the April 30th event.

-Commissioner Linden stated he will be away for a few days.

-Commissioner O'Rourke spoke openly about his frustration with being a part of this Commission and has not enjoyed it. He stated that he does not trust Town Attorney Baird or Town Manager Reade and is considering resigning from his Commission seat.

-Commissioner Thomas encouraged Commissioner O'Rourke to stay because he was elected by the people to his position. She talked about her experiences with negativity as an elected official and how she handles it. Commissioner Thomas advised Town Manager Reade that she does not like having such a full agenda. She suggested having separate meetings that would be devoted to planning and Quasi-Judicial items. Commissioner Thomas stated for the record "as the Commission, we are here to support the residents and the businesses in our Town."

-Vice Mayor Hensley also suggested adding special called meetings when appropriate.

-Mayor Michaud reminded the Commission that they were made aware that because there were meetings that were cancelled, that it would create a few larger agendas but that this will normalize over time. He also spoke about the need to streamline the process even when there are smaller agendas. Mayor Michaud encouraged the Commission to stay united. He told Commissioner O'Rourke that he was elected to be on the dais to do a job and should not question his validity to be there.

ADJOURNMENT:

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

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

Meeting adjourned 10:23 P.M.

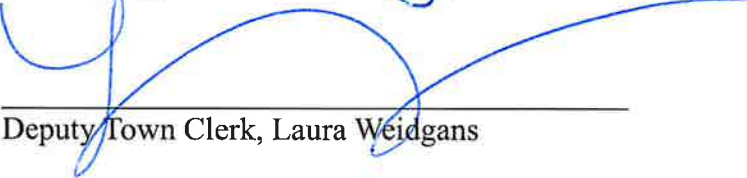
FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on May 6, 2026.



Mayor Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans



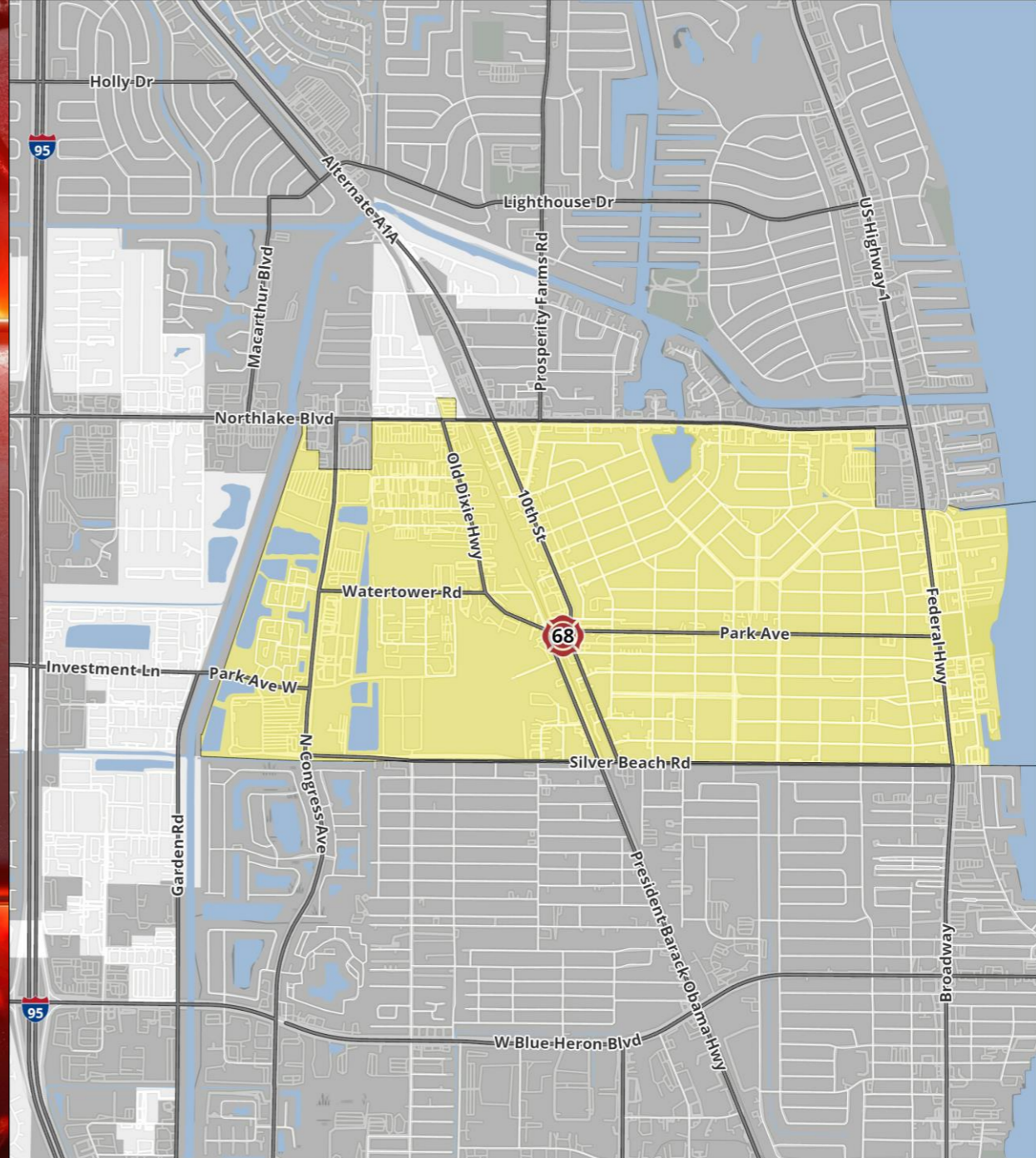
Approved on this 6 of May, 2026



TOWN OF LAKE PARK ANNUAL REPORT

October 1, 2024 – September 30, 2025

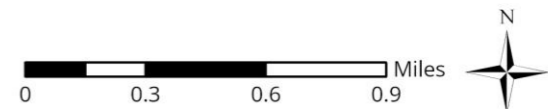


Lake Park Service Area



 Town of Lake Park
 Not Served by PBCFR

 PBCFR Stations



PATIENT SATISFACTION SURVEY



Patients said they would tell friends and family about the positive experience they had with PBCFR.

99.6 %



Patients said they were 'Satisfied' or 'Very Satisfied' with the 911 Center's ability to confirm their location and nature of their problem.

95.5 %



Patients were 'Satisfied' or 'Very Satisfied' with the Dispatcher's instructions regarding their emergency.

95.7 %



Patients told us they were 'Satisfied' or 'Very Satisfied' with the prompt arrival of PBCFR firefighters and paramedics.

96.0 %



The professionalism of PBCFR firefighters and paramedics left patients feeling 'Satisfied' or 'Very Satisfied' with the care they received.

96.4 %



Patients felt 'Satisfied' or 'Very Satisfied' with the level of compassion shown to them and their families by PBCFR firefighters and paramedics.

96.3 %



Patients said they were 'Satisfied' or 'Very Satisfied' with the paramedics' explanation of any procedures they performed.

96.4 %



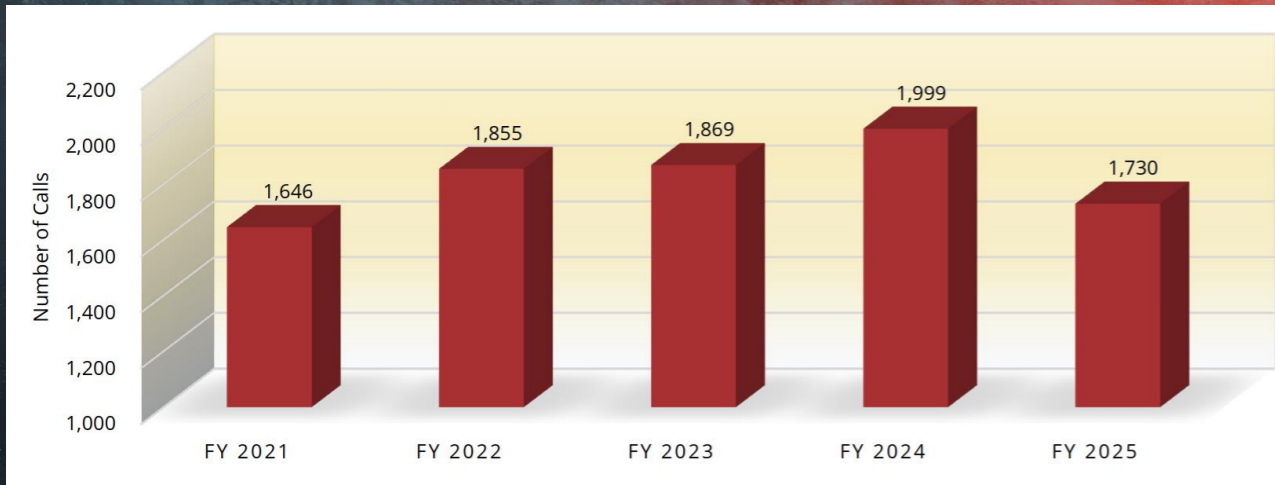
Patients reported they were 'Satisfied' or 'Very Satisfied' with the paramedics' attempts to treat their condition.

96.4 %

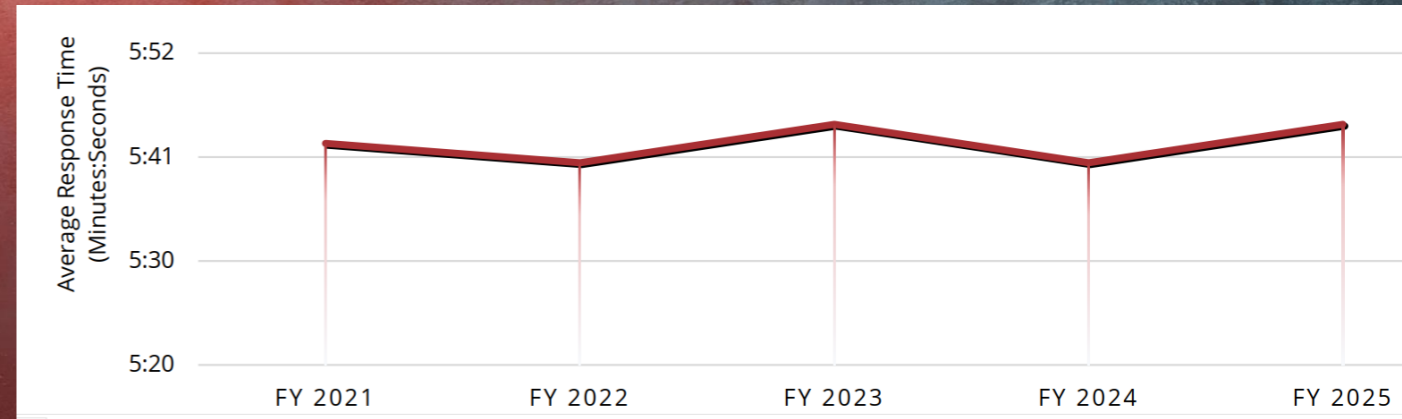
96.1%
Overall
Satisfaction in
Lake Park

LAKE PARK FY 2025 CALL ACTIVITY

Total Number of Calls

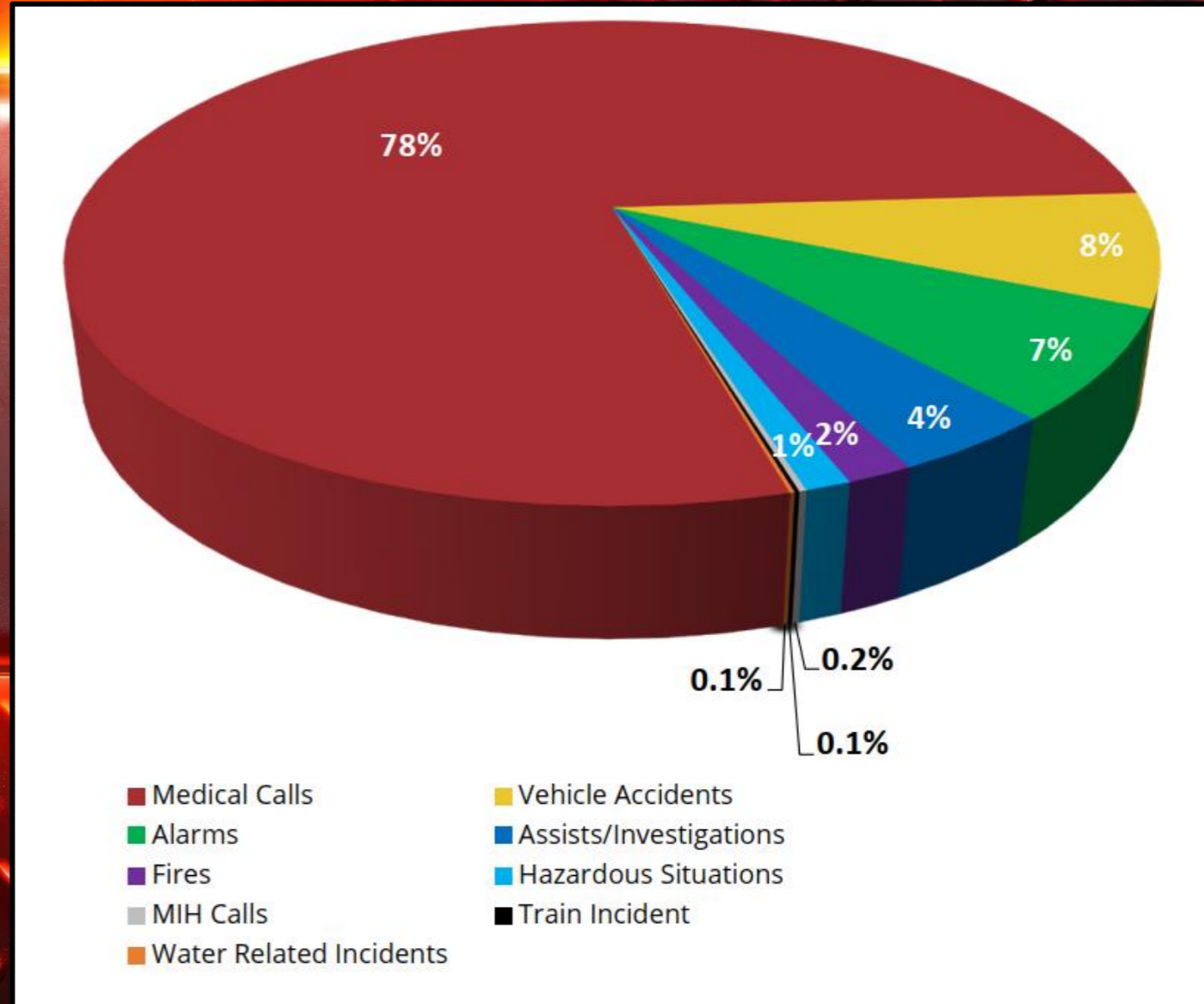


Average Response Times



CALLS BY SITUATION DISPATCHED

SITUATION DISPATCHED	NUMBER OF INCIDENTS
Medical Calls	1,352
Vehicle Accidents	131
Alarms	124
Assists/Investigations	69
Fires	28
Hazardous Situations	19
MIH Calls	3
Train Incident	2
Water Related Incidents	2
Total	1,730



PRIMARY RESOURCES ASSIGNED TO THE TOWN OF LAKE PARK

STATION	APPARATUS	STAFFING (number of personnel)
Station 68 1000 Park Avenue, Lake Park, FL 33403	ALS Rescue (1)	3
	ALS Engine (1)	3

ADDITIONAL RESOURCES IN THE SURROUNDING AREA

STATION	APPARATUS	STAFFING (number of personnel)
Station 15 12870 US Highway 1, Juno Beach, FL 33408	ALS Rescue (1)	3
	ALS Ladder (1)	4
	4WD Brush Truck (1)	(cross-staffed with ALS Ladder)
Station 17 8130 N. Jog Road West Palm Beach, FL 33412	ALS Engine (1)	4
	4WD Brush Truck (1)	(cross-staffed with ALS Engine)
Station 19 322 N. Central Blvd., Jupiter, FL 33458	ALS Rescue (1)	3
	ALS Squad (1)	3
	Special Operations (1)	2
	EMS Captain Command (1)	1
	Battalion Chief Command (1)	1
	District Chief Command (1)	1
	4WD Brush Truck (1)	(cross-staffed with ALS Engine)

EMS Call Statistics



10
*Trauma
Alerts*

16
*Sepsis
Alerts*

842
*Patients
Transported*

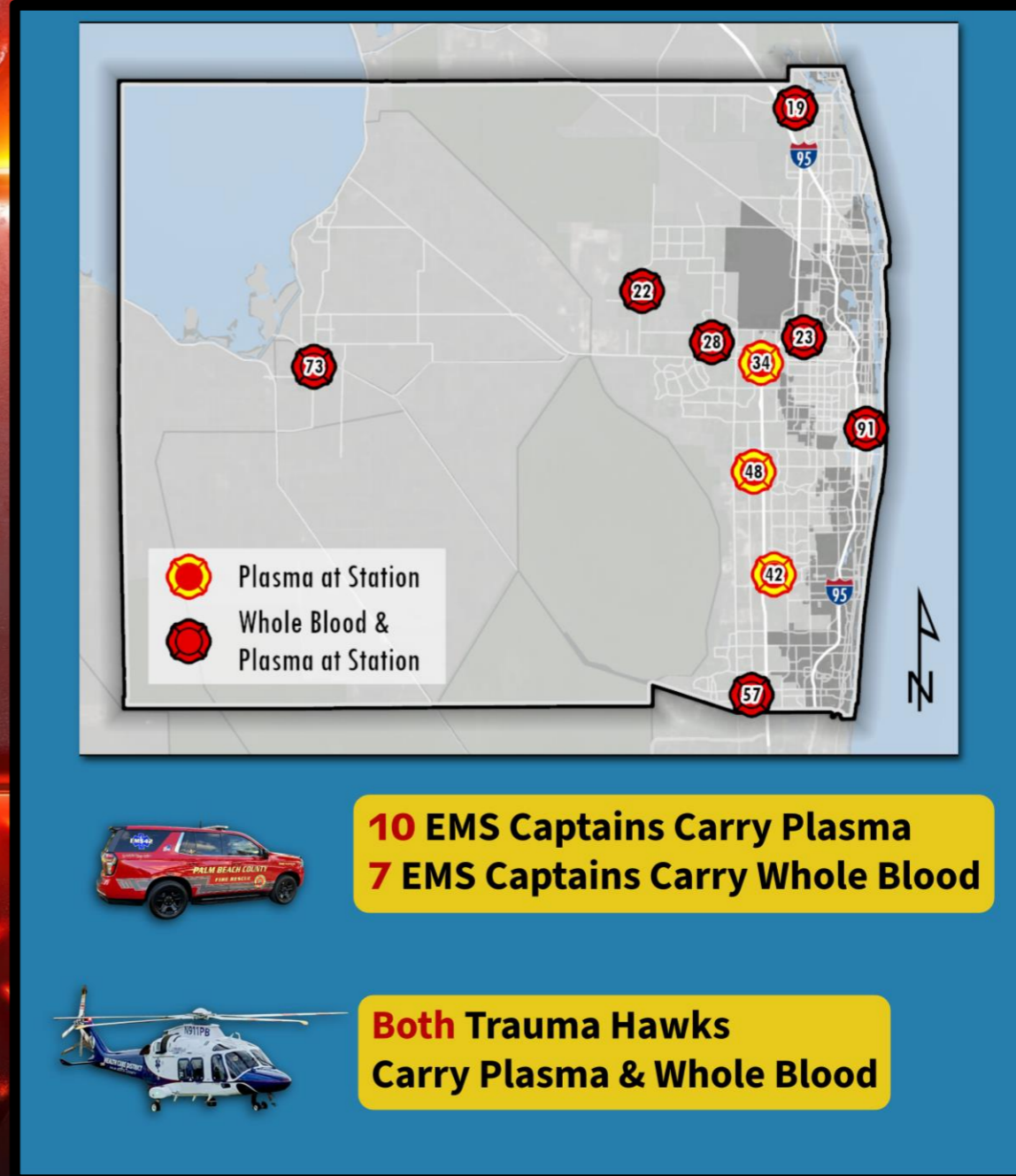
4
*STEMI
Alerts*

20
*Stroke
Alerts*

BLOOD PRODUCT TRANSFUSION PROGRAM

The Blood Product Transfusion Program was established to improve survival rates among patients with severe bleeding.

- The program launched with whole blood transfusions in July 2022
- Field-administered plasma was introduced in December 2024
- Patients treated with tranexamic acid and calcium chloride medications



URBAN SEARCH AND RESCUE (USAR) TEAM

- Responds to a wide range of complex emergencies.
- The USAR Team received a Type 3 designation by the Florida Division of Emergency Management (FDEM), recognizing its regional capabilities in collapse rescue, rope and trench operations, K9 search, and support from medical doctors and structural engineers.
- Dedicated Swiftwater unit that has achieved a Type 1 designation (the highest level typically deployed nationwide). It's staffed by expert personnel equipped with boats capable of operating in fast-moving, debris-filled waters.



DEPTH OF SERVICE

Palm Beach County Fire Rescue has 51 Fire Stations with 171 front line units
Units move-up to other areas regularly for coverage

- 56 ALS Rescues – each staffed with 3 people
- 42 ALS Engines – 40 staffed with 3 people, 2 staffed with 4 people
- 4 ALS Squads
- 6 ALS Aerials – each staffed with 4 people
- 2 Special Operations Units – each staffed with 2 people
- 4 Tenders – each staffed with 1 person
- 4 Personal Rescue Watercrafts
- 9 District Chiefs
- 10 Battalion Chiefs (24-7, 365 days per year)
- 10 EMS Captains (24-7, 365 days per year)
- 1 Light/Air Truck
- 19 Brush Trucks
- 4 ARFF Vehicles



COMMUNITY RISK REDUCTION DIVISION

The Community Risk Reduction Division consists of:

- Existing Inspections
- Plan Review and New Construction
- Investigations
- Community Education
- Drowning Prevention Coalition



398 Inspection Activities

210 Plans Review

395 Construction Inspection Activities

21 Community Activities with **1,332** Participants





Exhibit B

FISCAL YEAR (FY) 2025/2026 CAPITAL IMPROVEMENT PLAN (CIP) UPDATE - FEBRUARY 2026

CIP Fund: 001 - General Fund

Description	Department	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total	CIP Status as of February 2026
									\$ -	
Trailer Replacement (2)	Public Works	General Fund Revenue		\$ 17,000					\$ 17,000	
Utility Vehicle	Public Works	General Fund Revenue		\$ 19,250					\$ 19,250	
Compact Lift (Streetlights)	Public Works	TBD		\$ 40,000					\$ 40,000	
Forklift (5,000 lb. Capacity)	Public Works	TBD		\$ 65,000					\$ 65,000	
PW Fuel Dispensing System Replacement	Public Works	TBD		\$ 70,000					\$ 70,000	
PW Diesel Fuel Tank Replacement	Public Works	TBD		\$ 110,000					\$ 110,000	
Computer/Laptop Replacements	Information Technology (IT)	General Fund Revenue		\$ 87,400	\$ 19,000	\$ 19,000	\$ 19,000		\$ 144,400	
Pro Shop Pavilion Bathroom Renovation, Doors & Windows	Special Events & Public Works	Discretionary Surtax	\$ 41,000	\$ -					\$ 41,000	Completion Expected in September 2026 (Doors & Windows have been completed)
Library South Doors - ADA Compliant	Library & Public Works	Discretionary Surtax	\$ 28,750	\$ -					\$ 28,750	Project Completed - February 2026
Public Works Gate Control System Replacement Project	Public Works	TBD		\$ 38,000					\$ 38,000	
Clock Tower Public Sound System	CRA & Public Works	CRA & General Fund Revenue		\$ 10,000					\$ 10,000	
Town-wide Park Bench Replacement Project	Public Works	CRA & General Fund Revenue		\$ 15,705					\$ 15,705	
Town Hall Preservation Improvement Project - Commission Chambers	Public Works	Discretionary Surtax/Historic Preservation Grant	\$ 200,000						\$ 200,000	Design Completed and Installation Expected in December 2026
Records Retention Renovation/Construction Project	Town Clerk	General Fund Revenue		\$ 8,000					\$ 8,000	
Bert Bostrom Park Master Plan (i.e., Community Center, Playground, etc.)	CRA, Special Events & Communications & Grants	TBD		\$ 15,000,000					\$ 15,000,000	

Town Bus - Purchase	Special Events & Public Works	TBD		\$ 100,000					\$ 100,000	
Kelsey Park Master Plan Project(s) - Project(s) To Be Determined (Funding to be used as a match for grant award once project identified and approved)	Special Events & Commutations' & Grants	Public Improvement Fund/Grant	\$ 693,952						\$ 693,952	Project to be completed has not been identified and grant funding and application not identified/complete
Kelsey Park Master Plan - Fitness Stations	Special Events & Public Works	Public Improvement Fund/CDBG Grant	\$ 92,155						\$ 92,155	Project Design - Completion Estimated 25%
Kelsey Park Master Plan - Design - Splash Pad	Special Events & Public Works	Public Improvement Fund/CDBG Grant	\$ 123,126						\$ 123,126	Project Design - Completion Estimated 15%
Kelsey Park Master Plan - Construction - Splash Pad	Special Events & Public Works	CDBG Grant	\$ 375,916						\$ 375,916	Project Completion Expected March 2027
Evergreen House Restoration - Design & Construction	Special Events & Public Works	Public Improvement Fund/Historic Preservation Grant	\$ 397,000						\$ 397,000	Project Design - Completion Estimated May 2026 Project Construction - Completion Estimated - August/September 2026
Town Hall Commission Chambers Security Improvements	Public Works	General Fund Revenue		\$ 100,000					\$ 100,000	
Traffic Control Devices/Traffic Calming	Public Works	Town Mobility Fees		\$ 200,000					\$ 200,000	
Southern Outfall Stormwater Improvement Project - Final Phase	Public Works	CDBG/Florida Department of Economic Opportunity Grant	\$ 2,500,000						\$ 2,500,000	Project Design - Completion Estimated August 2026. Project Construction - Completion Estimated September 2027 Additional Grant Funding Received (\$1,700,000)
Park Avenue Lane Reduction Project	Public Works & Communications & Grants	Grant Funding		\$ 3,500,000					\$ 3,500,000	Project Design Completed. Project Construction dependent on funding to be secured
Road Improvements - Various Locations	Public Works	General Fund Revenue		\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000		\$ 2,000,000	
Sidewalks - Various Locations	Public Works	General Fund Revenue		\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000		\$ 2,000,000	

Septic to Sewer Conversion Project (Generally West of Old Dixie Highway - South of Water Tower Road to Silver Beach Road)	CRA, Public Works & Communications & Grants	PBC Lake Worth Lagoon Initiative Grant Funding/Legislative Appropriation/Special Assessment		\$ 5,810,000					\$ 5,810,000	Project Design Completed. Project Construction dependent on funding to be secured
Total Expenditures			\$ 4,451,898	\$ 26,190,355	\$ 1,019,000	\$ 1,019,000	\$ 1,019,000		\$ 33,699,253	
Funding										
		General Fund Revenue	\$ -	\$ 1,144,250	\$ 1,019,000	\$ 1,019,000	\$ 1,019,000		\$ 4,201,250	
		Discretionary Surtax	\$ 169,750	\$ -	\$ -	\$ -	\$ -		\$ 169,750	
		Mobility Fees		\$ 200,000	\$ -	\$ -	\$ -		\$ 200,000	
		Public Improvement Fund	\$ 406,251	\$ -	\$ -	\$ -	\$ -		\$ 406,251	
		Special Assessment	\$ -	\$ 1,110,000	\$ -	\$ -	\$ -		\$ 1,110,000	
		Grant Funding	\$ 3,875,897	\$ 8,200,000	\$ -	\$ -	\$ -		\$ 12,075,897	
		TBD	\$ -	\$ 15,536,105	\$ -	\$ -	\$ -		\$ 15,536,105	
Total Funding			\$ 4,451,898	\$ 26,190,355	\$ 1,019,000	\$ 1,019,000	\$ 1,019,000		\$ 33,699,253	

CIP Fund: 402 - Stormwater

Description	Department	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total	CIP Status as of February 2026
VAC Truck (Replace #52) - Purchase	Public Works	Stormwater Non-Ad-Valorem Assessments	\$ 635,740						\$ 635,740	Purchase Expected April 2026
Mason Dump Truck (Replacement)	Public Works	Stormwater Non-Ad-Valorem Assessments			\$ 95,000				\$ 95,000	
Dump Truck (Replace #59)	Public Works	Stormwater Non-Ad-Valorem Assessments		\$ 175,000					\$ 175,000	
Street Sweeper (Replace #16)	Public Works	Stormwater Non-Ad-Valorem Assessments			\$ 278,000				\$ 278,000	
Backhoe Loader (Replace #46)	Public Works	Stormwater Non-Ad-Valorem Assessments		\$ 155,000					\$ 155,000	
MADVAC All-Terrain Litter Vacuum Vehicle/Equipment	Public Works	Stormwater Non-Ad-Valorem Assessments	\$ 120,000						\$ 120,000	Purchase Expected Prior to End of Fiscal Year 2026
Quick View Camera	Public Works	Stormwater Non-Ad-Valorem Assessments	\$ 30,000						\$ 30,000	Purchase Completed
Trailer	Public Works	Stormwater Non-Ad-Valorem Assessments	\$ 35,000						\$ 35,000	Purchase Expected May 2026
Commercial Steel Building	Public Works	Stormwater Non-Ad-Valorem Assessments	\$ 50,000						\$ 50,000	In Planning Stage
Total Funding			\$ 870,740	\$ 330,000	\$ 373,000	\$ -	\$ -		\$ 1,573,740	
		Stormwater Assessments	\$ 870,740	\$ 330,000	\$ 373,000	\$ -	\$ -		\$ 1,573,740	
Total			\$ 870,740	\$ 330,000	\$ 373,000	\$ -	\$ -		\$ 1,573,740	

CIP Fund: 404 - Sanitation

Description	Department	Funding Sources	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2033	Total	CIP Status as of February 2026
Side Loader Truck (Replace #51)	Public Works	Loan - Financed	\$ 393,889							\$ - \$ 393,889	Purchase Expected May 2026
Front End Loader Truck (Replace #44)	Public Works	Loan - Financed	\$ 376,065							\$ 376,065	Purchase Completed - April 2026
Grapple Truck (Replace #66)	Public Works	Loan - Financed		\$ 250,000						\$ 250,000	
Rear Loader Truck (Replace #42)	Public Works	Loan - Financed		\$ 308,700						\$ 308,700	Request To Purchase in FY 2026 (From FY 2027)
Front End Loader Truck (Replace #56)	Public Works	Sanitation Assessments & Investment Income Proceeds	\$ 127,338	\$ 127,338	\$ 127,339					\$ 382,015	Pre-Funding of Vehicle Purchase - Request To Purchase in FY 2026 (From FY 2027)
Side Loader Truck (Replace #58)	Public Works	Loan - Financed			\$ 413,908					\$ 413,908	
Grapple Truck (Replace #67)	Public Works	Sanitation Assessments & Investment Income Proceeds	\$ 83,333	\$ 83,333	\$ 83,334					\$ 250,000	Pre-Funding of Vehicle Purchase - Request To Purchase in FY 2027 (FY 2028)
Truck (Replace #___ - Expected FY 2032 - Estimated \$200,000)	Public Works	Sanitation Assessments & Investment Income Proceeds					\$ 66,666	\$ 66,666	\$ 66,666	\$ 199,998	
Side Loader Truck (Replace #___ - Expected FY 2032 - Estimated \$401,116)	Public Works	Sanitation Assessments & Investment Income Proceeds					\$ 137,705	\$ 137,705	\$ 137,705	\$ 413,115	
Front End Loader (Replace #___ - Expected FY 2032 - Estimated \$456,333)	Public Works	Sanitation Assessments & Investment Income Proceeds					\$ 152,111	\$ 152,111	\$ 152,111	\$ 456,333	
Total			\$ 980,625	\$ 769,371	\$ 624,581	\$ -	\$ 356,482	\$ 356,482	\$ 356,482	\$ 3,444,023	
Funding		Sanitation Assessments	\$ -	\$ -	\$ 210,673	\$ -	\$ 356,482	\$ 356,482	\$ 356,482	\$ 1,280,119	
		Loan - Financed	\$ 769,954	\$ 558,700	\$ 413,908					\$ 1,742,562	
		Investment Income Proceeds	\$ 210,671	\$ 210,671	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 421,342	
Total			\$ 980,625	\$ 769,371	\$ 624,581	\$ -	\$ 356,482	\$ 356,482	\$ 356,482	\$ 3,444,023	



**FISCAL YEAR (FY) 2025/2026 CAPITAL IMPROVEMENT PLAN (CIP)
UPDATE - FEBRUARY 2026**

CIP Fund: 110 - CRA

Description	Department	Funding Source	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Total	CIP Status as of February 2026
									\$ -	
10th Street Oval-A-Bout	CRA, Public Works & Communications & Grants	Mobility Fees/Legislative Appropriation/PBC Impact Fees/CRA/PBC MPO Transportation Alternative (TA) Grant		\$ 1,300,000	\$ 700,000				\$ 2,000,000	Project Design Completed - 2024. Project Construction dependent on funding to be secured
10th Street Streetscape (Silver Beach to Park Avenue)	CRA, Public Works & Communications & Grants	CRA/PBC MPO Transportation Alternative (TA) Grant and FAPA Grant		\$ 1,000,000					\$ 1,000,000	Project Design Completion - Estimated August 2026. Project Construction - Completion Estimated September 2027
Park Avenue Extension (Dixie Highway Street to Congress Avenue)	CRA, Public Works & Communications & Grants	Mobility Fees/PBC Impact Fees/CRA/PBC MPO Transportation Alternative (TA) Grant				\$ 500,000			\$ 500,000	PBC completing Design - Town has not reviewed and/or approved proposed concept/plans
Road Improvements - Various Location - CRA District	CRA & Public Works	CRA	\$ 500,000						\$ 500,000	Project Construction Completed - April 2026
Sidewalks - Various Locations - CRA District	CRA & Public Works	CRA	\$ 200,000						\$ 200,000	Project Construction - Estimated Completion September 2026
Total Expenditures			\$ 700,000	\$ 2,300,000	\$ 700,000	\$ 500,000	\$ -		\$ 4,200,000	
Funding										
		Mobility Fees	\$ -	\$ 200,000	\$ -	\$ -	\$ -		\$ 200,000	
		PBC Funding	\$ -	\$ 400,000	\$ -	\$ -	\$ -		\$ 400,000	
		CRA	\$ 700,000	\$ 1,700,000	\$ 700,000	\$ 500,000	\$ -		\$ 3,600,000	
Total Funding			\$ 700,000	\$ 2,300,000	\$ 700,000	\$ 500,000	\$ -		\$ 4,200,000	

EXhibit C

Testimony Before Lake Park, FL Commission 4/15/2026

Public Comment on the Establishment of a Resident Committee on the Preparation of the Town Budget

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

Good evening Mayor and Commissioners,

I'm here tonight to ask you to take a meaningful step toward strengthening public trust and improving our budgeting process: to establish a **Resident-Centered Budget Development Committee** for the next fiscal year. You have been privy to a few emails this week between Barbara Gould and me that concluded with her suggestion to request such a Committee, established by you. This idea was considered last year.

Right now, our budget process technically allows for public input—but it doesn't truly invite public *engagement*. Residents can speak at Commission workshops, yes. But those moments are one-directional. They don't allow dialogue, questions, or collaboration. By the time most people understand the budget, key decisions are already effectively made.

THE BUDGET PROCESS STARTED BACK ON FEBRUARY 24TH. THERE HAVE BEEN 15 BUDGET ACTIONS FROM THEN UNTIL TODAY. THERE ARE APPROXIMATELY 45 MORE TO COME TOTALLING 60 TIME-SENSITIVE EVENTS. THE FIRST PUBLIC HEARING IS TO BE HELD ON SEPTEMBER 8TH, THE 52ND EVENT ITEM. THE SECOND AND FINAL PUBLIC HEARING IS SEPTEMBER 16TH, THE 55TH EVENT ITEM. FINALLY, THE BUDGET WILL BE POSTED ON THE TOWN WEBSITE "ASAP AFTER SEPTEMBER 22ND"

A resident-centered committee would change that.

This wouldn't replace your authority—it would enhance it. A diverse group of residents, meeting early in the budget cycle, could work alongside staff to better understand priorities, tradeoffs, and constraints. In turn, you would gain more informed feedback, fewer last-minute objections, and a stronger sense of community buy-in.

Just as importantly, it would make government more accessible. Budgeting shouldn't feel like something that happens **to** residents, it should feel like something built **with** them.

Other communities have found that when residents are brought into the process early and meaningfully, the result is not chaos—it's clarity. People become more realistic, not less. They see the full picture.

As you promote transparency, accountability, and civic engagement, this is a natural next step.

I urge you to direct staff to create a framework for a Resident-Centered Budget Development Committee in time for the next fiscal year.

Thank you for your time and your service.



Exhibit D

TOWN COMMISSION
Meeting Date: April 15, 2026

STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION NO. XX- 4 – 26: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE OF A GENERAL RESTAURANT FOR THE PROPERTY LOCATED AT 748 PARK AVE. SUITE A; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

Special Exception Request: Request to allow a general restaurant with outdoor seating in accordance with the Park Avenue Downtown District (PADD), section 78-70, table 78-70-1 of the Town Code.

Location: 748 Park Ave. Suite A, Lake Park

Applicant: The Culinary Project

The applicant proposes to utilize an existing restaurant space and dining deck space for a new restaurant “The Culinary Project”. The space was previously occupied by the Locale Gastropub. The space consists of 1,942 square feet indoors and a 380 square foot deck.

A special exception use approval for the use of a “restaurant” is required since the Town Code currently classifies this use as a special exception use, and since the unit has been vacant for over 90 consecutive days and has lost its legal, nonconforming status. As restaurants are envisioned in the downtown and are in line with the Town’s Community Redevelopment Area Plan for the downtown as well, Staff has proposed to revamp the table of uses so as to make restaurants a permitted use, however, this will be forthcoming at a later date. For now, this restaurant use at this location requires special exception review and approval.

For now, this restaurant use at this location requires special exception review and approval.

The applicant is proposing a full service restaurant, described as “an upscale contemporary American restaurant focusing on top tier hospitality” and appealing to “a wide demographic of guests”. They will offer “Smaller portions, sharable dishes, more composed plates, along with aggressively promoted happy hour all at a softer price point attractive to people dining during the week as well as weekends, holidays and special occasions.” The restaurant would be open from 4 pm to 10 pm.

LOCATION MAP - 748 PARK AVE.



Proposed Location: former Locale Gastropub



BACKGROUND

Owner: ARAM LLC

Applicant: The Culinary Hospitality Group LLC, DBA The Culinary Project

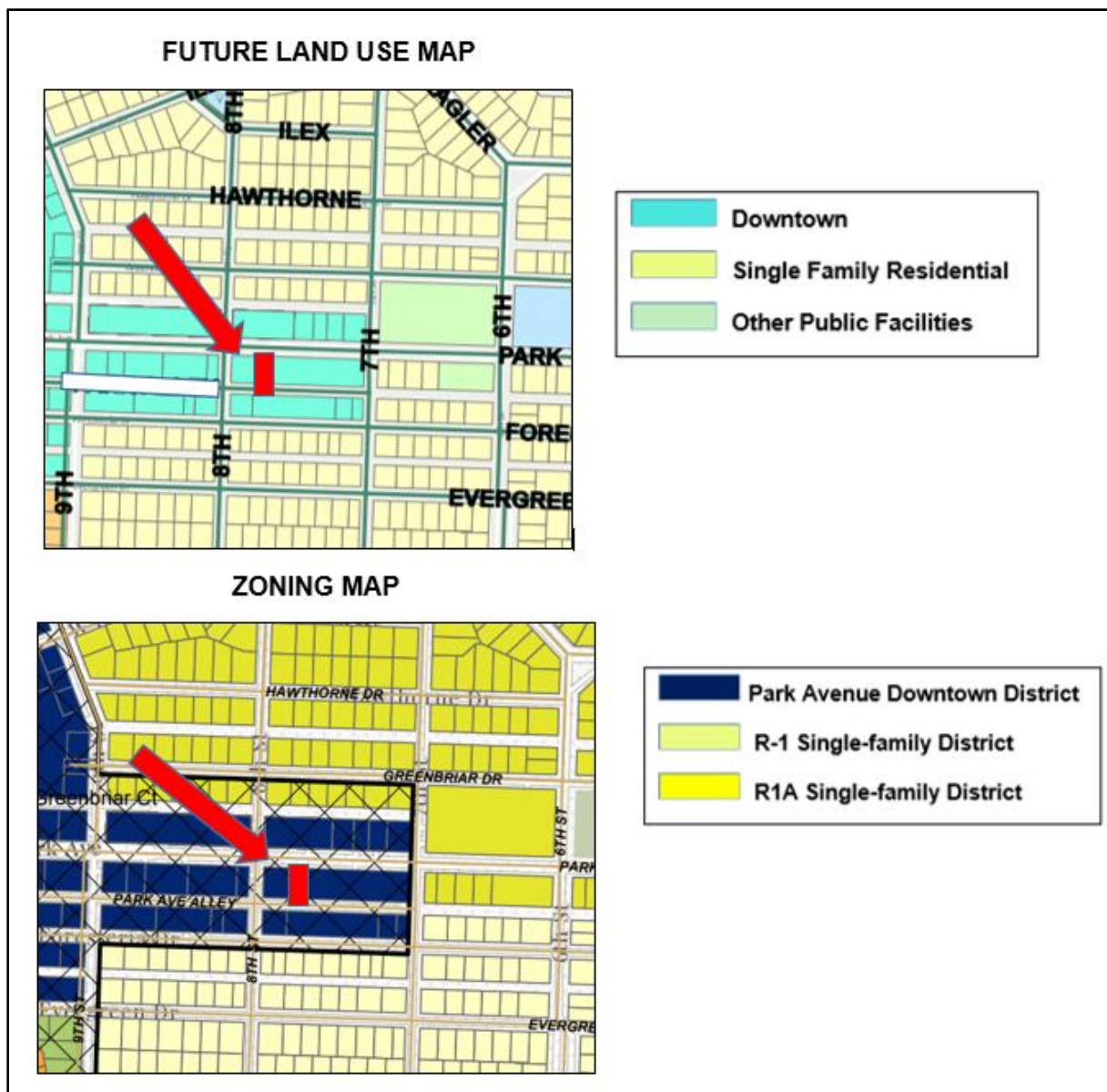
PCN: 36-43-42-20-01-010-0180

Property Size: .17 acre

Building Unit Size: 1,942 square feet indoors and a 380 square foot deck.

Existing Future Land Use: Downtown

Existing Zoning: Park Avenue Downtown District (PADD)
Outer Sub-district



The location has been the site of restaurants for many years, including the Locale Gastropub and Brick and Barrel. Prior amendments (circa 2018-2022) made certain uses as special exceptions uses regardless of the size of their operation. Prior to the code amendments there were no sub-districts and, restaurants were categorized by size. Larger restaurants were special exceptions and smaller restaurants such as this unit size were allowed by right. However, in the current code, there is no size distinction and while restaurants are a use by right in the core, they are a special exception in the outer sub-district. As the outer sub-district is closer to single family uses, the intent was to allow for closer scrutiny to insure that there were no negative impacts on the nearby residents.

Therefore, The Culinary Project is required to go through the special exception process, even though it is the same use that has been there without complaints in the past.

PADD SUB-DISTRICT REGULATING PLAN



Consistency with the Special Exception Criteria

The Code requires that a request for special exception must meet 6 general criteria. These are addressed in the application. Staff analysis of whether the criteria have been met is set out below.

1. The proposed special exception use is consistent with the goals, objectives, and policies of the town's comprehensive plan.

The use is consistent with Objective 12 of the Comprehensive Plan related to redevelopment of the historical downtown area. The Downtown future land use designation encourages “a dense, vibrant, walkable mixed-use downtown that combines residences, businesses, and civic spaces, and that is well-integrated into the surrounding neighborhoods.”

CRITERIA MET.

2. The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.

The site is located in the PADD, which lists as a district purposes: “(3) The re-establishment and redevelopment of an urban center offering a mixture of retail, personal service, commercial, office, and residential uses; (5) The concentration of a variety of uses, including live performance theaters, **restaurants**, brewpubs and breweries, offices, arts and crafts, and other retail uses to attract both residents and visitors to the Town's traditional downtown for specialty shopping and entertainment.”

CRITERIA MET.

3. The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.

The surrounding properties are varied retail and restaurant uses; the proposed restaurant will add to the synergy necessary for a successful downtown, with appeal to a broad demographic. The proposed hours of 4 pm to 10 pm will be compatible with existing commercial uses and nearby residences.

CRITERIA MET.

4. The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.

Unlike many uses, a proliferation of restaurants typically assists in the vitality of a downtown. Currently the Park Avenue downtown can benefit from the increased activity that accompanies restaurants.

That said, there are no other restaurants on Park Avenue that serve the proposed creative, American cuisine.

CRITERIA MET.

5. The proposed special exception use does not have a detrimental impact on surrounding properties based on:
 - a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;
 - b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
 - c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

The proposed restaurant will be very similar in impact to its predecessors, having the same general number of seats. The Town did not experience complaints or any detrimental impacts from the previous tenants and anticipate this would continue.

Parking for the restaurant will be primarily on-street and in the CRA parking lot which is just around the corner on 8th St. and Foresteria. As many uses within the property to the east close at 5 – 6 pm, this parking lot will also be available.

CRITERIA MET.

6. That the proposed special exception use:
 - a. Does not significantly reduce light and air to adjacent properties.
 - b. Does not adversely affect property values in adjacent areas.
 - c. Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.
 - d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.
 - e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

As the restaurant is locating in an existing building there will be no impact to light and air of adjacent properties. Its location will not adversely impact property values or redevelopment, in fact the opposite can occur. A successful, vibrant downtown will have a positive impact on property values and redevelopment. The pedestrian sidewalk separating the building from the deck will be kept open and will ultimately connect to the building next door.

CRITERIA MET

Legal Notice: The request for special exception was advertised in the February 23, 2026 edition of the Palm Beach Post and certified letters were mailed to all property owners of record within 300 feet of the site.

PLANNING AND ZONING BOARD RECOMMENDATION –FINDINGS OF FACT

The Planning and Zoning Board held a hearing on March 2, 2026. No public comment was received.

The Board found that all six criteria for granting a Special Exception have been met, and unanimously recommended approval to the Town Commission of the request for a general restaurant at 748 Park Ave. suite A with the following conditions:

1. The Applicant is authorized to occupy the Site consistent with the Applicant's Special Exception use application, its justification statement, and floor plans submitted to the Department.
2. Prior to the opening of the restaurant, the property owner shall open the driveway access to the Site, which has been closed due to construction at the adjacent 754 Park Ave. (*note: ARAM LLC is the owner of both properties*)
3. The Owner shall install a sign directing individuals who come to the Site's parking lot that there is additional parking available at the Community Redevelopment Agency's parking lot, located 1/2 block south at the 800 block of Foresteria Drive.
4. Cost Recovery. All professional consulting fees and costs, and legal fees incurred by the Town in reviewing the Application and in the preparation of this resolution shall be paid by the Applicant to the Town within 10 days of the mailing of an invoice from the Town. The failure to reimburse the Town within the 10 days from the town's mailing of its invoice shall result in the suspension of any further review of plans or building activities pursuant to the building permit, and may result in the revocation of this approval.

RECOMMENDED MOTION: MOTION TO APPROVE RESOLUTION # _____

Exhibit E



TOWN OF LAKE PARK
TOWN COMMISSION
Meeting Date: April 15, 2026

RESOLUTION NO. XX-04- 26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING A SPECIAL EXCEPTION USE AUTHORIZING THE OPERATION OF A SPECIALIZED ALZHEIMER'S SERVICES ADULT DAY CARE USE FOR A PORTION OF THE BUILDING LOCATED AT 1015 10TH STREET; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

Location: 1015 10th Street, Lake Park

Applicant: Alzheimer's Community Care

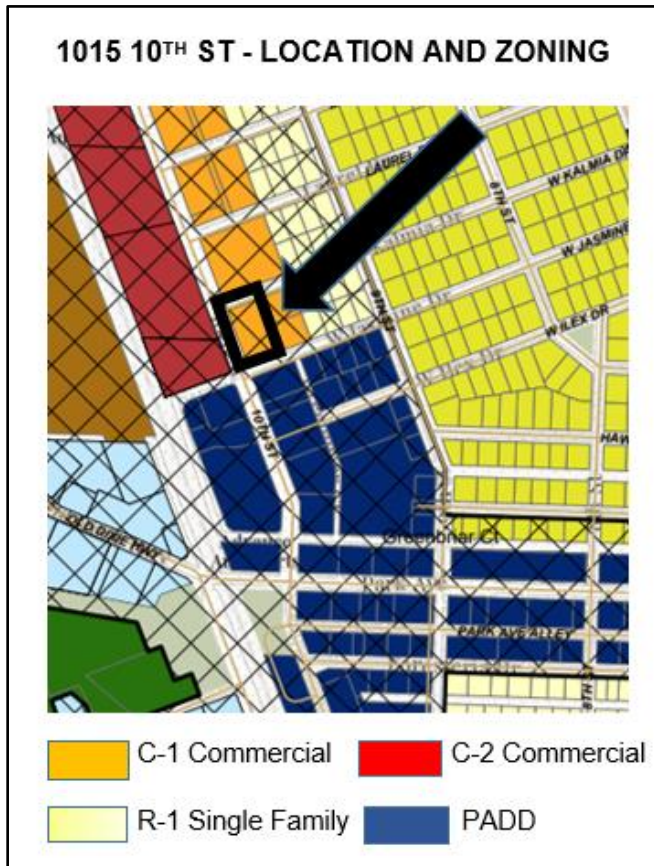
Special Exception Request: Request for special exception to permit a "specialized Alzheimer's services adult day care center" which provides services to participants and their caregivers, and is licensed for compliance with Florida Statutes 429.918. The applicant, Alzheimer's Community Care, requests approval for special exception use set forth in Town Code, section 78-71 (2) d. "medical clinic" in the C-1 Commercial Business District.

The applicant proposes to utilize 2,598 square feet of an existing 10,192 sq. ft. building. The remainder will continue to be utilized by Tender Care Center as a pediatric rehabilitation facility.

Location: 1015 10th St.



BACKGROUND



Property Owner: 1015 LP, LLC

Applicant: Alzheimer's Community Care, Inc.

PCN: 36-43-42-20-01-076-0190

Property size: .86 acre

Future Land Use: Commerical

Existing Zoning: C-1 Business District (CRA)

Adjacent Zoning Designation

North: C-1 Business District

South: C-1 Business District

East: C-1 Business District

West: C-2 Business District

Adjacent Land Use Designation

North: Commercial

South: Commercial (non-conforming apartments)

East: Commercial (non-conforming apartments)

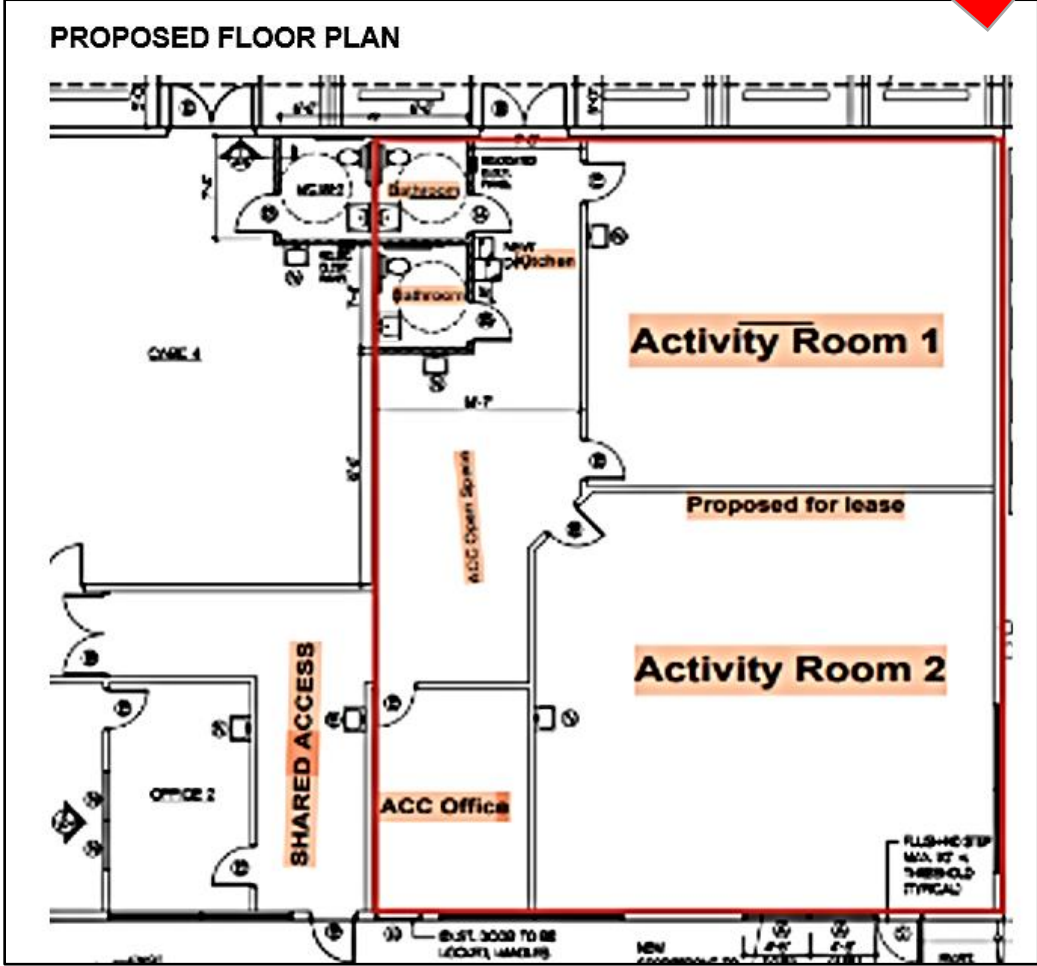
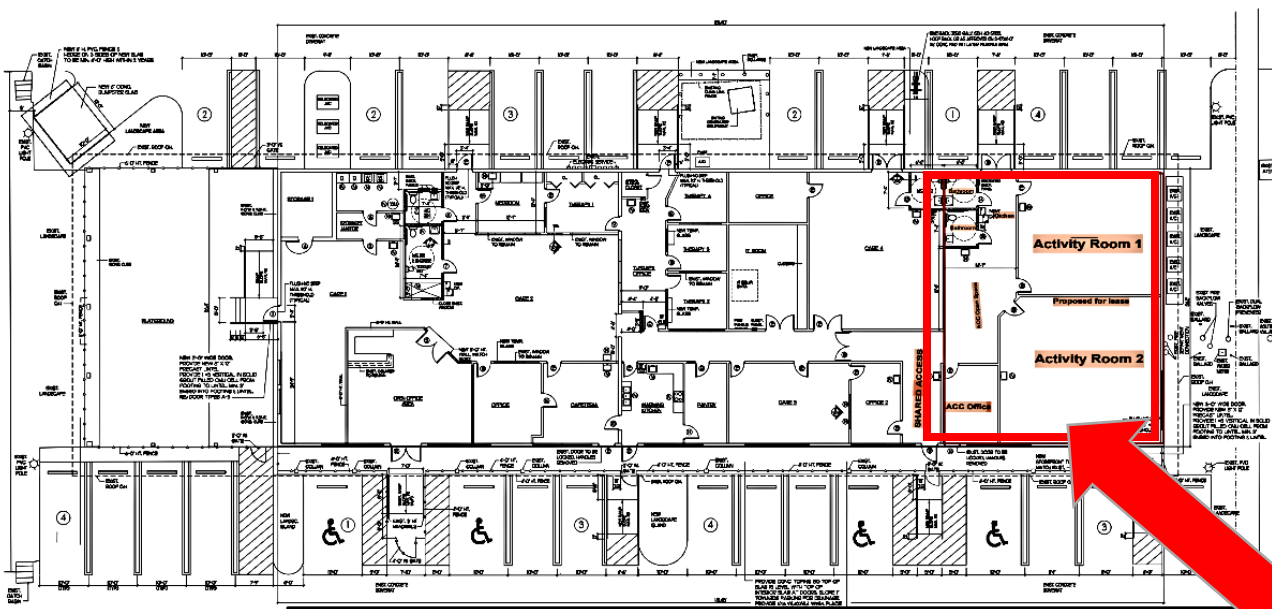
West: Commercial



Viewed from 10th st.



South End of Building – Proposed Location



Summary of Request

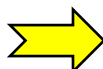
Alzheimer's Community Care (ACC) is requesting Special Exception approval to open a "**specialized Alzheimer's services adult day care center**" pursuant to the Town Code "medical clinic" special exception use category. The center would provide a safe, secured environment for patients with Alzheimer's disease and related neurocognitive disorders to engage in specific therapeutic activities including socialization, pet therapy, art therapy, music therapy, and physical exercise. Center nurses would monitor participant nutrition and hydration, administer medications, evaluate health status, respond to medical needs, and ensure that participants are involved in their care to their maximum benefit. The center provides a needed break for the caregiver, as well as providing caregiver support.

The center would be located at 1015 10th Street, in the same building that Tender Care is operating. Tender Care will be reducing their space and desires to lease out the portion that will be vacant. ACC does not propose any changes to the interior or exterior. The existing rooms would be repurposed for uses needed by ACC.

While the site received special exception approval for Tender Care in 2020 under the same "medical clinic" use category, it was determined that the approval had been very specific -to operate a "prescribed pediatric extended care facility", such that ACC could not take advantage of the prior approval.

The proposed use can be well accommodated at the location. Users of Tender Care and ACC would tend to arrive at slightly different peak times. Both uses require the same parking ratio. Based on the 75%/25% split in building area Tender Care would require 39 spaces and ACC require 13, totaling the required and provided 52 spaces. See staff review of the special exception criteria for greater analysis of the special exception.

Review: The application has been reviewed by Planning, the Sheriff's Dept, CRA, Fire, and the Town's Engineering and Traffic consultants.



Please see applicant submission for their justification and explanation of how they meet the special exception criteria.

Special Exception Criteria

Section 78-184 of the Code requires that a request for special exception must meet 6 general criteria. These are addressed in the applicant's submittal. The staff analysis of whether the criteria have been met is set out below.

1. ***The proposed special exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive plan.***

[A specialized Alzheimer's Adult Day Care is consistent with the Town Goal Statement which references that the Town will seek opportunities for community](#)

facilities serving the needs of the Town. While the Comprehensive Plan is primarily a land use document (compared to a social document), the overall intent is to improve the lives of those who reside in the Town or nearby and encourage uses that provide services and quality of life to its residents.

CRITERIA MET

- 2. The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.***

The site is located in the C-1 Zoning District, which allows the medical clinics as a special exception. The proposed use, due to its specialized nature and provision of health care activities by practitioners licensed by the state of Florida, qualifies under the definition of medical clinic or office. The required number of parking spaces have been provided. The use will occupy an existing building, therefore many land development regulations were previously met.

CRITERIA MET

- 3. The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.***

The proposed use is low impact, operating only in the day from 8 am to 5 pm, M-F. According to the application the maximum number of attendees per day will be 35, with 7 staff members. Most attendees will arrive by bus or be dropped off at staggered time. With the reduction in square feet of Tender Care, the result of adding this use should generally balance out. While the building is existing, staff finds that as a one story building with low impact use it is compatible with the neighboring properties, including the apartments.

CRITERIA MET

- 4. The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.***

There is no similar use nearby. The closest ACC facility in West Palm Beach. The use serves a much needed purpose for the north county area, including Lake Park. The use is determined to be a good complimentary use to Tender Care.

CRITERIA MET

- 5. The proposed special exception use does not have a detrimental impact on surrounding properties based on:***

- a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;**
- b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and**
- c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.**

Per the application, there would be a maximum of 35 attendees and 7 staff members on a daily basis, which will have no detrimental impact on surrounding properties.

Based on the use, no nuisance factors (i.e. noise, odor) are anticipated. Attendees will arrive and be escorted in, and do not leave until their pick up ride arrives. There will be no outside activities.

Traffic is not anticipated to be an issue. Palm Beach County Traffic has reviewed the application

Staff reviewed internal traffic impacts such as potential congestion in the parking lot with the two uses. The majority of Tender Care patients arrive by bus. Alzheimer's Community Care patients are more likely to be dropped off. They also peak at slightly different times. Tender Care patients arrive at 9 am and leave at 4 pm. Alzheimer's indicates their peak period is from 10 am to 3 pm.

The change in use is not anticipated to impact parking. Both uses require the same parking ratio. Based on the 75%/25% split in building area Tender Care would require 39 spaces and ACC require 13, totaling the required and provided 52 spaces. At a staff/attendee ratio of 1/5, 7 spaces would be required for staff, leaving 6 for drop off parking which is satisfactory.

CRITERIA MET

- 6. That the proposed special exception use:**
 - a. Does not significantly reduce light and air to adjacent properties.**
 - b. Does not adversely affect property values in adjacent areas.**
 - c. Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.**
 - d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.**
 - e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.**

The response to a. through c. has already been provided above. Based on the use there will be no negative impacts on infrastructure or open space.

As this is not a use open to walk in traffic and the public, there is no need for pedestrian amenities.

CRITERIA MET

Legal Notice: The request for special exception was advertised in the February 23, 2026 edition of the Palm Beach Post and certified letters were mailed to all property owners of record within 300 feet of the site.

PLANNING AND ZONING BOARD RECOMMENDATION/ FINDING OF FACT

The Planning and Zoning Board held a public hearing on March 2 to consider the request and voted unanimously to recommend approval to the Town Commission.

The Board found that all six criteria for granting a Special Exception had been met, and recommended approval of the request for a Specialized Alzheimer's Services Adult Day Care Center, with the following conditions:

1. The Applicant shall develop the Site consistent with the following plans and information: Special Exception Application, the narrative of the use of the Site, Justification Statement, and the interior floor plan improvements to be made.
2. **Cost Recovery.** All professional consulting fees and costs, and legal fees incurred by the Town in reviewing the application and in the preparation of this resolution shall be paid by the Applicant to the Town within 10 days of the mailing of the invoice from the Town. The failure to reimburse the Town within the 10 days from the mailing of an invoice from the Town shall result in the suspension of any further review of plans or building activities pursuant to the building permit, and may result in the revocation of this approval.

RECOMMENDED MOTION:

I move to approve Resolution #_____ approving the Special Exception Request by Alzheimer's Community Care for a Specialized Alzheimer's Services Adult Day Care Center at 1015 10th St.

Exhibit F

TOWN OF LAKE PARK
TOWN COMMISSION
Meeting Date: April 15, 2026



STAFF REPORT: COMMUNITY DEVELOPMENT DEPARTMENT

RESOLUTION NO. XX-4-- 26: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, APPROVING THE SPECIAL EXCEPTION USE OF AUTO PAINT AND BODY SHOP FOR THE PROPERTY LOCATED AT 1360 N KILLIAN DRIVE, UNIT 3; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIAL EXCEPTION USE; AND PROVIDING FOR AN EFFECTIVE DATE.

Special Exception Request: Request to allow an auto paint and body shop, in accordance with the C-4 Business District, Section 78-74 (3) a. of the Town Code.

Location: 1360 N. Killian Drive, # 3

Applicant: Kustom Kings Inc.

Request for special exception to operate a small auto paint and body shop within an existing industrial building. The business would occupy 4,000 square feet of an existing 20,000 square foot building, on the west end of the building.

The "auto paint and body shop" use category is placed as a special exception in the C-4 district as the use is often intensive, involving collision repair and spray booths, with the use often spilling outside of the building with cars awaiting repair.

In this instance, Kustom Kings is a small business that generally works on vintage cars, one or two at a time. Their letter of intent describes the business as a "vintage car restoration company". All work is contained inside. Please see application for further information.

The unit is located in a multi-unit building, on the corner of N. Killian and Old Dixie Hwy., in a light industrial area. Kustom Kings use is not expected to have any greater impact than auto repair, which is a use by right in the C-4 district. However, the code does not differentiate by size or intensity of the use and thus they must go through the special exception process.

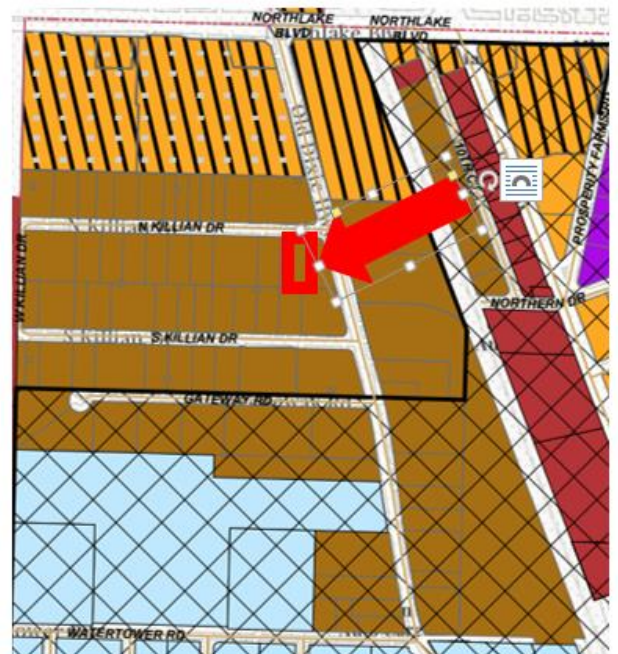
The applicant indicates they are not proposing any changes to the unit. The space they would be occupying already has a sanding booth and spray booth, from a former tenant. Researching, staff was unable to determine that the prior tenant had received a building permit and passed inspection for the booth, as well as the necessary fire inspection. Therefore this will be addressed in a condition for approval.

Location: 1360 N Killian Drive, #3.



Applicant: Kustom Kings, Inc.
Property Owner: JB Parasmu LLC
PCN: 36-43-42-20-09-000-0460
Property size: 1.12 acres

LOCATION AND ZONING



Site:

Future Land Use: Commercial and Light Industrial
Zoning: C-4

Adjacent

Future Land Use: Commercial and Light Industrial
Zoning: C-4



Kustom Kings Elevation 1360 N Killian, unit 3





Interior, showing sanding/prep booth on the left and spray booth on the right.

Special Exception Criteria

Section 78-184 of the Code requires that a request for special exception must meet 6 general criteria. These are addressed in the applicant's submittal. The staff analysis of whether the criteria have been met is set out below.

- 1. The proposed special exception use is consistent with the goals, objectives, and policies of the Town's Comprehensive plan.***

FLUE 3.4.3 The use is consistent with the purpose of the Commercial and Light Industrial Land Use Category which describes the category as "Lands and structures devoted to light industrial uses with pollutants controlled on site, warehouses, commercial, wholesale establishments, and limited small scale commercial uses that are supportive of workers in the area such as convenience stores and restaurants and that can be carried on unobtrusively, with a maximum F.A.R. of 2.0. Specific uses are delineated in the Town of Lake Park Zoning Code.

FLUE 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 (LOS) standards.

CRITERIA MET

- 2. The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.***

The code requires 4 parking spaces/ 1,000 sq. ft. for automotive body shops which would equate to 16 spaces for the business. The applicant's site plan (aerial photo) shows that nine (9) spaces (in front of their unit and directly across) could be expected to be available to the business. Based on the low intensity of the business and number of employees (2) staff believe this will be more than adequate. However a condition of approval is included that would require the matter to be revisited if their volume were to significantly increase.

The building was constructed in 1978 and there are currently approx. 40 parking spaces on the property. Parking appears crowded as the business Performance Power Sports is parking vehicles for show in parking spaces. If this causes a shortage of needed parking it will be a code issue to be handled with that particular business.

However as to the special exception use itself, with the conditions of approval, it will be consistent with the code.

CRITERIA MET

- 3. The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation; type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception and surrounding area. .***

Kustom Kings would occupy an existing 1 story industrial building which is representative of the types of buildings in that area. Other uses in the building include Performance Power Sports (motorcycle sales and repair) which fronts Old Dixie and Realistic Auto Repair. The use would be compatible with these uses, and actually generate less traffic and parking impacts.

CRITERIA MET

- 4. The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.***

There are no other specialty auto paint and body shops in the general area. The closest paint and body shops are those that are oriented toward collision repair- Gerber Collision at 1145 Old Dixie Hwy.

CRITERIA MET

- 5. The proposed special exception use does not have a detrimental impact on surrounding properties based on:**
- a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;**
 - b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and**
 - c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.**
- a. The use will have minimal impact on the surrounding area. There will be only one employee according to the owner, with no more than 10-15 customers a week anticipated.
- b. Sanding and painting are conducted in enclosed areas, minimizing odor or noise. Welding will occur, which is not inconsistent with the industrial nature of the street and zoning district.
- c. The amount of traffic will be less than many other uses permitted by right in the district such as vehicle sales, vehicle repair, or personal service uses.

CRITERIA MET

- 6. That the proposed special exception use:**
- a. Does not significantly reduce light and air to adjacent properties.**
 - b. Does not adversely affect property values in adjacent areas.**
 - c. Would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.**
 - d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.**
 - e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.**

This has generally been answered above in the responses. There will be no impact to parks or open spaces. It does not appear that any of the amenities in e. would be needed by this business.

CRITERIA MET

Legal Notice: The request for special exception was advertised in the February 23, 2026 edition of the Palm Beach Post and certified letters were mailed to all property owners of record within 300 feet of the site.

PLANNING AND ZONING BOARD RECOMMENDATION –FINDINGS OF FACT

The Planning and Zoning Board held a hearing on March 2, 2026. No public comment was received.

The Board found that all six criteria for granting a Special Exception have been met, and unanimously recommended approval to the Town Commission of the request for an auto paint and body shop at 1360 N. Killian Drive, # 3 with the following conditions:

1. The Applicant shall occupy the Site consistent with the Special Exception application, justification statement, and the floor plans as submitted to the Department.
2. Prior to receiving a Town of Lake Park Business Tax Receipt, the Owner shall obtain a building permit, including the approval of Palm Beach County Fire Rescue, and all applicable reviewers, for the paint booth, or provide documentation that the paint booth was previously permitted pursuant to valid approvals from the Town and Palm Beach County Fire Rescue .
3. All work associated with the business operations shall be conducted indoors.
4. Vehicles are not permitted to be stored outside.
5. This special exception approval is granted based on the business' limited weekly customer base and operation, resulting in a limited impact for the Site. If operations change, the Town shall be notified and the use shall be re-evaluated.
6. Cost Recovery. All professional consulting fees and costs, and legal fees incurred by the Town in reviewing the Application and its and the preparation of this resolution shall be paid to the Town within 10 days of the mailing of the invoice from the Town. The failure to reimburse the Town within the 10 days from the date of the invoice shall result in the suspension of any further review of plans or building activities pursuant to the building permit, and may result in the revocation of the this approval.

RECOMMENDED MOTION: MOTION TO APPROVE RESOLUTION # _____.



Exhibit G

TOWN LAKE OF PARK
TOWN COMMISSION MEETING
STAFF REPORT
MEETING DATE: April 15, 2026

Item: C-2 Text Amendment

SUMMARY OF ITEM:

P&Z Board Meeting: This item was heard by the P and Z Board on April 6, 2026. The Board asked several questions regarding the different types of educational facilities and their associated outdoor area requirements to get a better understanding of their approval process. Staff generally explained that the C-2 District is the only zoning district that includes specific provisions on outdoor areas and that each proposal for a new use would be subject to its own review and approval process.

The P&Z Board approved the proposed changes to the C-2 district at a vote of 3-0.

In the course of the Community Development Department's site plan review for Twiggs Academy (for which a separate quasi-judicial hearing is forthcoming at a future meeting), an educational facility providing preschool and childcare services (one type of educational facility), it has come to staff's attention that the provisions of 78-72 (8) b. and (8) d. may conflict as currently written when applied to preschools. Subsection b. prohibits "outdoor instructional or recreational activity" for educational facility special exception requests. However, because the Florida Department of Children and Families (DCF) requires outdoor play space for preschool licensing, this conflicts with d., which requires the facility to comply with all laws and regulations governing educational facilities. Therefore, in accordance with the requirements of the Florida Department of Children and Families, staff is proposing to amend subsection b. by adding an additional clause to grant an exemption in cases when DCF or other entities require outdoor instructional or recreational activity for licensing. The new subsection b. would read as follows: "No outdoor instruction or recreational activities will be permitted on the site, except in accordance with the minimum requirements of the Florida Department of Children & Families and/or any other applicable laws and regulations governing educational facilities." This will alleviate any conflict between the requirements of b. and d.

Background:

In the Town's C-2 business district, Section 78-72 (8), there is a special category for a special exception for an educational facility. This special exception procedure follows the standard procedure, however there are several unique criteria listed under 8 that are also applied in addition to the normal special exception criteria. These are:

- a. The site must comply with all applicable regulations of this Code, including, but not limited to, this chapter, including parking regulations and landscaping requirements and this subpart B, land development regulations.
- b. No outdoor instruction or recreational activities will be permitted on the site.
- c. Enrollment shall not exceed a limit which is mutually agreed upon by the owner of the premises and the community development director; such limit to be established so as to avoid congestion and adverse impact on adjacent and nearby properties, with special consideration to properties located within 300 feet of the site.
- d. The facility is in compliance with all laws and regulations governing educational facilities.
- e. The owners of all properties within 300 feet have had an opportunity to provide comment regarding the appropriateness of the intended use in light of the general business/office character of the district.
- f. The application for special exception hereunder has fulfilled the requirements of the community development director and has been reviewed by the planning and zoning board.

Proposed Amendment:

In the application of these criteria for a forthcoming site plan and special exception request, it is staff's opinion that there is a potential conflict that can arise in the application of b. and d. when applied to preschool requests. The Florida Department of Children and Families mandates outdoor play area for all preschools. As currently written, b. conflicts with d. when applied to a preschool, creating a situation where neither criteria can be satisfied. To alleviate this conflict, staff is proposing a simple text change to b. while seeking to preserve the original intent to the greatest extent possible. The proposed amendment would add the clause: "except in accordance with the minimum requirements of the Florida Department of Children & Families and/or any other applicable laws and regulations governing educational facilities" following b. This will ensure in the future when there are minimum outdoor play area requirements for educational facilities, both criteria b. and d. can be satisfied.

Business Impact:

While these requests are rare, reducing regulatory conflicts in the application of the educational facility special exception criteria will facilitate development and redevelopment in the C-2. We project a **positive** impact on business, development, and redevelopment in the Town based on the proposed text change.

See also relevant FLU policy below:

- ➔ **Future Land Use Element, Policy 5.2:** *The Town shall foster the redevelopment of declining neighborhoods, underutilized parcels, and areas that demonstrate substandard and/or slum and blight conditions.*

PART II: STAFF RECOMMENDATION

Staff recommends the Town Commission move to “APPROVE” Ordinance -2026 on first reading.

Exhibit H



TOWN OF LAKE PARK
TOWN COMMISSION
Meeting Date: April 15, 2026
Adoption Hearing

STAFF REPORT: DEPT. OF COMMUNITY DEVELOPMENT

DESCRIPTION

Ordinance No. 02-2026 on Second Reading

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 **second 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. The Ordinance has been updated to reflect changes to the Water Supply Facilities Work Plan update and to certain policies and objective of the Comprehensive Plan since first reading.

Update from First Reading

Following first reading the Comprehensive Plan the amendments were transmitted to the State Land Planning Agency (FL. Dept. Commerce) for review as required by Statute. The Agency had no comments or objections, therefore the amendments can proceed to adoption. In addition to the State Land Planning Agency, amendments were reviewed by seven agencies. The Town received comments only from the South Florida Water Management District. The Community Development Department has taken the

comments into consideration and made certain changes to both the Water Supply Work Plan Update and Comprehensive Plan amendments. The changes are not substantive, but strengthen the text regarding the Town's commitment to water conservation.

Additionally staff has refined the methodology used for future water projections and the benchmark from which to gauge the success of future conservation initiatives.

These changes since first reading are contained in attachments 1 and 2 of this Staff Report and summarized below.

Water Supply Facilities Work Plan

The figure used for the Town's daily per capita potable water usage (gpcd) has been changed to more closely reflect actual Town usage. In the past 2 updates the Plan used the gpcd that reflected a figure for the entire Seacoast Service area. Thus number, 189 gpcd, is being replaced with 104 gpcd that represents actual Town usage. Future water use projections have been modified to reflect the 104 gpcd. This now establishes a baseline that can be used by the Town to measure its water conservation efforts.

Comprehensive Plan – Additional polices relating to conservation have been added to the “Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element”

Ordinance #02-2026 has been updated to reflect these changes.

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 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 polices 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.

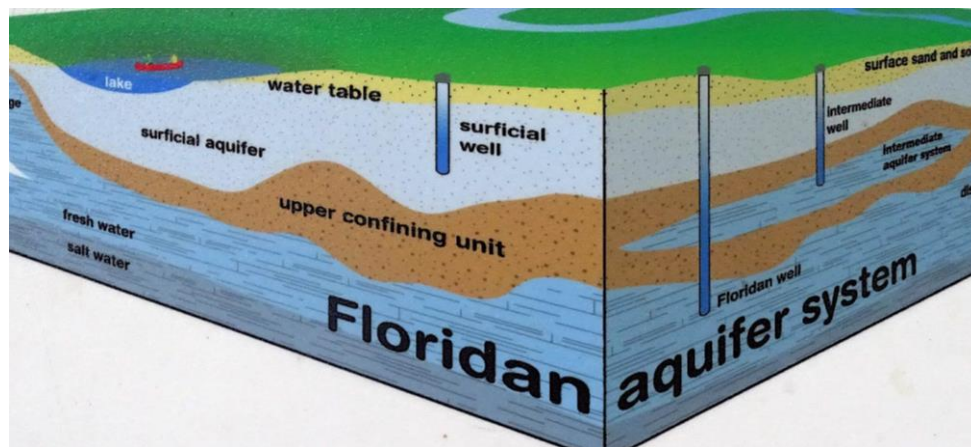
10-Year Water Supply Plan

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. (pages 23-25 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.

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.

Transmittal Hearing

The Town Commission Hearing was held January 21, 2026 and the Commission unanimously approved Ordinance 02-2026 on first reading.

Business Impact Estimate (BIE) Statement

There is no anticipated impact on existing businesses.

Recommended Town Commission Motion

I move to approve Ordinance No. 02-2026 on second reading to amend the Comprehensive Plan of the Town of Lake Park as set forth in the ordinance.

Proposed amendments to the Town of Lake Park Comprehensive Plan

Amendments approved on first reading shown in black strike-thru and underline

NEW AMENDMENTS PROPOSED FOR 2ND READING PURSUANT TO COMMENTS RECEIVED – Shown in red on affected pages.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER ELEMENT

6.7 GOAL, OBJECTIVES AND POLICIES

6.7.1 Objectives and Policies

Objective 1:

The Town shall ensure through the land development approval process that adequate public facility capacity is available or will be available in accordance with its Concurrency Management System.

Policy 1.5:

Prohibit the installation of individual wells in ~~Planning Area 3~~ Wellfield Protection Zones 3 and 4 due to proximity to the one-foot drawdown contour ~~(Zone 3)~~ per the Palm Beach County Unified Land Development Code, Article 14 Chapter B, "Wellfield Protection".

Policy 1.8: The Town shall comply with the Palm Beach County Unified Land Development Code, Article 14 Chapter B, "Wellfield Protection" to insure that non-residential uses in zone 3 and 4 do not adversely impact water quality.

Objective 2: The Town shall establish and maintain a five-year schedule of capital improvement needs, to be updated annually, in conformance with the Capital Improvements Elements, in order to maintain and improve Town infrastructure and comply with all State statutory requirements.

Policy 2.4:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or

periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work Plan in accordance with State requirements.

Objective 7:

The Town shall actively participate in Potable Water conservation programs both as an ongoing and an emergency basis.

Policy 7.1:

The Town shall implement and enforce Water Shortage Emergency Provisions, established under Chapter 40E-21, Florida Administrative Code 'upon declaration of a water shortage emergency by the South Florida Water Management District.

Policy 7.2:

Florida friendly landscaping and use of drought tolerant landscape materials ~~Xeriscape~~ practices shall be promoted by the Town when considering all proposals for development and/or redevelopment.

Policy 7.3:

The Town shall ~~promote~~ require the use of low volume plumbing fixtures and rain sensor devices on all new lawn irrigation systems when reviewing all building permit applications.

Policy 7.4:

The Town, in concert with the Seacoast Utility Authority to educate and engage the public in conservation practices.

Policy 7.5

The Town, in concert with the Seacoast Utility Authority, will work to reduce its average daily water consumption as included in its Water Supply Facilities Work Plan 2026 Update.

Objective 8

~~The Town shall comply with its 1-year Water Supply Facilities Work Plan (Work Plan) adopted May 2020, as required by section 163.3177(6)(c), F.S. within 18 months after the governing board of the South Florida Water Management District approved its Lower East Coast Water Supply Plan Update on November 8, 2018. The Work Plan will be updated, at a minimum, every 5 years. The Town's Work Plan is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and, identify those~~

~~water supply projects, using all available technologies, necessary to meet the Town's water demands for a 1-year period.~~

The Town of Lake Park hereby adopts by reference the Water Supply Facilities Work Plan (Work Plan) dated ~~March~~ April 2026 into the Town's Comprehensive Plan. The Work Plan addresses issues that pertain to water supply facilities and requirements needed to serve current and future developments within the Town for a planning period of not less than 10 years, as required by section 163.3177(6)(c), F.S.

Policy 8.1

~~Comply with the Town of Lake Park's 1-Year Work Plan and incorporate such Work Plan by reference into the Town of Lake Park Comprehensive Plan.~~

The Work Plan shall be updated, at a minimum, every 5 years and within 18 months after the governing board of the South Florida Water Management District approves its Lower East Coast Water Supply Plan.

Policy 8.2

The Town shall coordinate appropriate aspects of its Comprehensive Plan with the South Florida Water Management District's regional Water Supply Plan adopted ~~November 8, 2018~~ September 2024 and with the Seacoast Utility Authority. The Town shall amend its Comprehensive Plan and Work Plan as required to provide consistency with the District, Seacoast Utility Authority, and Palm Beach County plans.

Policy 8.3

Monitoring Measure: The Work Plan shall remain consistent with the Seacoast Utility Authority, Water Use Permit renewals and with the projects listed in the South Florida Water Management District's Lower East Coast Regional Water Supply Plan. ~~The Work Plan will be updated, at a minimum, every 5 years and within 18 months after the South Florida Water Management District's approval of an updated Lower East Coast Regional Water Supply Plan.~~

CONSERVATION ELEMENT

Objective 3:

~~Conserve potable water supplies during periods of water shortage.~~

The Town shall actively participate in potable water conservation programs

Policy 3.1

Institute water conservation techniques and programs in cooperation with water, utilities managers and South Florida Water Management District and as included in Objective 7 of the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Element, relating to potable water conservation

Objective 6

Policy 6.6:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan (LECWSP), and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. The Town shall update its Water Supply Facilities Plan every 5 years to reflect updates to the LECWSP in accordance with State Statute. ~~In addition, the Town shall prepare a Ten-Year Water Supply Facilities Work plan in accordance with State requirements.~~

Policy 6.7:

~~Implementation of the 1-year Work Plan shall~~ The Town shall coordinate with the Seacoast Utility Authority to ensure that adequate water supplies and public facilities are available to serve the water supply demands of any population growth that the Town may experience

INTERGOVERNMENTAL COORDINATION ELEMENT

10.4 GOAL, OBJECTIVES AND POLICIES

Policy 4.7:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements.

CAPITAL IMPROVEMENTS ELEMENT

Policy 5.4:

The Town shall review the South Florida Water Management District's Lower East Coast Water Supply Plan, and the water supply facility work plans of agencies that have jurisdiction over and/or provide its potable water supply, as they are adopted and/or periodically updated in order to identify alternative projects that will increase its water supply, and shall coordinate as appropriate with these agencies in the implementation of these projects. In addition, the Town shall ~~prepare a~~ update its Ten-Year Water Supply Facilities Work plan in accordance with State requirements.

TOWN OF LAKE PARK 10-YEAR WATER SUPPLY FACILITIES WORK PLAN 2026 UPDATE

Amendments approved on first reading shown in black strike-thru and underline

NEW AMENDMENTS PROPOSED FOR 2ND READING PURSUANT TO COMMENTS RECEIVED – Shown in red on affected pages.

Please see Ordinance #02-2026 for entire document

3. DATA AND ANALYSIS

3.2 Future Usage – Projected Supply and Demand

d. Potable Water Demand Projections for the Town of Lake Park

The last two Work Plan updates by the Town utilized the average gpcd Seacoast service area figures. Rather than use the 188 gpcd that reflects Seacoast service area in 2024, this update has attempted to establish a gpcd based on figures related solely to the Town of Lake. The result is that the actual gpcd for the Town is considerably lower.

Based on 2025 figures provided by Seacoast, 5% of Seacoast's potable water sales were to the Town of Lake Park. In calendar 2025, Seacoast pumped a total of 6.804 billion gallons of finished water system-wide. Therefore, assuming uniform system losses and unaccounted water, Seacoast delivered 340.21 million gallons of water within the Town of Lake Park corporate limits.

The resultant gallons per capita figure is **103.4 gpcd**. This more accurately reflects actual Town usage, and this methodology should be used for future updates.

This significant difference between the Service area average and the Town average can be attributed to various reasons, among them:

- The Seacoast Service area encompasses numerous gated single-family communities with large lots and extensive landscaping, which drive up the per capita figure.
- Most Town residences were built prior to irrigation becoming standard, and thus many do not have irrigation systems.
- Many multi-family buildings are older, compared to north county condos with lush

landscaping.

- Also, a significant percentage of Lake Park's industrial businesses relate to warehouse and distribution, with low employee volumes and few businesses that require water for any industrial purpose.

Table 4 presents the Town's projected finished potable water demand through 2045 using 104 gpcd. This figure remains constant throughout the planning period.

Projections of finished water demand for the Town are presented in **Table 4**. Seasonal adjustments were not considered in the 2012 SFWMD Water Use Permit projections and are not included in the table.

Table 4 Lake Park Projected Finished Water Demand

Year	Lake Park Population Projections Residents ¹	Potable Water Demand (MGD) ²
2025	9,079	1.71 <u>.944</u>
2030	9,644	1.81 <u>1.00</u>
2035	10,199	1.92 <u>1.06</u>
2040	10,472	1.97 <u>1.09</u>
2045	10,598	1.99 <u>1.10</u>

1. Source: Palm Beach County Planning Division, Population Allocation Model, 2020, unless otherwise noted.

2. Residents x ~~189~~ 104 gpcd, converted to MGD.

3. Note: The Town believes that Lake Park will experience a greater population growth than predicted by the Palm Beach County Planning Division, Population Allocation Model, which may be reflected in the next update.

It is projected that by 2045 growth and development will result in an increased demand for potable water from the current ~~1.7 MGD to 2.0 MGD~~ .944 MGD to 1.10 MGD by 2045, as shown in **Table 4**, above.

This need for ~~287,100 gpcd~~ 157,976 more gallons per day represents a ~~47%~~ 16% increase from the current (2025) demand, and will increase Lake Park's share of the total service area demand from 9.3% to 9.9% in the SUA service area. ~~The projected population and thus demand for potable water is estimated to be slightly higher than was projected in the 2020 Update.~~

However, while the total demand for potable water will increase during the planning term, there may be a slight drop in per capita consumption, for reasons discussed above. The projected population is likely to reside in multi-family units, which are recognized as having lower per capita water consumption as recognized above.

As the Town is substantially built out, these new units will be the result of redevelopment replacing older, antiquated buildings. Most units in Lake Park (75% - 80%) were constructed prior to water conservation regulations. New units will be required to meet Town conservation regulations such as ultra-low plumbing fixtures and irrigation systems with rain sensors and modern energy and water saving appliances such as washing machines and dishwashers will also assist with conservation.

The Town will continue coordinating with SUA through the development review and permitting processes to estimate and project potable water use and needs throughout the entire service area.

The current SUA Consumptive Use Permit issued by the SFWMD 2012 ensures adequate water supply throughout the service area through 2032, along with the various improvements completed by SUA since the Town's 2015 Work Plan Update.

SUA has ensured adequate water supply for its service area through 2045, provided that there are no unforeseen impacts on existing and planned supplies

This Plan proposes additional initiatives in partnership with the SUA (below) which together with changing housing types should result in a lower the gpcd, however at this time it is difficult to quantify.

4. CONSERVATION AND RE-USE

Water conservation is the key to maintaining the health and productivity of the Surficial and Floridan Aquifers. Promoting water conservation equipment, techniques, and practices will benefit customers economically and maintain a realistic water demand picture for utilities. Protection of the aquifer system and wellfields through conservation and reuse, recharge enhancement, limitations on withdrawal, regulation of land use, and maintenance of minimum flows and levels will ensure the availability of an adequate water supply for all competing demands, maintain and enhance the functions of natural systems and preserve water quality.

4.2 Town Initiatives

The Town, as a member of the SUA, participates in, and has access to all the conservation efforts of the SUA in its service area, as described above. In addition, specific Town initiatives are listed below:

~~The Town will continue to encourage the reduction of annual average per person demand pursuant to policies in the Comprehensive Plan and as coordinated with SUA, Palm Beach County and the South Florida Water Management District. The Town works in concert with these agencies' efforts to promote conservation through a variety of means.~~

~~The Town will continue to coordinate future water conservation and reuse efforts with SUA, Palm Beach County, and the SFWMD to ensure that proper techniques are applied. In addition, the Town will continue to support and expand existing goals, objectives and policies in the Comprehensive Plan that promote water conservation and reuse in a cost-effective and environmentally sensitive manner. The Town will continue to actively support the SFWMD and Palm Beach County in the implementation of new regulations or programs that are designed to conserve water during the dry season. Finally, Lake Park will administer its own water conservation practices.~~

Note- condensed and relocated below.

c. Future Conservation Initiatives

The Town will continue to encourage the reduction of annual average per person demand pursuant to policies in the Comprehensive Plan and as coordinated with SUA, Palm Beach County and the South Florida Water Management District. The Town will continue to actively support the SFWMD and Palm Beach County in the implementation of new regulations or programs that are designed to conserve water.

In addition, the Town will continue to support and expand existing goals, objectives and policies in the Comprehensive Plan that promote water conservation and reuse in a cost-effective and environmentally sensitive manner.

As described previously, redevelopment and the change in future housing types to predominantly multi-family is expected to help lower the gpcd. However the Town is committed to continuing to promote and enforce its existing conservation programs listed above.

The Town will consider new initiatives in partnership with the SUA for greater public outreach to encourage greater engagement in conservation. Such initiatives could include:

1. Partnering with the SUA for an enhanced leak detection program, including Town public outreach and education about the cost to homeowners of leaks and the SUA's leak detection program available to them.
2. Partnering with SUA to develop an educational program on water conservation for elementary school age children, who would then encourage these practices within their families.
3. Consideration of matching grants for installation of water conservation devices, for those dwellings constructed prior to regulations related to water conservation.

Exhibit I



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Special Events
Special Event Permit Application - 2026 FAPRE Haitian Flag Day Celebration - Faith-Based Academy of Patriots Returning to Eden (FAPRE) - Bert Bostrom Park - Saturday, May 16, 2026 (3:00 PM to 9:00 PM)

Agenda Title: _____

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

Cost of Item: \$2,378.00 **Funding Source:** Special Events Department Budget

Account Number: 600-57239 **Finance Signature:** Barbara A. Gould

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

Attachments: 2026 FAPRE Haitian Flag Day Celebration Special Event Permit Application

Please initial one:
 X Yes, I have notified everyone.
_____ Not applicable in this case

Summary Explanation/Background:

On January 7, 2026, the Special Events Department received a special event permit application from Faith-Based Academy of Patriots Returning to Eden (FAPRE) proposing to host their annual Haitian Flag Day Celebration at Bert Bostrom Park on Saturday, May 16, 2026, from 3:00 PM to 9:00 PM.

The proposed free event is expected to be attended by approximately 300 attendees and is planned to include live music, cultural performances by various artists, art, crafts, food and, beverages, nonprofit vendors, a soccer tournament, a kid’s zone with a bounce house, games, activities and presentations from the PBSO Auxiliary Units and Palm Beach County Fire-Rescue.

Town staff has met with the organizers to discuss the Town’s \$10,000 contribution (FY 2026 Budget – General Fund), Town staff support and event logistics (including the use of Bert Bostrom Park, which will require Town Commission approval):

ENTRANCE

The only entrance to the event is proposed to be through the double gate on the southwest side of Bert Bostrom Park, near the basketball court. This will enable pedestrians and small vehicles to enter the park without disturbing the main multipurpose field that is currently used for the Town's soccer program.

STAGE, TENTS, TABLES, AND CHAIRS

The stage is proposed to be set up on the basketball court along with a 20' x 30' rental tent to cover the stage and another 20' x 30' tent for attendees (will include tables and chairs). On-site staff are planned to direct the rental company to come through the double gate located on the southwest side of the park, then turn left onto the basketball court.

VENDORS

The organizers are planning to set up 10' x 10' tents for the art, crafts and nonprofit vendors inside the gate (along the south side of the park). The PBSO Auxiliary Unit and PBC Fire-Rescue are planned to be set up in the grassy area outside the gate on the south side of the park.

FOOD TRUCKS (FOOD & BEVERAGES)

One (1) food truck is expected to be set up on the grassy area outside the gate (on the east side of the park) near the picnic pavilion. Tables and chairs are planned to be set up inside the picnic pavilion for attendees to use.

RESTROOMS

The event is planning to utilize the park restrooms that are located at the corner of Bayberry and 6th Street, as well as the restroom at the northeast corner of the park. The special event permit process requires the event organizers to pay for special restroom cleaning before the event and to provide a restroom attendant on site throughout the event.

BOUNCE HOUSE/GAMES

The kids' zone is expected to be set up inside the gate at the southeast corner of the park. This area has an elevated pad of grass that should result in minimal turf damage.

PARKING

The event organizers are expecting most attendees to walk or bike to the park. However, the following locations would be available to be reserved for official event parking:

- Swale - East Side of Park: The use of this area for parking may result in turf damage, soil compaction, rutting, grading disturbance, irrigation damage, and impairment of the swale's intended drainage function. Any damage, restoration, repair, or corrective work required as a result of event parking shall be the responsibility of the event organizer.
- Swale - West Side of Park: Use of this area for parking may result in turf damage, soil compaction, rutting, grading disturbance, irrigation damage, and impairment of the swale's intended drainage function. Any damage, restoration, repair, or corrective work required as a result of event parking shall be the responsibility of the event organizer.
- On-Street Parking – Various Locations: Bayberry Drive, Cypress Drive, Date Palm and 7th Street.
- Additional Surface Parking - CRA Parking Lot

SOCCER TOURNAMENT

The soccer tournament is planned to be held on the park's multipurpose field utilizing the current field layout (utilized by the Town's soccer program). All bleachers are expected to be installed inside the gate

on the east side of the park. Two (2) 20' x 20' tents (along with tables and chairs) will be set up outside the gate (on the east side of the park) for spectators to watch the games and eat.

TOWN STAFF SUPPORT

In accordance with the Town’s facility rental policy, the organizers would be required to have Town staff on site during any activity within the park. This would include: pre-setup, day-of-event and breakdown. Staff would also monitor the load-in and load-out requirements that the organizer will be required to meet as well as to set up barricades and cones (along the inside of the field) to ensure that only the soccer tournament occurs north of the designated event area.

As a non-profit, the organization receives three (3) free facility rentals per year. However, the organizers would still be responsible for the refundable security deposit, staff fee, restroom cleaning fee and restroom attendant fee that are required to hold the event within the Town and on Town property.

Upon agreeing to the proposed logistics and site map changes requested by the Town, the organizers are requesting the Town to formally approve the use of Bert Bostrom Park and to provide additional assistance (including unbudgeted, financial support) to host the event:

REQUESTED CATEGORY	VALUE (monetary or other)	TOTAL
<p align="center">Restroom Cleaning</p> <p>Restroom cleaning for the restrooms located at Bert Bostrom Park.</p>	<p align="center">\$150</p>	<p align="center">\$150 (Direct Cost)</p>
<p align="center">Restroom Attendant</p> <p>All park special event permits require a restroom attendant to be on-site throughout the event. This does not include the event setup and breakdown time. The fee from Image Cleaning is \$25.00 per hour.</p>	<p align="center">One Restroom Attendant at \$25 Per Hour for Six Hours</p>	<p align="center">\$150 (Direct Cost)</p>
<p align="center">Sanitation Service</p> <p>Delivery of (10) 95-gallon trash bins and (10) 95-gallon recycling bins. Town staff will deliver bins on Friday, May 15 and pick them up on Monday, May 18.</p>	<p align="center">\$3.90 per cart</p>	<p align="center">\$78 (Direct Cost)</p>
<p align="center">Refundable Security Deposit</p> <p>Due to the high volume of large vehicles, trucks, and vans that would need to drive on the field to set up the stage, tents, tables, chairs, etc., staff is expecting that repairs may be required as a result of damage to the turf and sprinklers. The field will be required to be ready to support Summer Soccer Camp, which is expected to begin on Monday, June 1, 2026. The \$2,000 refundable security deposit is an estimated cost that may increase or decrease depending on the extent of the damage. If waived, the Town would be responsible for the funding to repair the damages as a result of the event.</p>	<p align="center">\$2,000 (Flat Rate)</p>	<p align="center">\$2,000 (Indirect Cost)</p>
<p align="center">Marketing Assistance</p> <ul style="list-style-type: none"> • Use of the Town of Lake Park’s logo on all event marketing materials 	<p align="center">No monetary value</p>	<p align="center">No monetary value</p>

<ul style="list-style-type: none"> Event flyer and information posted on the Town of Lake Park’s website (Special Events Department webpage and Town calendar) and social media accounts 		
<p align="center">Certificate of Insurance Requirement</p> <p>The organizers have requested the Town to waive the requested Certificate of Insurance requirement for this event (including the food and beverage vendors, various vendors, soccer games, etc.), which would require the Town to assume liability and potential costs as a result of the event.</p>	No monetary value unless a claim is received	No monetary value unless a claim is received
<p align="center">Use of CRA Parking Lots</p> <p>The organizers have requested to utilize the CRA Parking Lot for vendor and event parking.</p>	No monetary value	No monetary value
<p align="center">Use of Town Tents, Tables & Chairs</p> <p>The organizer has requested to use Town-owned tents, tables, chairs, barricades and cones.</p>	No monetary value	No monetary value

Note: The event organizer have paid the Town’s \$50 special event permit application fee and are willing to pay the Town staff event fee (\$1,444).

If approved, the waived funding would be provided from Account #600-57239 within the Special Events Department budget. This funding was previously approved to support games & activities expenditures for the Multicultural Festival scheduled for Saturday, September 19, 2026.

Recommended Motion:

The Town Commission is requested to provide consideration and direction on the proposed special event permit request from the Faith-Based Academy of Patriots Returning to Eden (FAPRE) to host their 2026 FAPRE Haitian Flag Day Celebration at Bert Bostrom Park on Saturday, May 16, 2026 (3:00 PM to 9:00 PM).



Exhibit J

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: April 15, 2026

Originating Department: Special Events

Agenda Title: Special Event Permit Application - Garage Sale & Craft Market - VFW Post 9610 – May 16, 2026 (8 a.m. to 2 p.m.)

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

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

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

Advertised:

Date: _____ **Newspaper:** _____

Attachments: VFW Post 9610 Garage Sale & Craft Market Special Event Permit Application

Please initial one:

X Yes, I have notified everyone.

_____ Not applicable in this case

Summary Explanation/Background:

On March 31, 2026, the Special Events Department received a special event permit application from VFW Post 9610 proposing to host a Garage Sale & Craft Market on Saturday, May 16, 2026, from 8:00 a.m. to 2:00 p.m., at the VFW Building - 354 10th Street, Lake Park.

The proposed event would provide free admission and parking to the public; however, participating vendors would be required to pay \$10.00 for a booth outside and \$20.00 for a booth inside the building. Food & beverages are expected to be available for sale inside the building.

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

REQUESTED CATEGORY	VALUE	TOTAL
<p style="text-align: center;">Marketing Assistance</p> <ul style="list-style-type: none"> • The use of the Town of Lake Park logo on all event marketing material. • Event flyer and information posted on the Town’s calendar. • Event flyer and information posted on the Town’s social media accounts. 	<p>The tasks that would need to be taken by the Town’s Marketing Specialist would include reviewing the event flyer and posting it on the Town’s website and social media accounts. These tasks would take approximately 15 minute to complete. Based on the Marketing Specialists’ current salary, at 15 minutes, the total value of time spent completing the tasks would be \$9.42</p>	<p style="text-align: center;">\$9.42 Total value of time spent on tasks.</p>

If approved, the Marketing Specialist would review the event flyer and post it on the Town’s calendar and social media pages.

Recommended Motion:

The Town Commission is requested to provide consideration and direction on the proposed special event permit request from VFW Post 9610 to host their Garage Sale & Craft Market at the VFW Post 9610 on Saturday, May 16, 2026 (8 a.m. to 2 p.m.).

meeting date 4/15/26

Commission

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: pipestone1992@gmail

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

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

Development of Resident Focused Budget 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.

Committee

EXhibit C

Testimony Before Lake Park, FL Commission 4/15/2026

Public Comment on the Establishment of a Resident Committee on the Preparation of the Town Budget

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

Good evening Mayor and Commissioners,

I'm here tonight to ask you to take a meaningful step toward strengthening public trust and improving our budgeting process: to establish a **Resident-Centered Budget Development Committee** for the next fiscal year. You have been privy to a few emails this week between Barbara Gould and me that concluded with her suggestion to request such a Committee, established by you. This idea was considered last year.

Right now, our budget process technically allows for public input—but it doesn't truly invite public *engagement*. Residents can speak at Commission workshops, yes. But those moments are one-directional. They don't allow dialogue, questions, or collaboration. By the time most people understand the budget, key decisions are already effectively made.

THE BUDGET PROCESS STARTED BACK ON FEBRUARY 24TH. THERE HAVE BEEN 15 BUDGET ACTIONS FROM THEN UNTIL TODAY. THERE ARE APPROXIMATELY 45 MORE TO COME TOTALLING 60 TIME-SENSITIVE EVENTS. THE FIRST PUBLIC HEARING IS TO BE HELD ON SEPTEMBER 8TH, THE 52ND EVENT ITEM. THE SECOND AND FINAL PUBLIC HEARING IS SEPTEMBER 16TH, THE 55TH EVENT ITEM. FINALLY, THE BUDGET WILL BE POSTED ON THE TOWN WEBSITE "ASAP AFTER SEPTEMBER 22ND"

A resident-centered committee would change that.

This wouldn't replace your authority—it would enhance it. A diverse group of residents, meeting early in the budget cycle, could work alongside staff to better understand priorities, tradeoffs, and constraints. In turn, you would gain more informed feedback, fewer last-minute objections, and a stronger sense of community buy-in.

Just as importantly, it would make government more accessible. Budgeting shouldn't feel like something that happens **to** residents, it should feel like something built **with** them.

Other communities have found that when residents are brought into the process early and meaningfully, the result is not chaos—it's clarity. People become more realistic, not less. They see the full picture.

As you promote transparency, accountability, and civic engagement, this is a natural next step.

I urge you to direct staff to create a framework for a Resident-Centered Budget Development Committee in time for the next fiscal year.

Thank you for your time and your service.