



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

Wednesday October 22, 2025

Immediately Following the Community Redevelopment Agency Meeting

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

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

CALL TO ORDER/ROLL CALL

6:38 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner John Linden

Commissioner Michael O'Rourke

PLEDGE OF ALLEGIANCE

The pledge was bypassed.

APPROVAL OF AGENDA:

Commissioner Thomas requested to move items 3 and 4 after the New Business item.

Motion to reorganize the agenda made by Commissioner Thomas, Seconded by Commissioner O'Rourke.

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

SPECIAL PRESENTATION/REPORT:

1. Proclamation – National Vote Early Day – October 28, 2025

Mayor Michaud presented Palm Beach County Supervisor of Elections Wendy Link with a proclamation.

Ms. Link thanked the Commission and explained the increase in early voting sites.

2. Proclamation – National Friends of Libraries Week – October 19th – 25th, 2025
Vice Mayor Hensley presented the Friends of the Libraries with the proclamation.

3. Discussion - Educational Advisory Committee - Town of Lake Park Library

Library Director Judith Cooper explained that Commissioner Thomas had requested they re-start the Education Board in order to coordinate education activities within the Town. Commissioner Thomas explained why she requested that the Town consider an Education Board. She asked that the Board have less than 12 members and that they provide quarterly updates. She wants to improve local school ratings that have dropped. The purpose would be to encourage students to enjoy reading and math and to see what residents and educators can do. She also wants to create a liaison with schools to assist with the needs of the schools and students in order to raise and maintain their skills. She said that there are a lot of educators in our community both active and retired.

Commissioner Linden asked about the purpose of the Library Board. Library Director Cooper stated that the Library Board advises on what the community is looking for in the way of programming, services, etc., and that they meet twice a year. Town Clerk Mendez clarified that the Library Board has met three times so far this year with a fourth meeting scheduled. Commissioner Linden suggested combining the Library and Education Boards into one Board. Library Director Cooper explained that while the

Library Board can be comprised of residents, the Education Board would need to include more specialized members such as teachers, Library staff, local non-profit, etc. Commissioner O'Rourke stated that he is not in support of creating an Education Board. He said that these issues should go before the School Advisory Council (SAC). He believes that the School District is responsible for improvement of school ratings.

Vice Mayor Hensley stated that if there was an Education Board that principals from all the local schools act as members of the board. Commissioner Thomas stated that other communities have Education Boards. She spoke about the decrease in parental involvement and the need for increased community involvement.

Mayor Michaud asked Library Director Cooper to contact the local principals to discuss their desire to join this board. He would also like the Commission to have input on the language of the Ordinance. The Mayor also asked that some non-profits and resident educators be contacted for their feedback regarding an education board.

4. Presentation - Marina P3 Project Quarterly Update - Forest Development

Forest Development representative Mr. Larry Zabik presented to the Commission (Exhibit D). Vice Mayor Hensley asked about the access to the roof top deck. Mr. Zabik stated that there would be a public stairwell that would allow access.

Town Manager Reade explained the status of the agreement which is currently being worked on with the Town Attorney to include proposed changes. Town Manager Reade stated that he had a good meeting with the developer. They came up with an agreement for replacement of property taxes, should property tax be abolished in Florida. Vice Mayor Hensley asked if residents will be informed and be able to have input. Town Manager Reade stated that residents would have an opportunity to provide input when this comes back before the Commission. Commissioner O'Rourke spoke about the recent delays with approval of the reverter clauses. Town Manager Reade confirmed that the approvals have been delayed until next year and the funds the Town will receive upon approval would also not be received until next year. Commissioner O'Rourke asked about any remaining boat clubs at the Marina. Town Manager Reade explained that there are boat clubs that remain in the non deed restricted area. Marina Director Jason Tenney anticipates having all boat slips backfilled by November.

Commissioner Linden asked when the meeting with the residents to present the report

from the financial consultant could possibly take place. Town Manager Reade is hopeful that this could take place in November.

Public Comment:

-Terron Mercer spoke about his excitement for the development at the Marina.

-Michael Steinhauer provided comments via Exhibit E.

-Katia Zhestkova provided comments via Exhibit F.

-Connie Chabot, owner of Nature's Way Café, spoke in favor of the Marina development.

-Pat Welsh, owner of Nature's Way Café, spoke about their decision to open a business in Town and spoke in favor of Marina development.

-Chris Steele stated he is opposed to this deal and does not think the Town chose the right developer.

-Cary Jones, owner of DV8 motorsports spoke in favor of Marina development and other potential development in Town. He believes the Marina needs to be kept public.

-Andrew Kaplan, director of new Marina restaurants, stated they are in support of Marina development and don't understand the slow-down in progress.

-Dianne Sophinos provided comments from Kelly Steele by proxy via Exhibit G.

-Evelyn Harris Clark spoke about resident access to the Marina and is concerned about access becoming limited.

-Zechariah Cesani, business owner in Town, spoke about progress and preservation coexisting.

-Oscar Caballero, business owner in Town, spoke in support of Marina development.

-Amy Angelo, owner of Oceana Coffee, spoke in favor of this project and development in Town.

Commissioner Thomas commented on the project before it came before the Planning & Zoning Board. She expressed concern that Nautilus is still not finished and wants to see the residents move into the building. She stated for the record that she is not happy with where things are right now and urged the developer to get it done. Mayor Michaud asked for Peter Baytarian to make a statement to the Commission and the residents. Mr. Baytarian explained that they are working hard to move forward. He stated he wants to continue to see the Town grow and stated that the Marina will always be a public space.

He anticipates the next thirty days being productive. He stated that the issues with the lift stations are being worked on right now and are fixable. Mayor Michaud clarified that the lift station is not only for the project area, but is for the entire surrounding area. Mayor Michaud emphasized that the project needs to be completed prior to December 31, otherwise the revenues from the tax rolls will be pushed back to 2028. He also spoke about the dire situation that would come about if the State abolishes property taxes.

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.

-James Sullivan spoke about a sidewalk problem on Old Dixie Highway. He also spoke about traffic on 10th Street and Park Avenue, kids not wearing helmets and trash being thrown out of car windows. He spoke about tax and insurance costs in Town.

-Susan LaFontaine provided comments via Exhibit A.

-Brady Drew thanked staff and the Commission for finishing the streets on the north side of Town. He also spoke about the use of center lines on streets and how it can affect vehicle speeds.

-Linda Bollbach - asked when Magnolia Drive will be paved.

-Richard Pallitto spoke about Development by the Marina and said that it seems like nothing is happening. He would like development plans to move forward.

CONSENT AGENDA:

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

Commissioner Thomas stated for the record that Item number 5 is for the design consultant only and the public will still be able to provide feedback.

Commissioner O'Rourke pulled item number 6.

Motion to approve Consent Agenda items 5 and 7 made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

Commissioner O'Rourke explained that item number 6 is not ready to move forward under consent. He explained that there are issues going on right now with the County with litigation pending. He would like to ensure that there is no legal conflict with Town Attorney Baird since he is representing another municipality in this litigation. He stated that having this agreement with the County may give them too much control over Town projects. Town Manager Reade explained that this agenda item only extends the current process by six months and that there is also a State law requiring an agreement with the County by October 1. He explained the options moving forward to ensure that dollars that are earned here are spent here. Town Attorney Baird explained that there is no conflict for him and he is aligned with Lake Park on maintaining the status quo for six months while they continue to work on something that is more fair to municipalities. Commissioner O'Rourke spoke about a book called "Smart Towns" that addresses this very subject.

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

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

5. Resolution 83-10-25 Evaluation Committee Ranking & Authorization to Negotiate – RFQ #121-2025 – Professional Architectural Design and Consulting Services - Kelsey Park Splash Pad
6. Resolution 84-10-25 Interlocal Agreement - Collection of Transportation Capacity Impact Fees - Palm Beach County (Six Months)
7. Minutes - Special Called Commission Meeting - October 8, 2025

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

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

NEW BUSINESS:

8. Resolution 85-10-25 - Proposed Northlake Promenade Outparcel Site Plan

Town Planner Anders Viane presented the item (Exhibit B). Mr. Jon Schmidt, agent for the applicant, presented to the Commission (Exhibit C). Commissioner Thomas suggested developing a cross access easement to connect with the Wendy's parking lot in order to create a useable, walkable community. Mr. Schmidt stated that they are improving three points of circulation with this development. Vice Mayor Hensley also expressed a concern about walkability and thanked them for the presentation. Mayor Michaud asked Town Planner Viane about the concerns that were raised. Town Planner Viane stated that it is something that they can explore.

Motion to approved Resolution 85-10-25 made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird stated that Brett Lashley will attend the November 5th Commission meeting in his place. He clarified the memo that was included in the agenda packet.

-Town Manager Reade spoke about a Florida Redevelopment Association (FRA) award that the Town and Community Redevelopment Agency (CRA) received. He spoke about a donation from Lowe's that has been proposed. The donation is approximately \$1500.00. The Commission gave consensus to receive this donation. He announced Sunset Celebration on October 31st. Town Manager Reade also spoke about property taxes and how the Town would be affected if this was abolished by the State.

-Commissioner Linden announced he will not be present at the next Sunset Celebration.

-Commissioner O'Rourke stated that he will be in attendance for Sunset Celebration. He spoke about municipalities being in a bad political place.

-Commissioner Thomas thanked Kelly Steele who was not present tonight for all of her efforts. She also thanked Public Works staff for being present last week. She gave special thanks to Public Works Director Jaime Morales for working along with staff working on sidewalks. She spoke about the erosion of home-rule in municipalities. She announced that Oceana Coffee is having a Halloween activity on October 31st.

-Vice Mayor Hensley announced on November 7th there will be a Veteran's Day program at HL Watkins Middle School, at 9:45am.

-Mayor Michaud spoke about some legislative priorities including property tax, insurance, senate Bill 180 and CRAs, tri-rail funding and encouraged residents to become knowledgeable on these topics and write letters to their State Legislators.

REQUEST FOR FUTURE AGENDA ITEMS:

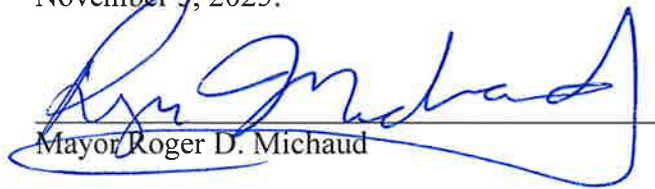
ADJOURNMENT:

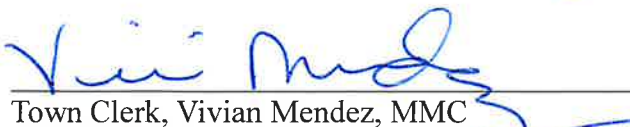
Motion to adjourn made by Vice Mayor Hensley. Seconded by Commissioner O'Rourke.

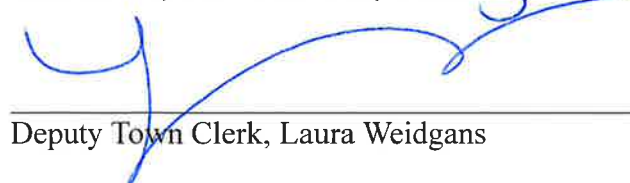
Voting Aye; All.

Meeting adjourned 9:40 p.m.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on November 3, 2025.


Mayor Roger D. Michaud


Town Clerk, Vivian Mendez, MMC


Deputy Town Clerk, Laura Weidgans



Approved on this 5th of November, 2025

Exhibit A.

From Susan LaFontaine Oct 22 2025

Dear Commission,

I request that you place a vote on the next agenda to approve or deny the enormous density bonus requested by Forest Development's Residences at 10th & Park. Hopefully to deny that bonus, and so expedite their return to the drawing board to create a mixed-use project that helps to beautify our downtown but also maintains our small town character while providing attractive urban housing & retail, increasing our downtown foot traffic to further support Lake Park businesses, & increasing our tax base.

At the June 13, 2024 Planning & Zoning Board Meeting our Community Development Office recommended approval of the special exception which would allow that density bonus of 203 dwelling units per acre, which is over four times the 48 units designated by the Comprehensive Plan. But their approval is contradicted by the very town document they cited. To quote the Town Planner:

"... the special exception application was evaluated based on our criteria under 78.184 ... The special exception criteria are also the basis for which the town commission may grant a density bonus above 48 units per acre ... Staff ... finds in favor of the request for 203.1 units per acre." End quote.

The Community Development ofc apparently ignored the following provisions of the cited **Section 78-184**
"...criteria ...

(b) ... A **special exception** ... shall not be approved unless ... all of the following criteria are met...

That the # "(4) ... **special exception** use ... 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 ..."

and # (6) c. That the proposed **special exception** use... would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations."

If the Commission grants this enormous density bonus to the Residences at 10th & Park, how could you then deny it to the Kelsey on Park project without risking a lawsuit from them? And granting both projects the huge density bonuses they're requesting would leave less than 400 dwelling units to be shared between the remaining PADD property owners, and which, per the special exception criteria, "**may be deemed detrimental to the development or redevelopment**" by those other property owners.

Also, in the Jan 31, 2022 Site Plan Review of Kelsey on the Park, which at that time was for 17 stories and 720 dwelling units, Community Development stated the following, which would still apply to a building only 1 story shorter and with almost 600 units:

"The current design does not respect Park Avenue or the residential areas to the south, as required by the Comprehensive Plan... the applicant is maximizing density, ... in a way that is not complimentary to the scale and traditional character of the downtown..."

I'm out of time but I've included other quotes from that Jan 31, 2022 Site Plan Review by Community Development for your review.

Thank you

ther quotes from that Jan 31, 2022 Kelsey on Park Site Plan Review by Community Development:

"To encourage redevelopment, the Comprehensive Plan was amended to increase the density to 48 units/acre, and established a 48 du/acre cap for the entire PADD. This would currently allow a total of 1,494 units (new and existing) in the 32.13 acre PADD area. It was anticipated that these units would be spread throughout the PADD. If approved as presented, the project" (Kelsey on Park Ave) "would utilize approximately one-half of the capacity, **which may hamper redevelopment of other sites...**

A project of this magnitude will generate demand for many supporting goods and services from the immediate vicinity, including outside of Lake Park. Given the project has been designed to rely on pedestrian and bicycle transit and presumes a sizable portion of residents will primarily be patronizing the Downtown, please establish that these goods and services are in fact existing in the Downtown at the intensities required to sustain this development. **Failure to adequately address this will result in an overconcentration of residents in a single place without requisite services, which is the underlying weakness identified as the culprit behind the failure of many large tenement housing projects** in urban planning case studies and literature..

Staff continues to be quite concerned with the minimum parking that has been provided at only 1 space/unit, without guest parking. At this time we cannot support this ratio... Given the Florida auto-centric mindset, it is quite possible that the project with only 1 parking space per unit will have difficulty renting to its capacity. The result – an unprofitable building falling into decline, reduced amenities and maintenance, impacting the Town as well as developer...."

Exhibit B

Town of Lake Park Special Call Commission Meeting

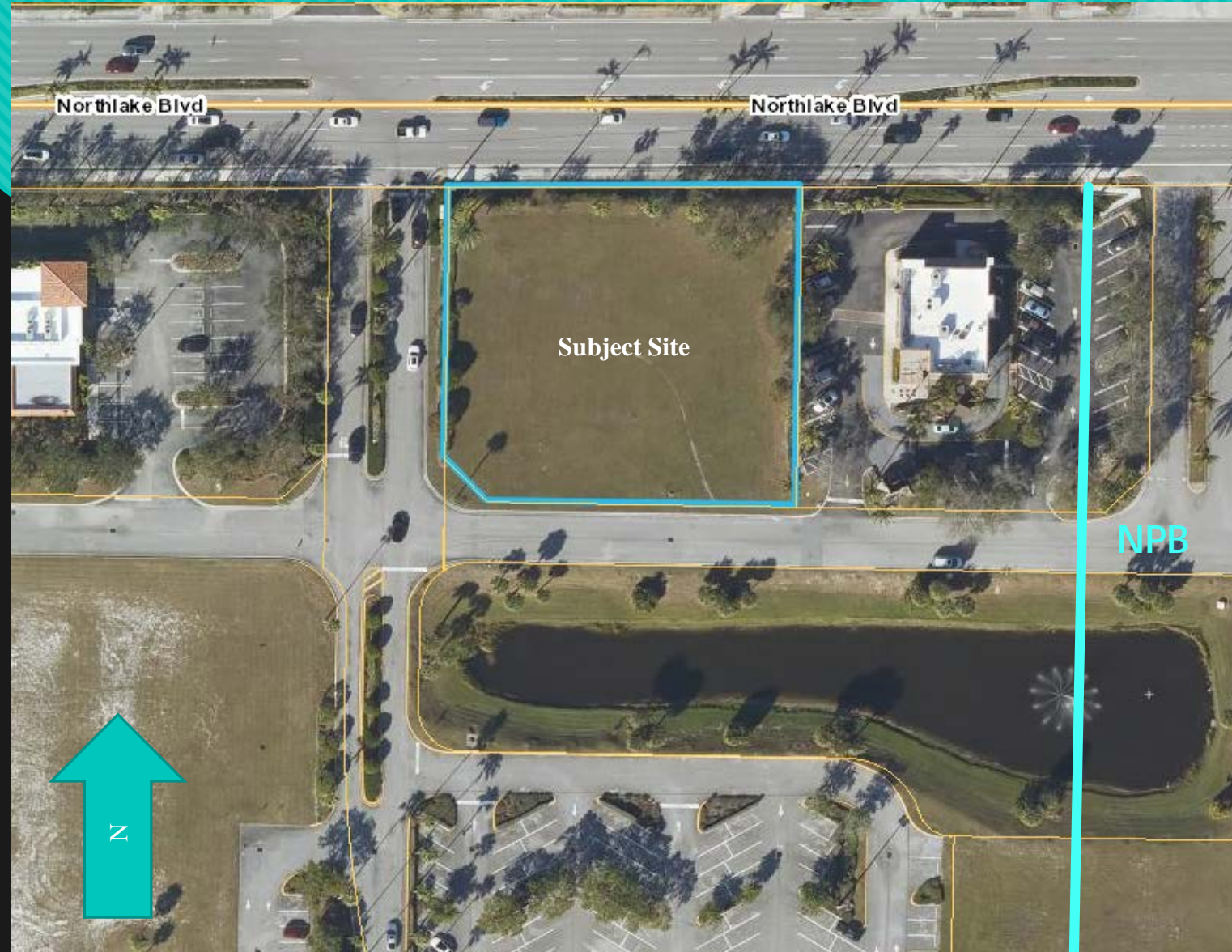
MEETING DATE: October 22, 2025

Presented by the Community Development Department

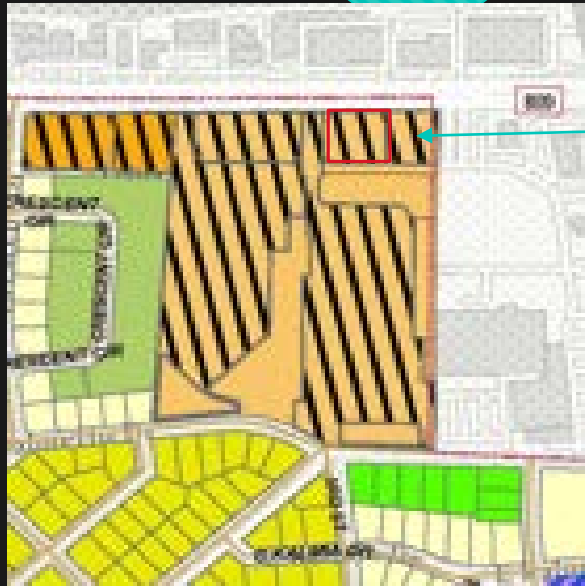
Application Background

Owner & Applicant(s):	OPV Northlake Promenade LLC
Agent and Consultant:	Schmidt Nichols
Location:	Parcel 1 – PCN: 36-43-42-21-29-003-0000
Net Acreage (total):	0.858 acres
Legal Description:	See survey enclosed in packet.
Existing Zoning:	C-3 Business District (NBOZ Overlay)
Future Land Use:	Twin Cities Mixed Use
Proposed Use:	Retail (tenant TBD)
Total Area:	7,578 SF

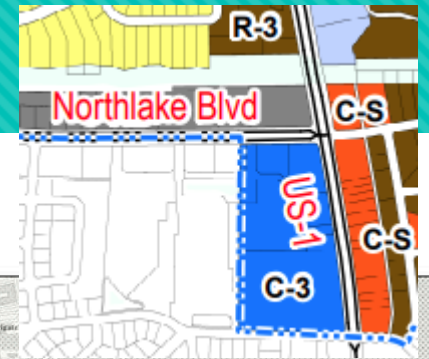
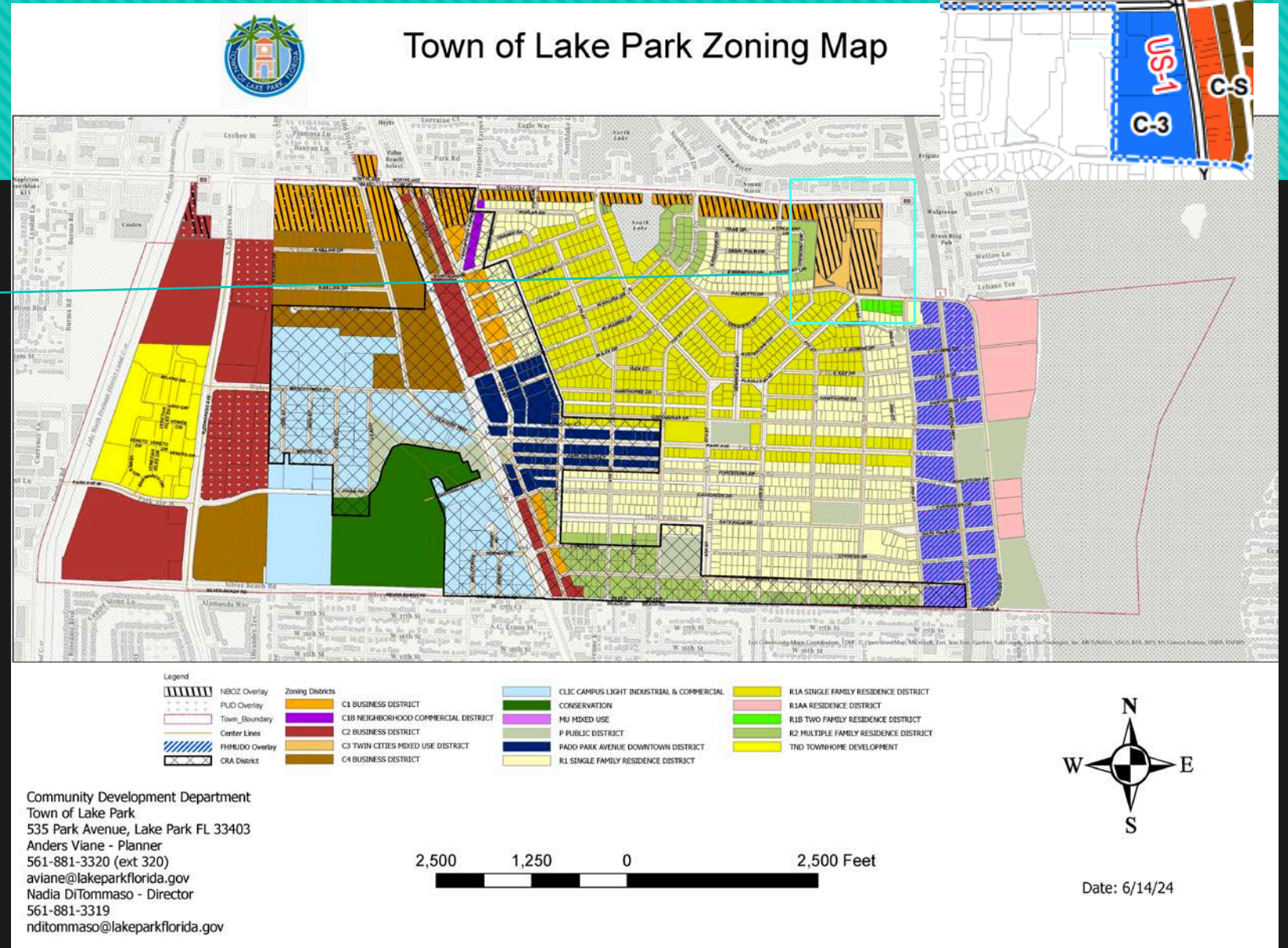
Aerial Overview



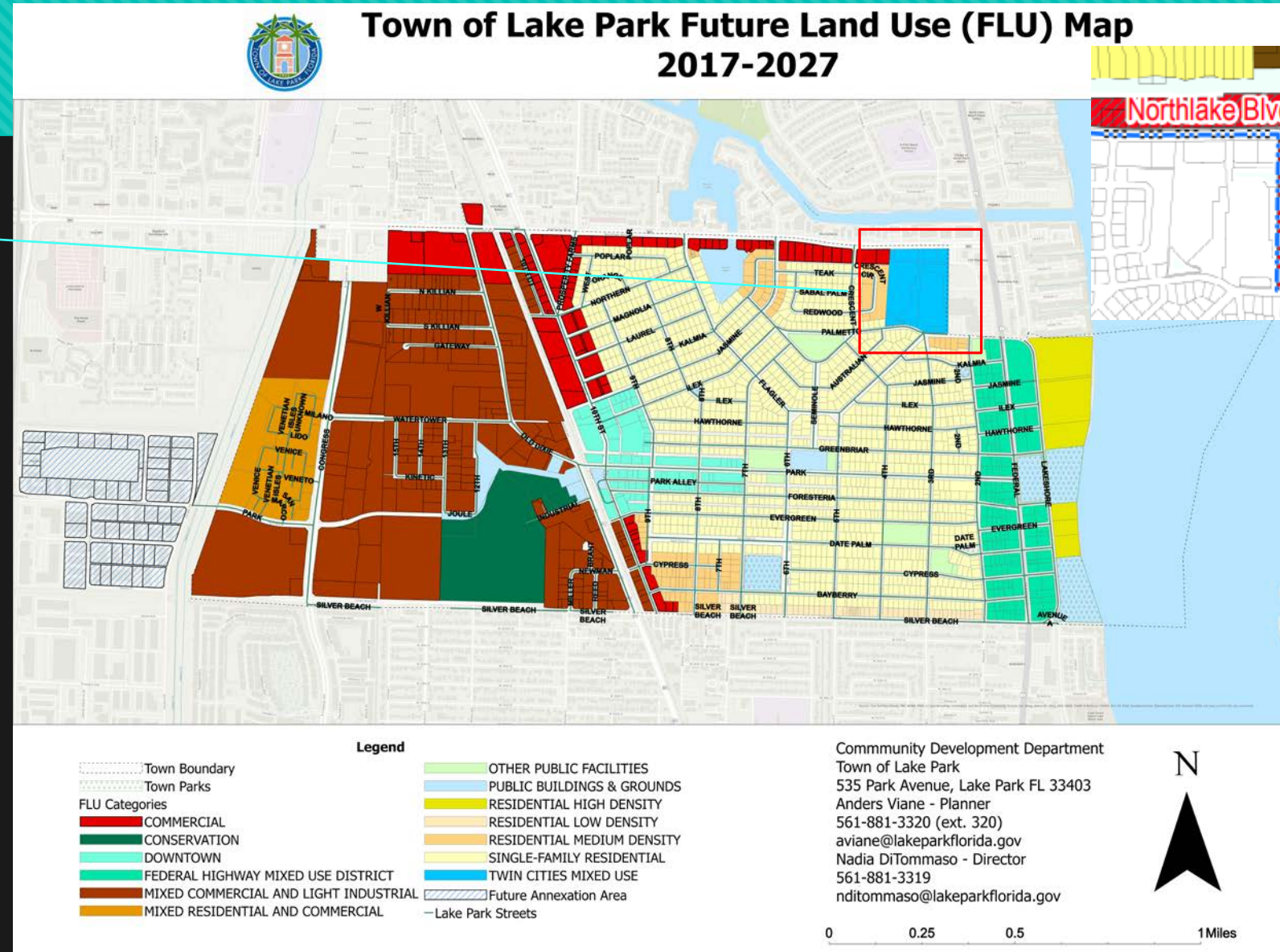
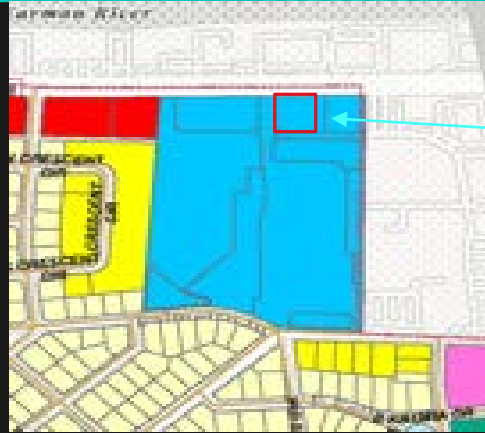
Lake Park Zoning Map



North: (NPB) C-NB Northlake Bl.
Commercial
South: C-3 Twin Cities Mixed Use
East: C-3 Twin Cities Mixed Use
West: C-3 Twin Cities Mixed Use



Lake Park FLU Map



North: (NPB) Commercial
South: Twin Cities Mixed Use
East: Twin Cities Mixed Use
West: Twin Cities Mixed Use

STAFF RECOMMENDATION

Staff recommends APPROVAL of the Site
Plan Application

Exhibit C

Northlake Promenade Outparcel 3

Town of Lake Park Commission Hearing October 22, 2025
Resolution 85-10-25



PROPOSED PROJECT: NORTHLAKE PROMENADE OUTPARCEL 3



CONTENT

Location Map	3
FLU & Zoning Map	4
Site Plan	5
Architecture	7



LOCATION MAP

3



Lot Size: 0.858 acres

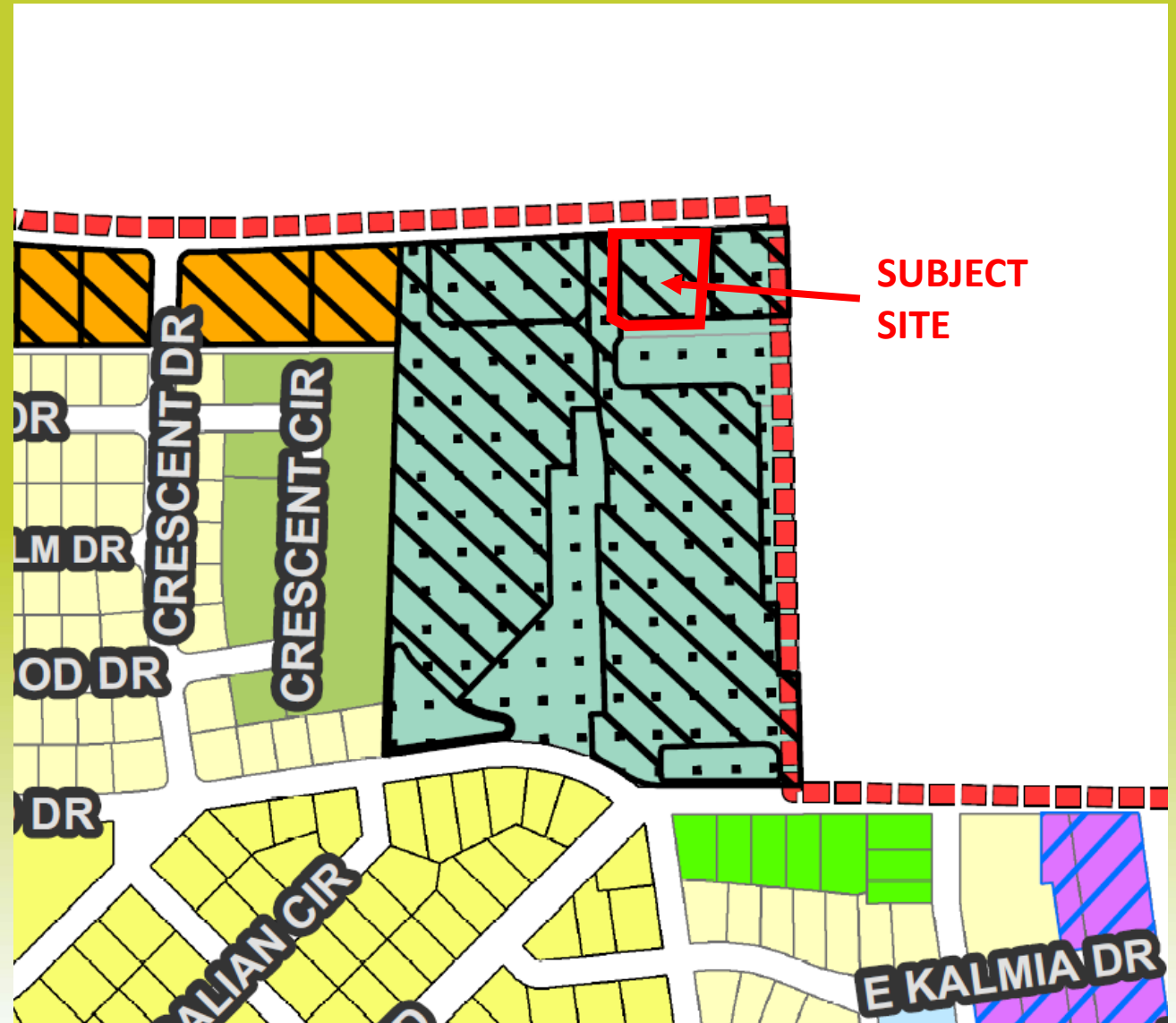
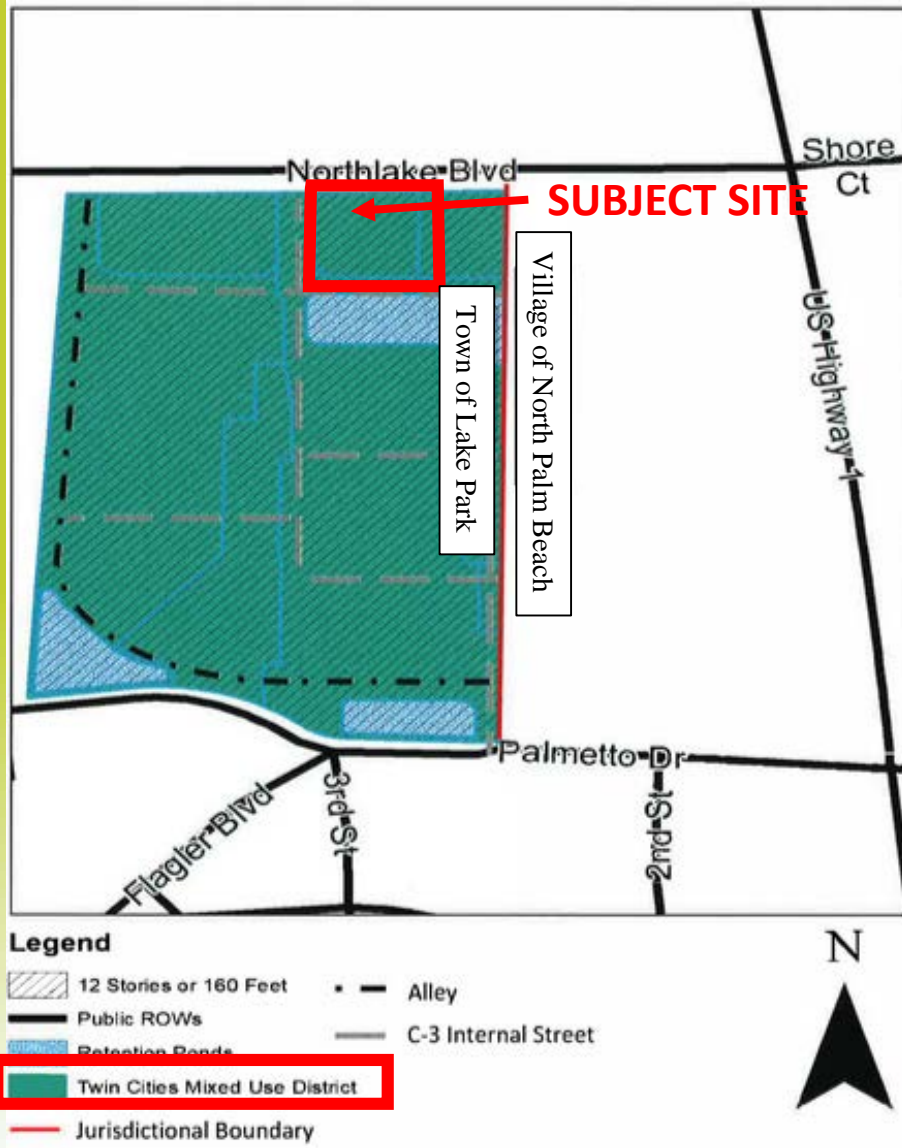
Future Land Use: Twin Cities Mixed Use

Zoning: C-3

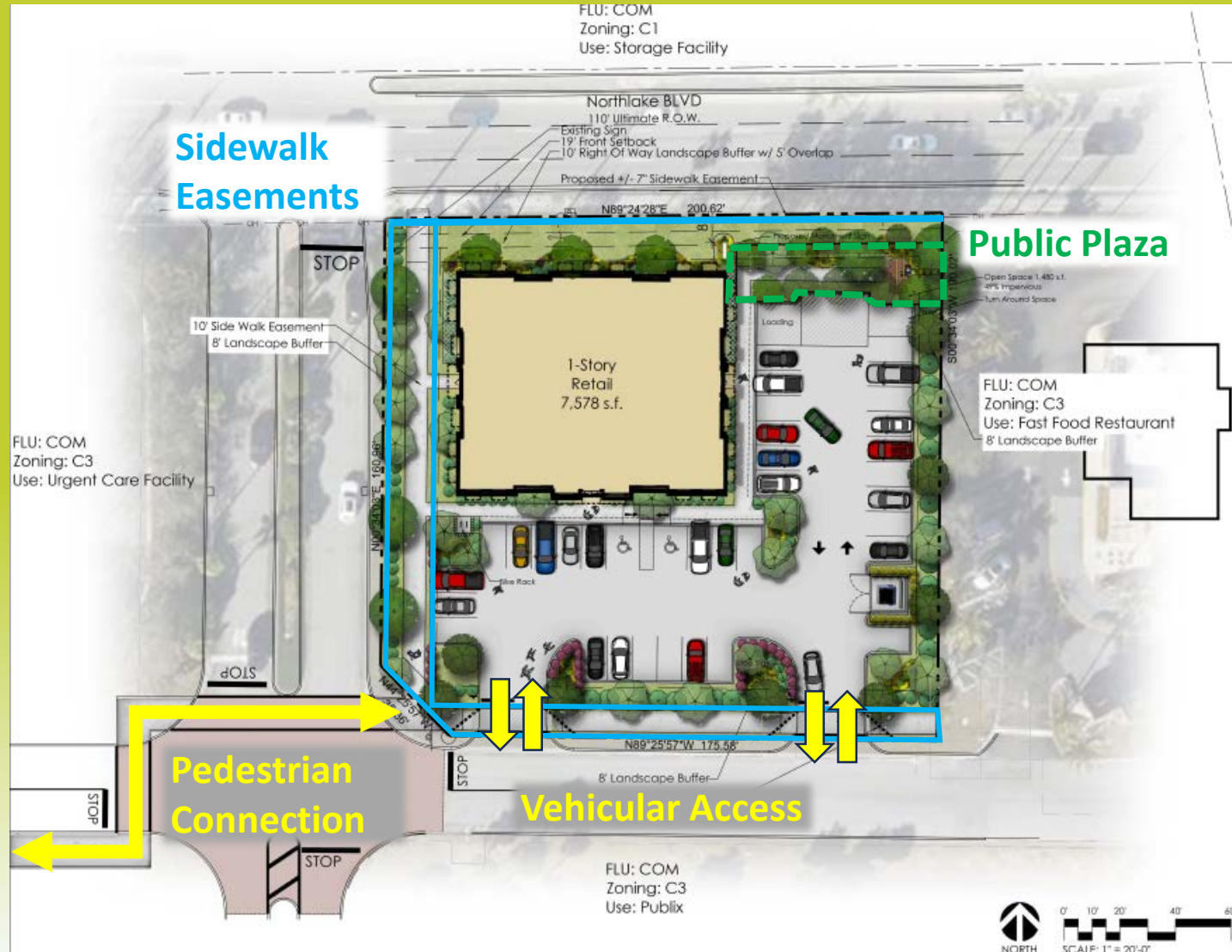
Existing Use: Vacant

Future Land Use: Twin Cities Mixed Use

Zoning: C-3



Request: Site Plan Approval for 7,578 s.f. Retail development on the subject vacant site.



Proposed Use: 7,578 s.f. Retail

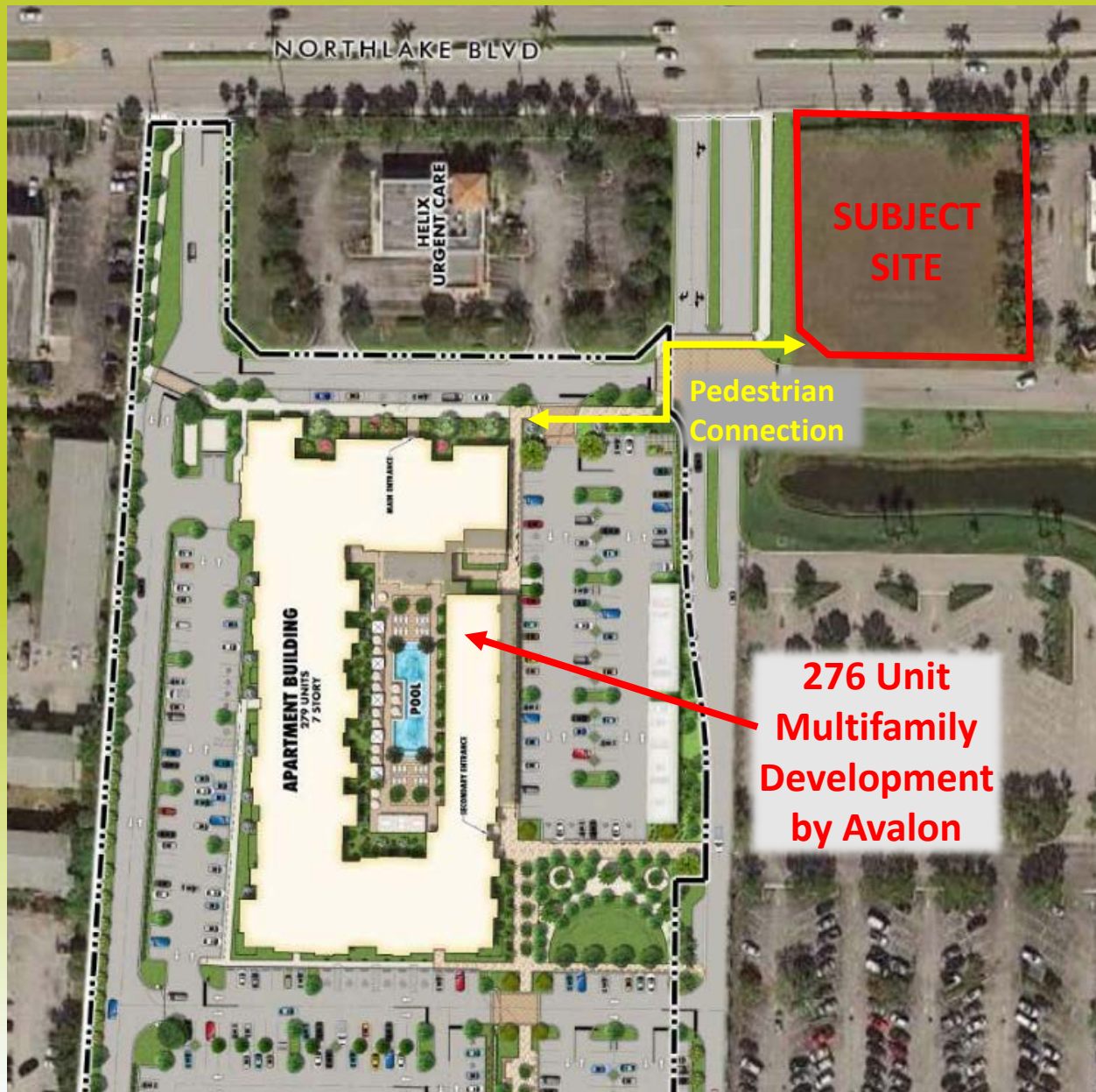
Parking Required: 23 spaces

Parking Proposed: 35 spaces

Loading Required: 1 space (15' x 35')

Loading Proposed: 1 space (15' x 40')

Sec. 78-73(a) (2) Provide Destination with Commentary Use. Retail is one of several. Streetscape requirement along three frontages. (N,S,W).



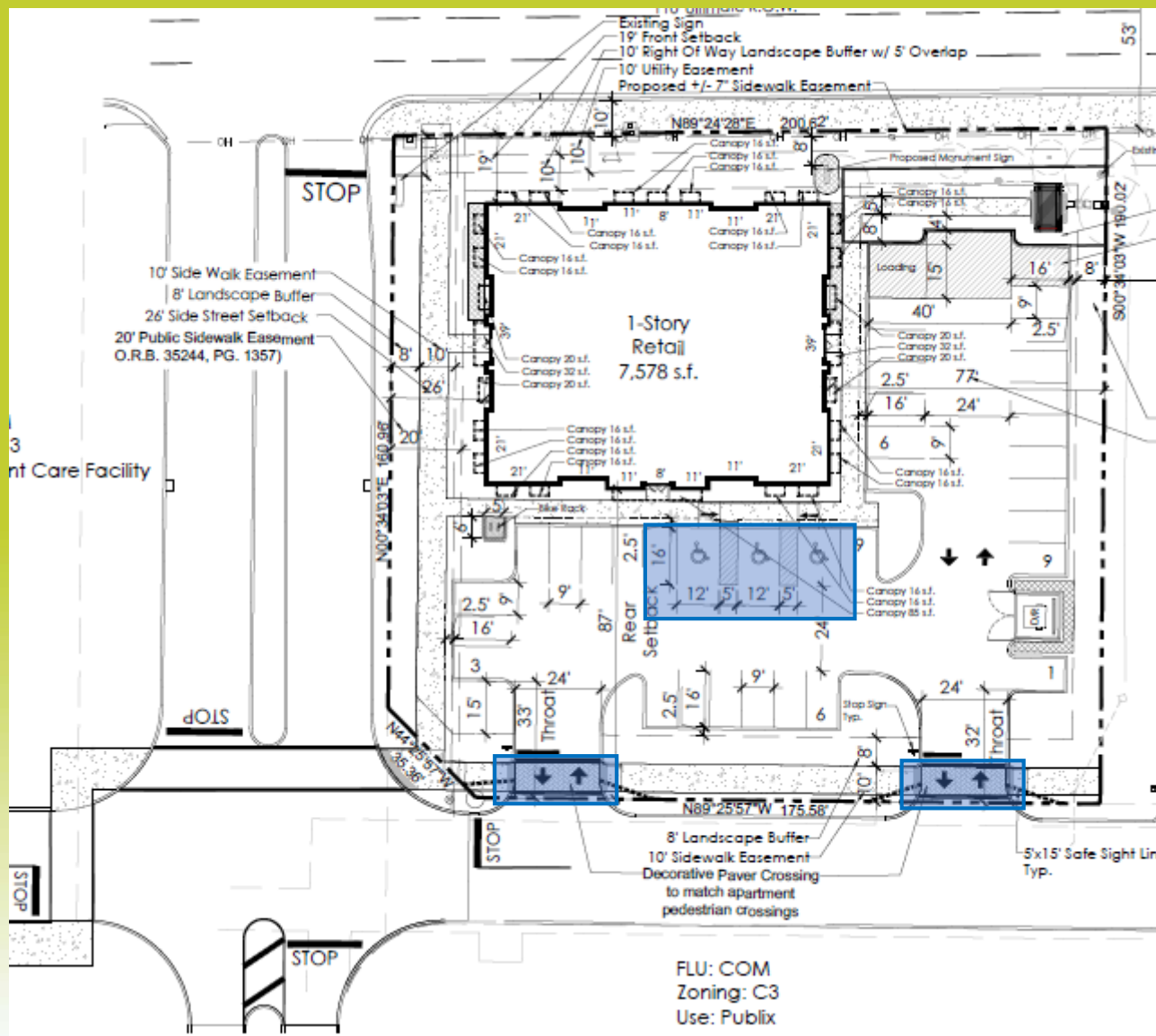
Facing Southeast at Main Entry

Architecture is Compatible with the renovated Publix and Apartments



Facing Northwest

Unanimous Joint Planning Board



Joint Planning Board revisions.

1. Additional Handicap Space
 2. Decorative Cross Walks
- Visual Change
Texture Change

Our application meets the Site Plan review standards of the Town of Lake Park Zoning Code

Staff is recommending approval and we are in agreement with the 14 Condition of Approval and have submitted the recorded easement.

We respectfully request the Joint P& Z Board's recommendation of approval.

Thank you!

Our team is here to answer your questions.

P3 Lake Park Harbor Marina
Quarterly Update
October 22nd, 2025

Exhibit D



Status of Project

- Comprehensive Agreement approved August 2, 2023
- Lease Approval Dates:
 - Hotel – Approved 1/01/24
 - Restaurant – Approved 5/15/24
 - Boat Storage – Approved 5/17/24
 - Marina – Approved 5/17/24
- PUD and site plans resubmitted June 2025 – Comments from Lake Park received on 10/09/25.
- State of Florida Reverter appraisal received. Requesting approval from Town Commission for submission for the December Governor & Cabinet Meeting.
- Comprehensive Agreement Revisions -Comments from Lake Park pending.



Reverter Status

- Process put on hold by Town of Lake Park.
- Retained Services of Bridge Water Strategies



PUD and Site Plans

- First Submission Date: 12/18/23
- Fourth Submission Date: 6/17/25
- Town Comments Received – 10/19/25



➤ Public Marina & Restaurant Component

- Marina Component → First DEP permit applied for
 - › Response to comments submitted to DEP and USACOE
 - › Need release for consultant to respond to additional permit application questions or permit applications will expire.











Questions?



EXhibit E

Written Testimony for the Lake Park, FL Commission

Regarding the P-3 Marina PUD Round 5!

FOR THE PUBLIC RECORD

October 22, 2025 Michael Steinhauer, 435 Greenbriar Dr., Lake Park.

Pipestone1992@gmail.com 608-332-5547

Good day! Regarding P-3.

Rule #1: Listen to your legal counsel, they know more than you do and their perspective should guide you to do the right thing!

I carefully read the publicly released memo dated October 3rd from Tom Baird, your town attorney, and a AICP member. He eloquently highlights dozens of concerns about the project proposal. Mr. Baird specifies themes of a general lack of effective communication, stalling the process, disregard for the legal and cultural elements of public use and access, unsubstantiated waiver requests, and project re-submittals that amount to no willingness to update the comprehensive agreement to any meaningful extent.

Do I really have to review these with you? Certainly, you are aware of all these benchmarks.

1. Five re-submittals of site plans that have not changed, other than splitting one site plan into 2. La tee da.
2. Little consideration to provide accessible, usable open space for the public: be it parks, the Promenade, the event lawn, the elevated deck, water views, boat launches, and boat trailer parking .
3. Failure to plan in advance for a lift station, or any buffering accommodations. That's construction 101, folks!
4. Lack of definition that would require amendments to both the Comprehensive Plan and the LDRs.
5. And Forest planners do not comply with State Statute 78-83 (j) (i) e

And more! The Developer requests 14 waivers for a small 2.5-acre site. They are mostly all "significant departures from the Town code and LDRs", and "It is not clear what public benefits the Developer is proposing for each waiver." Further, "the design does not comply with the current Code regulations and cannot be approved as a "waiver."

And gee, there is only a checklist of 14 serious elements that must be overcome. Really?

What conclusions can be drawn from all these years? Incompetence; lack of compliance with state and local statutes and codes; insensitivity to the culture of Lake Park; now coming on the 6th attempt to get it right; a project not serving the public interest, poor

justifications for seeking 14 waivers, and above all, a growing dis-trustworthy partnership that should be abandoned! Enough is enough forcing town resources to try to address these issues.

Put yourselves and your residents out of our misery trying to put a round peg into a square hole by an ego-centered developer. Let's find a developer who has a real chance to provide the town with what it needs at a time when Forest can't even legally store and stockpile materials and complete the first project, we awarded them.

Thank you!

Exhibit F

Subject: Accountability, Oversight, and the Public Impact of the Nautilus 220 Lift Station and Marina P3 Project

For the Public Record

October 22, 2025 Commission Meeting

Submitted by:

Katia Zhestkova and Michael Steinhauer

Lake Park Residents



Pipestone1992@gmail.com

Dear Mayor, Commissioners, and Town Manager,

We are submitting this letter for the public record to request full transparency and accountability regarding the **Nautilus 220 lift-station easement** on public marina property and to raise broader concerns about the Town's ongoing oversight of **Forest Development's projects**, including the proposed **Marina P3 redevelopment**.

I. General Orientation and Information About Lift Stations: A Primer

A **lift station** is a critical component of any sanitary sewer system. It must be designed, built, and inspected by multiple layers of specialized engineers — ideally independent of the developer. The Town should ensure that these professionals are under **Town contract or third-party municipal oversight**, not controlled by private developers.

1. Civil Engineer (with sanitary/water specialization)

- Designs the overall system — pipe slopes, force mains, wet-well capacity, backup storage.
- Why it matters: ensures the system can handle both normal and peak flow.
- Requirement: Florida-licensed P.E. with municipal wastewater experience.

2. Mechanical Engineer (pump systems expert)

- Specifies pumps, motors, and valves.
- Why it matters: poor pump sizing is a leading cause of failure.
- Requirement: experience with submersible systems and corrosion-resistant materials.

3. Electrical Engineer (controls and backup systems)

- Designs power supply, control panels, alarms, and backup generators.

- Why it matters: many lift-station failures are electrical.
- Requirement: Florida-licensed E.E. with municipal SCADA and surge-protection knowledge.

4. **Geotechnical Engineer**

- Tests soil and groundwater before installation.
- Why it matters: poor soils or tidal zones can cause shifting or flooding.
- Requirement: certified geotechnical report and post-installation inspection.

5. **Independent Third-Party Inspector (commissioned by the Town)**

- Reviews as-built drawings, verifies materials, and tests alarms and flow rates.
- Why it matters: prevents “rubber-stamp” approvals and ensures public safety.
- Requirement: Town-hired municipal consultant—not the developer’s engineer.

Bonus – Environmental or Stormwater Engineer: When lift stations are near waterways, environmental engineers should confirm containment, NPDES compliance, and flood resilience.

In short: The Town should retain or contract with a qualified municipal engineering team—with independent inspection—to verify every lift station before acceptance.

II. What Happened in Lake Park

Forest Development constructed **Nautilus 220** without providing for a lift station on its own property. When the project was completed and buyers were ready to move in, there was **no wastewater system** in place. The developer asked to install the lift station on **Town-owned marina land**, and the Town approved the easement so occupancy could proceed.

This decision caused a **permanent loss of roughly 31,400 square feet of public waterfront**—land now burdened by odor, noise, and safety buffers that make it unusable for public gatherings.

At the Town’s current lease rate of **\$2.70 per square foot per year** (e.g., the Dunkin’ Donuts lot), that space equates to **\$87,780 per year in value**. There is **no record that Lake Park was compensated** for this loss.

It also erased **overnight boat-trailer parking**, which made Lake Park the only marina in the region allowing multi-day trips to the Bahamas—an amenity vital to our local boating economy.

III. Accountability Questions

We respectfully request written answers to the following:

1 Compensation: How was the Town compensated for granting a private easement on marina land? Was there payment, land swap, or any offsetting public benefit?

2 Planning Oversight: Why did the Planning and Community Development Department fail to detect the absence of a required lift station during more than two years of review and permitting?

3 Long-Term Impact: What is the full size and duration of the encumbered area, and how will it limit future marina use?

4 Decision Process: Was this easement approved by Commission vote? If not, who authorized it administratively, and did that person or department have legal authority to commit public property?

5 Department Capacity: Given these oversights, does the current Planning and Zoning Department have the expertise and independence to negotiate effectively with Forest Development on the Marina P3?

IV. Why This Matters for the Marina P3

This case shows a **pattern of developer-driven planning and inadequate Town oversight.**

The same developer now seeks to control the Town's waterfront for 99 years. The current P3 proposal still:

- Overbuilds public land and conflicts with Town Code;
- Eliminates ≈ 250 feet of promenade and removes boat-trailer parking bought with public funds;
- Blocks public views with oversized structures joined by an illegal "bridge"; and
- Requests 14 zoning waivers with no public benefit.

If the Town missed something as basic as a lift station in Nautilus 220, how can residents trust the same process to protect our waterfront?

We urge the Commission to **hire an independent planning and engineering firm** with municipal waterfront expertise to review and renegotiate the Marina P3 agreement and ensure future designs serve the public interest.

V. Environmental Testing and Water Quality Concerns

Residents also request clarification on environmental monitoring around the marina:

1. Are tests performed for **non-suspended solids** as well as suspended (TSS/TDS)?
 2. Is **contamination testing** being done per Town ordinance?
 3. Was the promised **Stormceptor Hydrodynamic Separator** installed, and is it maintained?
 4. Will all future projects using groundwater pumping be required to employ similar pollution-control systems?
-

VI. Recommendations

- Publicly release all records and compensation details related to the Nautilus lift-station easement.
 - Add this matter as an agenda item for open Commission discussion.
 - Engage an **independent municipal planning/engineering firm** for all future P3 negotiations.
 - Implement mandatory third-party engineering and environmental review for every major development using Town land.
-

VII. Conclusion

The **Nautilus 220 lift-station case** is more than a technical oversight — it reflects systemic weaknesses in planning and accountability that continue to threaten our public assets.

Lake Park's residents expect **competent planning, transparent governance, and independent oversight**.

We ask that this letter be entered into the public record and that written responses be provided within 30 days.

Thank you for your attention and service to our community.

Respectfully submitted,

Katia Zhestkova

Michael Steinhauer

Lake Park Residents



Pipestone1992@gmail.com

Exhibit G.

Kelly Steel

Speech to the Lake Park Commissioners and Town Manager

(≈3 minutes – podium format)

Good evening, Commissioners and Mr. Town Manager,

First, thank you for your participation and support in Saturday's **Lake Park Community Cleanup**.

A big **shout-out to Riunite, Merrell, Lamar, and our Public Works crew** — your teamwork made it happen.

We had just over 50 volunteers, including many more young people this year — middle and high-school students earning their community service hours — and even several who came from outside the Town limits just to help. Everyone worked hard picking up garbage all over town, filling bags and showing real pride in our community.

And a special **thank-you to our sponsors, Oceana Coffee and Chick-fil-A**, for fueling our volunteers with caffeine, kindness, and chicken sandwiches.

Thank you also to the commissioners who arrived early to help with registration and kick off the morning. That leadership means a lot to those of us who care deeply about this community.



Now — shifting gears — I need to share serious **concerns about the Nautilus 220 project** and the **lift station at our Marina**.

I had firsthand conversations — not hearsay — with two people directly involved in the project. One told me the lift station had been dry for a couple of days; two days later another said it was wet again.

That is not reassuring. Those are **problems — and more problems**.

Many of us worry this phase is being rushed to secure a certificate of occupancy, instead of ensuring the system is built and tested for the long term.

If that lift station fails after occupancy, we're talking about a 323-unit building facing flooding, contamination, and potentially millions of dollars of repair cost.

So, who's responsible? After Forest Development is long gone, Will it fall on the condo residents and their HOA? Will the Town be liable? We need clear, black-and-white answers now — not later.



It's also worth noting that **Forest Development, under Peter Baytarian**, has never built a high-rise condo, marina, hotel, or boat-storage facility. So why are we considering giving him a 99-year lease on our most valuable waterfront land?

And **shame on former Town Manager John D'Agostino** for leading the previous commission down this path. I know firsthand that a representative from one of the largest and most successful marina-development companies in the country had lunch with Mr. D'Agostino and was told that when Lake Park was ready to go out for bid on the Marina, he would hear from him. Well — he never did.

Instead, it appears Lake Park moved forward in step with Forest Development, without ever entertaining proposals from qualified, proven marina developers. That looks and feels like a **back-room deal**, not an open, transparent process serving our Town.

And let's be honest — **Peter Baytarian has already burned many bridges** right here in Lake Park, including with the condo community next door. He has shown his true colors and cannot be trusted to handle another project — certainly not 10th and Park.

Yes, we need development, but we need **responsible development** — led by honorable, proven developers, not those who hide behind shiny digital brochures and glossy marketing portfolios that make it look like they've

Kelly Steele

completed major projects they've never actually built.



Thank you for listening — and for standing up for the safety, integrity, and the true potential of the Town of Lake Park.

Commission

Meeting Date 10/22/25

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

Name: Linda BOLLbach
Address: 723 magnolia Drive LP

If you are interested in receiving Town information through Email, please provide your E-mail address: genedenison@bellsouth.net

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

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

When will you have magnolia Drive?

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.

Commission

Meeting Date 10/22/2025

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

Name: Richard Pallitto
Address: 1335 Old Dixie Hwy

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

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

Property Happening & Being Proposed / Forwarded movement of Development

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

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



Town of Lake Park
PUBLIC COMMENT CARD

Commission

CIVILITY AND DECORUM

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Meeting Date 10/17/2025

Cards must be submitted before the item is discussed!!

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

Name: James Sullivan

Address: 398 FRANKLIN BLVD

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

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

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

SEVERAL ITEMS SIDEWALK NEEDED - CORNER OF WILSON AVE & PARK HILL
2 TRAFFIC PARK AVE & OLD DIXIE HWY (3 TRAFFIC LIGHTS) OUT OF

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.

all card is covered in by 3 min



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Meeting Date 10/22/2025

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

Name: JAMES SULLIVAN
Address: 378 Eagle Blvd

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

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

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

EXPENSES TOO HIGH FOR LONG TERM RESIDENTS
A PROGRAM SIMILAR AGRICULTURE AREAS NEEDED

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.

note full 3 minutes is added



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Meeting Date 10/22/2025

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

Name: James Sullivan
Address: 348 FAULKNER BLVD

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

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

I would like to make comments on the following Non-Agenda Item(s):
Long property on 100,000 in 05 year
matrimonial comment on deny front yard target

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.

about 1 minute



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Commissioner

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Meeting Date 10/22/25

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

Name: Susan LaFontaine

Address: 545 Evergreen

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

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

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

PADD Density

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

Exhibit A.

From Susan LaFontaine Oct 22 2025

Dear Commission,

I request that you place a vote on the next agenda to approve or deny the enormous density bonus requested by Forest Development's Residences at 10th & Park. Hopefully to deny that bonus, and so expedite their return to the drawing board to create a mixed-use project that helps to beautify our downtown but also maintains our small town character while providing attractive urban housing & retail, increasing our downtown foot traffic to further support Lake Park businesses, & increasing our tax base.

At the June 13, 2024 Planning & Zoning Board Meeting our Community Development Office recommended approval of the special exception which would allow that density bonus of 203 dwelling units per acre, which is over four times the 48 units designated by the Comprehensive Plan. But their approval is contradicted by the very town document they cited. To quote the Town Planner:

"... the special exception application was evaluated based on our criteria under 78.184 ... The special exception criteria are also the basis for which the town commission may grant a density bonus above 48 units per acre ... Staff ... finds in favor of the request for 203.1 units per acre." End quote.

The Community Development ofc apparently ignored the following provisions of the cited **Section 78-184**
"...criteria ...

(b) ... A **special exception** ... shall not be approved unless ... all of the following criteria are met...

That the # "(4) ... **special exception** use ... 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 ..."

and # (6) c. That the proposed **special exception** use... would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations."

If the Commission grants this enormous density bonus to the Residences at 10th & Park, how could you then deny it to the Kelsey on Park project without risking a lawsuit from them? And granting both projects the huge density bonuses they're requesting would leave less than 400 dwelling units to be shared between the remaining PADD property owners, and which, per the special exception criteria, "**may be deemed detrimental to the development or redevelopment**" by those other property owners.

Also, in the Jan 31, 2022 Site Plan Review of Kelsey on the Park, which at that time was for 17 stories and 720 dwelling units, Community Development stated the following, which would still apply to a building only 1 story shorter and with almost 600 units:

"The current design does not respect Park Avenue or the residential areas to the south, as required by the Comprehensive Plan... the applicant is maximizing density, ... in a way that is not complimentary to the scale and traditional character of the downtown..."

I'm out of time but I've included other quotes from that Jan 31, 2022 Site Plan Review by Community Development for your review.

Thank you

ther quotes from that Jan 31, 2022 Kelsey on Park Site Plan Review by Community Development:

"To encourage redevelopment, the Comprehensive Plan was amended to increase the density to 48 units/acre, and established a 48 du/acre cap for the entire PADD. This would currently allow a total of 1,494 units (new and existing) in the 32.13 acre PADD area. It was anticipated that these units would be spread throughout the PADD. If approved as presented, the project" (Kelsey on Park Ave) "would utilize approximately one-half of the capacity, **which may hamper redevelopment of other sites...**

A project of this magnitude will generate demand for many supporting goods and services from the immediate vicinity, including outside of Lake Park. Given the project has been designed to rely on pedestrian and bicycle transit and presumes a sizable portion of residents will primarily be patronizing the Downtown, please establish that these goods and services are in fact existing in the Downtown at the intensities required to sustain this development. **Failure to adequately address this will result in an overconcentration of residents in a single place without requisite services, which is the underlying weakness identified as the culprit behind the failure of many large tenement housing projects** in urban planning case studies and literature..

Staff continues to be quite concerned with the minimum parking that has been provided at only 1 space/unit, without guest parking. At this time we cannot support this ratio... Given the Florida auto-centric mindset, it is quite possible that the project with only 1 parking space per unit will have difficulty renting to its capacity. The result – an unprofitable building falling into decline, reduced amenities and maintenance, impacting the Town as well as developer...."



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Meeting Date 10/22

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

Name: Brady Drew

Address: 538 Sabal Palm Dr

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

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

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

Roadway Markings/Mobility Plan

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



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Meeting Date 10-22-2025

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

Name: TEERON MERCER
Address: 105 Lake Shore Dr., Lake Park

If you are interested in receiving Town information through Email, please provide your E-mail address: tdmercer64@gmail.com

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

wharf - Marina / R3 project

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

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





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Meeting Date

10/22/25

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

Name:

Michael Steinhauer

Address:

435 Greenbrier

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

pipertonc1992@gmail

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

P-3

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

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



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Meeting Date

10/22/2025

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

Name:

Katia Zhestkova

Address:

1018 4th Street

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

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

✓ FOREST.

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

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Meeting Date Oct 22/25

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

Name: Connie ChabotAddress: 804 US 1 Suite 10.

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

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

Following

Forest Dev Project PresentationI would like to make comments on the following Non-Agenda Item(s):

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

Meeting Date Oct 22/25

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

Name: Pat WalshAddress: 804 US 1 Suite 10

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

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

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

Meeting Date 10/22/2025

Commission

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Name: Chris Steele

Address: 301 Lake Shore

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

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

P-3

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

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Commission

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

Name: Cary Jones

Address: 1018 N Federal Hwy Lake Park

If you are interested in receiving Town information through Email, please provide your E-mail address: AV8motorsports@yahoo.com

I would like to make comments on the following Agenda Item: P3 Quarterly

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

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Name: Andrew Kaplan

Address: 220 Lake Shore Dr #101 Lake Park

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

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

Public Comment P3 Quarterly update

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

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

Name: Dianne Sophina (proxy) for Kelly Steele

Address: 338 Bayberry Dr

301 Lake Shore Dr

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

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

P3 - Marina

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

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

Commission
mtg

Commission

Meeting Date

10/2025

Cards must be submitted before the item is discussed!!

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

Name:

Evelyn Harris Clark

Address:

254 Greenbush Dr

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

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

on FORRES Development
Public Comments

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

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

Commission

Meeting Date

10/22/25

Cards must be submitted before the item is discussed!!

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

Name:

ZECHARIAH CESANI

Address:

914 PARK AVE

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

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

MARINA - APPROVE P3

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

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Commission

Meeting Date 10/22

Cards must be submitted before the item is discussed!!

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

Name: _____

Address: _____

Oscar Coballan
933 Northman Dr

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

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

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

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

Meeting Date 10/22/25

Commission

Cards must be submitted before the item is discussed!!

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

Name: _____

Address: _____

Amy Angelo
1301 10th St. Lake Park

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

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

MARINA - I AM IN SUPPORT

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

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