



## **Lake Park Town Commission, Florida Regular Commission Meeting Minutes**

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

Wednesday, December 17, 2025

Immediately Following the Special Called CRA Meeting

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

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

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### **CALL TO ORDER/ROLL CALL**

7:52 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 recited during the Special Call CRA Meeting.

**APPROVAL OF AGENDA:**

Motion to approve the agenda made by Commissioner Thomas, Seconded by Commissioner Linden.

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

Mayor Michaud asked for consensus to allow Captain Sanford to provide a verbal report.

**SPECIAL PRESENTATION/REPORT:****1. Proclamation - Twiggs Academy**

Mayor Michaud presented the owners of Twiggs Academy with a proclamation.

Dr. Pierre Michel thanked the Commission.

**2. Discussion - 2026 State of Florida Legislative Session - Ms. Ellyn Bogdanoff - Becker & Poliakoff**

Ms. Ellyn Bogdanoff gave a presentation to the Commission (see Exhibit A) and the Commissioners were provided with a pamphlet with a summary of the Legislative items that staff compiled (Exhibit B). The Commissioners asked questions about homestead; property taxes property insurance costs. Ms. Bogdanoff spoke about possible insurance rate reductions that may take place.

Captain Sanford reported on the district's special patrols during the holiday season. Mayor Michaud thanked Captain Sanford and the Deputies for the Shop with a Cop, which was a great event. Commissioner Thomas commended law enforcement in Town for keeping the community safe and comfortable.

**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.*

-Tim Sullivan spoke in favor of development on 10th Street and traffic safety including the Brightline train.

-Dianne Sophinos read into the record a public comment from Kelly Steele in support of the Town Manager (Exhibit C).

-Katia Zhestkova spoke about the Town Manager's performance evaluation and her hopes for the process.

-Michael Steinhauer provided comments via Exhibit D.

### **CONSENT AGENDA:**

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

Commissioner Thomas requested that items 7,8 and 9 be pulled. Commissioner Linden requested that items 4 and 10 be pulled from the Consent Agenda.

Motion to approve items 3, 5 and 6 from the Consent Agenda made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

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

3. Regular Commission Meeting Minutes - November 19, 2025
5. Resolution 100-12-25 - Annual Pest Control Service - Town Facilities - Northwest Exterminating Co., LLC - \$23,580 (3-Year Agreement)
6. Resolution 101-12-25 – Agreement - Evergreen House Restoration Project - Professional Architectural Design and Consulting Services (RFQ #109-2025) - Baker Design Build – \$78,120

Items 4, 7, 8, 9 and 10 were pulled from the consent agenda for separate discussion:

4. Resolution 99-12-25 Purchase of 32' Dovetail Equipment Trailer – Right Trailers, Inc. – \$23,044.40

Commissioner Linden asked about the equipment that the trailer would be used for. Public Works Director Jaime Morales stated that the trailer is for a digger that the Town already possesses, but it can be used for multiple purposes if needed.

Motion to approve Resolution 99-12-25 made by Commissioner O'Rourke, seconded by Commissioner Thomas.

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

Voting Nay: Commissioner Linden

7. Resolution 102-12-25 – Agreement - Kelsey Park Splash Pad. (RFQ #121-2025) - Professional Architectural Design and Consulting Services - Kimley-Horn and Associates, Inc. - \$123,125.65

Commissioner Thomas stated that she did not want this item on consent because she knew that it was an important topic to residents. Public Works Director Morales explained that this item is for the design of the splash pad. He stated that the grant funds in the amount of \$400,000.00 that are available need to be used or they will be lost. Commissioner Linden stated that he would like this item to be moved to next year due to unanticipated costs associated with upkeep and insurance and the Town's inability to fund the construction phase at this time. Public Works Director Morales stated that the design and underground infrastructure are already funded and the additional amenities can be added once additional funding is secured. Grants Writer/Chief Public Information Officer Merrell Angstreich explained the annual schedule for the Community Development Block Grant (CDBG) and that if the Town did not use the \$400,000.00 in available grant funds, it would be lost and the Town would not get another sizeable grant for several years. The Commission suggested installing a water feature as opposed to a splash pad in order to reduce upkeep and insurance and asked the Public Works Director to investigate the options. Commissioner Linden stated for the record that "we are making a big mistake if we don't have all of the answers."

Motion to approve Resolution 102-12-25 made by Commissioner O'Rourke, seconded by Commissioner Thomas.

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

Voting Nay: Commissioner Linden

8. Resolution 103-12-25 – Agreement - 10th Street Road and Green Infrastructure (Stormwater) Improvements (RFQ #115-2025) - Professional Engineering & Design Services - Baxter & Woodman, Inc. - \$423,898

Commissioner Thomas asked for an update on where we are in the design phase. Public Works Director Morales stated that the funds are available for the design but not for construction.

Motion to approve Resolution 103-12-25 made by Vice Mayor Hensley, seconded by Commissioner Thomas.

Voting Aye All

9. Resolution 104-12-25 - Agreement - Lake Park Neighborhood Water and Sanitary Sewer Improvement Project (10th Street Property - Town Owned) - Seacoast Utility Authority (SUA)

Commissioner Thomas asked if this is a part of Seacoast Utilities master improvements that they are doing throughout Town. Community Development Director Nadia DiTommaso confirmed that to be correct. Commissioner Thomas stated for the record that Seacoast Utilities have been doing tremendous work to get projects completed.

Motion to approve Resolution 104-12-25 made by Commissioner O'Rourke, seconded by Vice Mayor Hensley.

Voting Aye; All.

10. Resolution 105-12-25 – Purchase Quick View Video Inspection Pole Camera – Environmental Products Group, Inc. – \$19,500

Commissioner Linden asked who would be responsible for operating this equipment and who will train them. Public Works Director Morales stated that the Stormwater Division will operate the equipment and they have already received training from the vendor.

Motion to approve Resolution 105-12-25 made by Commissioner O'Rourke, seconded by Vice Mayor Hensley.

Voting Aye; All.

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

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

**NEW BUSINESS:**

11. Resolution 106-12-25 - Agreement (Piggyback) - Copier & Multi-Function Devices - Canon USA, Inc.

Information Technology (IT) Director Paul McGuiness explained that devices in Town will be replaced and the number of copiers will be reduced resulting in a cost savings for the Town. Motion to approve Resolution 106-12-25 made by Vice Mayor Hensley, seconded by Commissioner O'Rourke.

Voting Aye: All.

12. Resolution 107-12-25 - Agreement (1st Renewal) - Financial, Purchasing, Human Resource, Utility Billing, Business Licensing, Code Compliance and Permitting Software Subscription and Support - Tyler Technologies, Inc.

Information Technology (IT) Director McGuiness explained that the contract with Tyler Technologies is being amended to remove unnecessary modules resulting in a cost savings for the Town.

Motion to approve Resolution 107-12-25 made by Commissioner O'Rourke, Seconded by Commissioner Linden.

Voting Aye; All.

13. Resolution 108-12-25 - Fiscal Year 2025/2026 Budget Adjustment - Re-Encumber Open Purchase Order Funding from the FY 2025 Budget

Finance Director Barbara Gould explained that this is a housekeeping item to bring a revenue and expenditure item forward from the previous budget.

Motion to approve Resolution 108-12-25 made by Vice Mayor Hensley, Seconded by Commissioner Linden.

Voting Aye; All.

14. Resolution 109-12-25 - Agreement - Right-of-Way Improvement & Maintenance (Nautilus 220) - Forest Development, LLC

Community Development Director DiTommaso provided an explanation of the item (Exhibit E). Commissioner Thomas that this agreement may create confusion as to who owns the right of way area. Town Attorney Baird stated that there would be no question of ownership because the land is public land owned by the Town.

Motion to approve Resolution 109-12-25 made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

Voting Aye; All.

15. Discussion - Town Manager Annual Performance Evaluation.

Motion to approve the annual performance evaluation tool using the enumerated score card method made by Commissioner O'Rourke, Seconded by Commissioner Thomas.

Commissioner Linden stated that these evaluations had previously been done in a public format and feels that this is unfair to the person being evaluated and requests that only the results of the evaluations be provided publicly. Mayor Michaud advised the Commission to bring any modifications they would like to suggest to the Town Manager so they can be compiled for discussion at the next meeting.

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

Voting Nay: Commissioner O'Rourke.

**TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**

-Town Attorney Baird provided an update on the local challenge to Senate Bill 180 and stated that there is a motion for a preliminary injunction pending and he has submitted a declaration of negative impact on behalf of the Town. Town Attorney Baird wished everyone happy holidays.

-Town Manager Reade thanked staff for the recent holiday event. He asked the Commission for consensus for a proclamation for an employee who has been with the Town for fifty years. The Commission agreed to the proclamation. Town Manager Reade also thanked staff for grants that were received for drainage improvements. He announced upcoming holiday Town closures and the Commission discussed and agreed to gifting employees with additional time off for the

holidays. Community Development Director DiTommaso provided an update on the Nautilus project and stated that they are close to issuing a certificate of occupancy. Town Manager Reade wished everyone happy holidays.

- Commissioner O'Rourke announced an achievement within his family.
- Commissioner Linden spoke in favor of the angel program.
- Vice Mayor Hensley wished everyone a merry Christmas and happy New Year.
- Commissioner Thomas stated that she will not be in favor of reducing Commission meetings to one per month. She wished staff the best over the holiday and the New Year.
- Mayor Michaud stated that staff has helped him grow over the years. He wished everyone a merry Christmas and happy New Year.

**REQUEST FOR FUTURE AGENDA ITEMS: NONE**

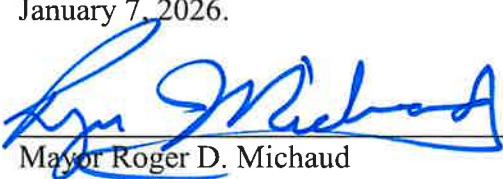
**ADJOURNMENT:**

Motion to adjourn made by Commissioner Thomas. Seconded by Commissioner O'Rourke.

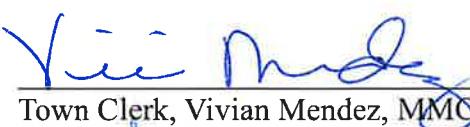
Voting Aye; All.

Meeting adjourned 10:03 P.M.

**FUTURE MEETING DATE:** Next Scheduled Regular Commission Meeting will be held on January 7, 2026.



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Mayor Roger D. Michaud



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



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



Town Seal

Approved on this 1 of January, 2026

Exhibit A

# 2026 Legislative Session Outlook

December 17<sup>th</sup>, 2025

Becker

# Your State Lobbying Team



**Ellyn S. Bogdanoff**

Shareholder  
Becker



**Cody Rogers**

Government Relations  
Specialist  
Becker

# 2026 Legislative Session Information

The Florida State Constitution requires the Florida Legislature to meet in Tallahassee for regular session for 60 days every year:

- The regular session begins on the first Tuesday after the first Monday in March for odd-numbered years, and on the second Tuesday after the first Monday in January for even-numbered years.
- “The seat of government shall be the City of Tallahassee, in Leon County, where the offices of the governor, lieutenant governor, cabinet members and the supreme court shall be maintained, and the sessions of the legislature shall be held...”
- January 13<sup>th</sup>, 2026 - Regular Session convenes
- March 13<sup>th</sup>, 2026 - Last day of Regular Session
- There are six interim committee weeks between now and the start of the 2025 Legislative Session

The Florida Legislature is constitutionally required to pass a balanced state budget, officially titled the General Appropriations Act, during the annual regular session.

- This is the only piece of legislation legislators are required to pass each year.

# 2026 Appropriation Projects

The Town is currently seeking funding for two appropriation projects this Session:

- Town of Lake Park – Traffic Safety Upgrade - \$800,000
  - Upgrading traffic safety in Lake Park by creating an Oval about at a well-traveled five-way intersection will reduce the number of vehicular crashes that occur in that area
  - 27 in the 10 years ending 1/1/25, 24 of which occurred in the last five of those years.
  - It will also create traffic-calming benefits by reducing travel speeds, increase mobility, and provide residents, local business owners, and visitors to Lake Park with an increased level of serving
- Town of Lake Park – Septic-to-Sewer Conversion - \$500,000
  - Partnership with PBC – Lake Worth Lagoon Initiative
  - Construction includes removal of existing septic systems and installation of lateral connections and other components to existing sewer system.
  - The project represents the final 42 parcels to complete a town-wide conversion of 4,374 total parcels

# Recent State Appropriation Success

- **2017**

- \$600,000 – Lakeshore Drainage – Sen. Powell

- **2019**

- \$29,000 – Road Stripping Improvement Project - Sen. Powell & Rep. Jacquet

- **2022**

- \$700,000 – Lake Shore Drive Drainage Improvements - Sen. Powell & Rep. Caruso

- **2023**

- \$1,000,000 – Septic to Sewer Conversion Project – Sen. Powell & Rep. Edmonds

- **2024**

- \$1,000,000 - Palm Beach Shores - Lake Worth Inlet/Singer Island Channel Dredging Project – Sen. Harrell & Rep. Caruso

\$3.3 Million!

**Becker**  
Becker & Poliakoff

# Budget Outlook

- On September 12th, the Legislative Office of Economic and Demographic Research presented an updated Long-Range Financial Outlook to the Legislative Budget Commission.
  - The State of Florida's General Revenue Fund collections were slightly over the March 2025 estimates for Fiscal Year 2024-25; however, the August 2025 estimates generally retain the previous forecast due to expected short-term weakness in key economic variables.
  - Although actions taken by the Legislature in the 2025 Session improved the state's financial position, expenditure projections are expected to outpace available General Revenue beginning in Year 2 of the Outlook.
  - A minimum reserve equivalent to 3.9 percent of the revenue estimate is maintained in the General Revenue Fund for each year of the Outlook.
  - The Outlook does not account for any new or expanded programs.

# Budget Outlook

## (cont.)

- The forecasts assume the legislature will continue spending on the priorities of the recent years like:
  - Popular tax cuts and holidays
  - Investment in affordable housing
  - Increases for health care workers and providers
  - Florida's universal school voucher program
  - Medicaid growth and a shortfall in the employee health insurance program.
- The outlook also demonstrates the shift in Federal funding to State funding.
- The FY 24/25 Budget was \$117.4 billion post Vetoes.

# Bill Watch

- **HB 217/SB 218 – Land Use Regulations – by Rep. Abbott & Sen. Gaetz**

- Defines the term “impacted local government” for counties under specified federal disaster declarations and revises land use restrictions and enforcement processes in those disaster-impacted areas.
- Defines “impacted local government” to include counties designated under certain federal disaster declarations for Hurricanes Debby, Helene, or Milton, as well as any municipality within those counties.
- Substitutes the term “impacted local government” for “county or municipality” in existing provisions related to post-hurricane land use regulations.
- Prohibits newly defined impacted local governments from imposing moratoria or more restrictive land use regulations on hurricane-damaged property until October 1, 2027, invalidating any such proposals retroactively.
- Ensures residents or business owners in affected areas can bring civil actions against impacted local governments for noncompliance, with provisions governing attorney fees and damages.
- Applies these changes retroactively to August 1, 2024. ; Effective Date: July 1, 2026
- Status: Awaiting first committee hearing in both chambers

# Bill Watch

- HB 405/SB 526 – Commercial Construction Projects– by Rep. Griffitts Jr. & Sen. Grall
  - Expand contractor protections for delays in public construction contracts and mandate uniform commercial building permit application processes statewide.
    - Void clauses in public construction contracts that limit contractor recovery of costs or time extensions for delays caused by the awarding body, including concurrent delays
    - Create a uniform commercial building permit application to be used statewide and prohibit local modifications, while allowing standardized trade-specific and supplemental forms
    - Require local enforcement agencies to allow simultaneous permitting reviews and permit additional documentation only as necessary to ensure code compliance
    - Define commercial construction projects and require local enforcement agencies to reduce or forfeit permit fees for such projects when private providers perform plan review or inspection services
  - Effective Date: July 1, 2026
  - Status: Second committee stop in the House; referenced in the Senate

# Bill Watch

- **SB 48 / HB 313 – Housing** by Senator Gaetz & Representative Nix
  - Requires local governments to adopt accessory dwelling unit ordinances, allows landlords to accept reusable tenant screening reports, and expands affordable housing incentives and studies.
- **HB 67 - Reduction of Annual Assessment Increases for Homestead Property** by Rep. Holcomb
  - Reduce the maximum annual increase in the assessed value of homestead property from 3% to 1.5%.
- **HB 71 - Distribution of Funds to Homestead Property Owners** by Rep. Holcomb
  - Create a Homestead Property Tax Relief Program to provide annual \$1,000 payments to eligible homesteaders for a limited duration.
- **HB 123 - Special Districts** by Rep. Overdorf
  - Abolishes certain soil and water conservation districts, revises special district laws, and updates liability, annexation, purchasing, and performance review provisions.
- **SB 208 / HB 399 - Land Use and Development Regulations** by Senator McClain & Rep. Borrero
  - Revises land use rules to streamline approvals for infill residential developments and limit local design and fee restrictions.
- **SB 248 / HB 247 - Public Records/Municipal Clerks and their Staff** by Senator Rodriguez & Rep. Campbell
  - Protects personal information of municipal clerks and their staff by expanding public records exemptions.
- **SB 270, SB 274, SB 276 – Senator Bernard’s Property Tax Reform Bills**
  - Creates a total homestead property tax exemption for persons age sixty-five or older who meet certain residency and income requirements, excluding school district levies.
  - Proposes preventing the assessed value of homestead property from increasing after 20 years and grants an additional homestead tax exemption for those residing in their homestead for 30 years or more.
  - Expand homestead property tax benefits for Florida homeowners who have maintained ownership and residency for at least 20 or 30 years.

# Bill Watch

- SB 302 - Nature-based Solutions for Improving Coastal Resilience by Senator Garcia
  - Create a framework requiring the adoption and study of nature-based solutions for improving coastal resilience.
- SB 322 – Construction by Senator McClain
  - Expands landlords' maintenance obligations to include certain cooling requirements, revises contractor definitions, and updates continuing education requirements for certificate holders and registrants.
- HB 323 - Parking on Public Property by Rep. Steele
  - Require local governments to refund or carry over unused parking fees on public property, restrict towing and citations for parked vehicles, and prohibit private entities from charging parking fees on such property.
- SB 426 / HB 347 - Adoption and Display of Flags by Governmental Entities by Senator Yarborough & Rep. Borrero
  - Prohibit governmental entities from displaying certain flags and void conflicting local regulations while imposing penalties for violations.
- SB 548 - Growth Management by Senator McClain
  - Define "plan-based methodology," revise concurrency requirements, and modify impact fee regulations and procedures to limit certain local government rate increases and expand accountability measures.

# Property Tax

- CATEGORICAL ELIMINATIONS
  - **HJR 201 by Rep. Steele** eliminates non-school homestead property taxes.
  - **HJR 203 by Rep. Miller** phases out non-school homestead property taxes over a ten-year period. Each year homeowners would receive an additional \$100,000 exemption. After ten years, all non-school homestead property taxes would be eliminated.
  - **HJR 205 by Rep. Porras** exempts Florida residents over the age of 65 from paying non-school homestead property taxes
- ADDITIONAL EXEMPTIONS
  - **HJR 207 by Rep. Abbott** creates a new homestead exemption for non-school property taxes equal to 25% of the assessed value of the house. In addition to providing relief to current homeowners, it would also benefit first-time homebuyers.
  - **HJR 209 by Rep. Busatta** creates a new property insurance relief homestead tax exemption. Homestead property owners who have property insurance will be entitled to an additional \$100,000 exemption on non-school property taxes.
- REFORMS
  - **HJR 211 by Rep. Overdorf** eliminates the cap on portability, allowing a homeowner to transfer their entire accumulated Save Our Homes benefit to their new home, even if that home has a lesser value.
  - **HJR 213 by Rep. Griffitts** limits the growth in assessed value of non-school homestead property taxes to 3% over three years for homestead property (currently it is 3% per year) and 15% over three years for non-homestead property (currently it is 10% per year).
  - **HB 215 by Rep. Albert** makes various statutory changes including requiring a 2/3 vote for any increase in the millage rate and allowing newly married couples to combine their accumulated Save Our Homes benefits. The outlook also demonstrates the shift in Federal funding to State funding

# MSTU Local Bill

- **Overview of the Bill**
  - The bill addresses the provision and funding of fire protection, rescue, and emergency medical services (EMS) when property in unincorporated Palm Beach County is annexed into a municipality after January 1, 2026.
- **Key Policy Changes**
  - **Service Provision**
    - The County's Municipal Service Taxing Unit (MSTU) remains the fire, rescue, and EMS provider for properties annexed after January 1, 2026.
    - This applies regardless of general law, special acts, municipal charters, or local ordinances.
    - A municipality may assume services **only through a written interlocal agreement** approved by both the County Commission and the annexing municipality.
  - **Taxing and Boundaries**
    - Upon annexation:
      - MSTU boundaries **contract to exclude** the annexed property.
      - The County **may not levy MSTU ad valorem taxes** on the annexed property.
- **Financial Responsibility**
  - The annexing municipality must **annually reimburse the County** an amount equal to the **ad valorem taxes and assessments** that would have been collected if the property remained in the MSTU.

# THANK YOU!

# Town of Lake Park Commission



ROGER MICHAUD  
MAYOR

## **TOWN OF LAKE PARK'S 2026 APPROPRIATIONS REQUESTS**

**Traffic Safety Upgrade (Ovalabout)  
\$800,000 (Construction)**

The Town is requesting an appropriation to support a traffic safety upgrade project that will result in the creation of an ovalabout (similar to a roundabout, but oval) at a well-traveled five-way intersection. The ovalabout will enhance traffic flow and safety in order to reduce the number of vehicular crashes that occur in that specific area (27 in the past 10 years, 24 of which occurred in the last five years).

## **Septic-To-Sewer Conversion Project \$500,000 (First Phase Of Construction)**

The Town, through the Palm Beach County Lake Worth Lagoon Initiative, is requesting an appropriation for the first phase of its Septic-To-Sewer Conversion Project, that will ultimately convert the final 42 properties (all commercial) in Lake Park from septic systems to a sanitary sewer system. The conversion will reduce the contaminants released into the Lake Worth Lagoon, which is of particular importance due to Lake Park's proximity to the Intracoastal Waterway/Lake Worth Lagoon, which forms the eastern border of the Town.



## **TOWN OF LAKE PARK**



**2026  
State of Florida  
Legislative  
Appropriations,  
Priorities &  
Issues**

***535 Park Avenue  
Lake Park, FL 33403  
(561) 881-3300***

***www.lakeparkflorida.gov  
www.linktr.ee/townoflakepark***

## **Exhibit B**

### **Property Tax and Homeowner's Insurance:**

The Town of Lake Park SUPPORTS maintaining a stable property tax structure to ensure local governments can continue providing vital services residents and businesses depend on. Property taxes are the primary revenue source for funding essential municipal services such as police, fire protection, emergency response, infrastructure, and leisure services.

**SB 180:** The Town of Lake Park SUPPORTS language to clarify Sections 18 and 28 of Ch. 2025-190, Laws of Florida, to limit applicability of this law to jurisdictions that experience measurable impacts from hurricanes, provide definitions for overbroad and vague terms, limit applicability of the preemptive language to storm-damaged properties, and clarify provisions relating to legal standing, pre-suit notice, and opportunity to cure.

**Municipal Elections:** The Town of Lake Park OPPOSES legislation that restricts voters' authority to set municipal election dates.

**Community Redevelopment Agencies:** The Town of Lake Park OPPOSES legislation that limits the authority or operation of Community Redevelopment Agencies (CRAs), which are essential tools for revitalizing neighborhoods and driving local economic growth.

**Sovereign Immunity:** The Town of Lake Park SUPPORTS maintaining reasonable limits or 'caps' on monetary damages recoverable in negligence claims against government entities.

### **South Florida Regional Transportation Authority Funding:**

The Town of Lake Park SUPPORTS continued state funding for the South Florida Regional Transportation Authority's Tri-Rail system to maintain reliable service for residents, students, workers, and visitors.

**Municipal Service Taxing Unit (MSTU)** The Town of Lake Park OPPOSES the municipal service tax unit local bill and requests that its consideration by the local legislative delegation be postponed until the 2027 legislative session in order to create a revised piece of local legislation that all stakeholders can support.

**Housing:** The Town of Lake Park SUPPORTS legislation that addresses Florida's urgent housing shortage while preserving the authority of local governments to manage growth consistent with each community's capacity to ensure public safety, resilience, and financial stability.

**Public Records Exemption for Municipal Staff:** The Town of Lake Park SUPPORTS legislation that provides a public records exemption for the personal information of municipal clerks, as well as investigative personnel and employees who perform municipal elections work.



### **Affordable Housing - The Town of Lake Park**

**Supports:**

- Continued state investment in affordable and workforce housing programs that allow municipalities to tailor solutions to local needs.
- Preserving municipal authority over zoning, density, and land-use decisions to ensure developments align with existing infrastructure and community character.

**Allowing local impact fees and funding tools to support housing-related infrastructure and public services.**

**Home Rule - The Town of Lake Park supports:**

- Opposing legislative preemption that limits local authority over land use, development standards, environmental protections, or local revenue tools.
- Ensuring municipalities retain the ability to adopt ordinances responsive to local conditions and community priorities.
- Meaningful consultation with local governments when legislation has fiscal or operational impacts on municipalities.

### **Environmental Protection & Resilience**

The Town of Lake Park supports:

- Continued funding for the Lake Worth Lagoon Initiative and related water-quality improvement efforts that reduce nutrient pollution and improve estuarine health.
- Increased state investment in local stormwater, wastewater, and water-quality infrastructure projects that directly benefit the Lagoon.
- Flexibility for municipalities to prioritize environmental and resilience projects based on localized conditions and outfall impacts.



# Exhibit C

F16220 &lt;f16220@gmail.com&gt;

## Town of Lake Park – Commission Meeting

1 message

Kelly Steele &lt;kellyjsteele@hotmail.com&gt;

Wed, Dec 17, 2025 at 1:07 PM

To: Dianne Sophinos &lt;di.sophinos@gmail.com&gt;, Dianne Sophinos &lt;f16220@gmail.com&gt;

### Town of Lake Park – Commission Meeting

#### Public Comment Submission

**Submitted by:** Kelly Steele**Date:** December 17, 2025

Members of the Commission, town staff, and fellow residents of Lake Park—

Thank you for the opportunity to speak **tonight**. While I'm unable to be there in person, I am watching the meeting live and appreciate the chance to share my perspective.

Lake Park has been navigating a transition in management style **for almost a year now**, while also managing a very full agenda with significant redevelopment issues at the forefront. This is when steady, experienced leadership matters most.

Under the prior administration, many residents and staff experienced a top-down, pressure-driven environment marked by intimidation and bullying. That individual is no longer here, but the effects of that leadership style do not simply vanish. Some people are still operating under its influence, which is why a clear break and a true fresh start are so important.

That is why I strongly support our Town Manager, Richard Reade.

Richard brought to Lake Park **years of town management experience** and a skill set this community benefits from every day. We are fortunate that he chose to come here and invest his time, expertise, and leadership in our town. He understands municipal operations, complex redevelopment issues, and how to keep residents—not politics or pressure—at the center of decisions.

Just as important, Richard has backbone. He is not easily swayed. He is not here to give developers whatever they want. He cannot be persuaded away from doing what is right for the Town of Lake Park. His judgment is independent, his standards are clear, and his integrity is unquestionable. He leads with strong character and a serious work ethic. He is prepared. He is steady. He listens. He evaluates carefully. And he sets clear expectations for professionalism throughout Town Hall.

That means being honest about who we want working for and with the Town of Lake Park. We need sharp, forward-thinking, motivated individuals on our town staff—people who value transparency, accountability, and service to residents. And we need leadership that cannot be pressured or persuaded to compromise those values.

I also want to say this plainly: referring a matter to the State Inspector General without first having a direct conversation with Richard was the wrong approach. Professional concerns should begin with professional communication. Undermining leadership does not move Lake Park forward.

As we look toward 2026, I am optimistic about Lake Park's future.

Support Richard Reade.

Stand behind him.

Give him the authority to lead.

Allow him to do the job he was hired to do.

Lake Park needs steady leadership.

Lake Park has it in **Town Manager Richard Reade**.

Thank you.

Wishing you all a blessed Christmas and a Happy New Year.

— Kelly Steele

Kelly Steele  
(561) 315-8152 c

# Exhibit D

2025 Year End Wishes for 2026

FOR THE PUBLIC RECORD December 17, 2025

Michael Steinhauer, 435 Greenbriar Dr., Lake Park. [Pipestone1992@gmail.com](mailto:Pipestone1992@gmail.com) 608-332-5547

Good evening. I speak as a private resident and on behalf of the Lake Park Society for the Advancement of Civic Engagement.

You better watch out, you better not cry.

You better not pout, I'm telling you why.

Resident advocacy and engagement are staying in town.

We've made a list and we've checked it twice; soon, we'll see who's naughty or nice.

These are not in any priority order. They are all critical in their own way.

#1 No waivers, at no time, for no projects - town wide.

#2 Establish consistency between town zoning codes, the Comprehensive Plan, and Low-Density Residential Development. And start the Lake Park Vision project right away.

#3 Work towards acceptance of the KH consultant's recommended option for 7 stories total height, all in.

#4 Pass a Developer Disclosure Ordinance with a recusal option.

#5 Support all efforts to build the capacity for a program of resident's contribution to public safety.

#6 Liberalize the 3-minute public comment practice to include direct dialogue between us.

#7 For the next fiscal year, pass an all-encompassing town neutral budget until we can put our fiscal house in order and live within our means.

#8 Relocate the Sunset Celebrations downtown. Establish monthly themed evenings, business doors open, bright lights, music stages at both ends of the street, wandering minstrels, face painting, vendors, information tables, and more.

#9 Terminate the P-3 contract for failure to meet both the needs of the town and its residents. Fear no legal action.

#10 We declare a vote of confidence for Town Manager Richard Reade. His idea for a Resident Academy demonstrates his values. Complete his performance evaluation immediately. It is an embarrassment on you that this has not been completed.

I have previously provided you with sample language options for a few of these items. Let's start 2026 off on the right foot and work together to achieve the destiny the town of Lake Park deserves and accomplish resolution of these items as a measure of our success. My friends, it's so easy to be nice; I fear the naughty path may result in termination of some of your seats.



# Exhibit E

## Town of Lake Park Town Commission

### Agenda Request Form

**Meeting Date:** December 17, 2025

**Originating Department:** Community Development Department

Resolution 109-12-25 Authorizing and Directing the Mayor to Sign a Right-Of-Way Improvement and Maintenance Agreement on Behalf of the Town of Lake Park with Forest Development LLC.

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

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

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

**Account Number:** 5286 **Finance Signature:** Barbara Gould

**Advertised:** \_\_\_\_\_

**Date:** N/A **Newspaper:** \_\_\_\_\_ **N/A** \_\_\_\_\_

**Attachments:** Resolution, Maintenance Agreement, Exhibit A, Exhibit B, Exhibit C  
(Included within Maintenance Agreement) \_\_\_\_\_

**Please initial one:** \_\_\_\_\_

Yes I have notified everyone

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

#### Summary Explanation/Background:

The Community Development Department recommends approval of the right-of-way agreement with Forest Development LLC for the landscape and hardscape maintenance of the property known as Nautilus 220 and transferring maintenance responsibilities of the adjacent rights-of-way from the Town to the developer pursuant to Exhibit A. This item is a housekeeping item required prior to the issuance of the CO for the project.

The maintenance area would include the entirety of improvements on Cypress Drive, Lake Shore Drive, and new Bayberry Drive extension rights-of-way. This includes all landscaping, street trees, ground cover and sod; irrigation for all landscaping within the rights-of-way; storm-drain structures; concrete sidewalks, roadways, asphalt, concrete curbs, concrete pavers along sidewalks and crosswalks, and streetscape

furniture, including but not limited to, decorative street lighting, accent lighting, benches, bicycle racks, and trash receptacles.

By executing the agreement, the Town will not have any maintenance responsibilities for these rights-of-way in perpetuity.

The Right-of-Way Improvement and Maintenance Agreement has been prepared by the Town Planner, and reviewed by the Finance Director, Town Attorney, Public Works Director, Community Development Director, Town Manager, and signed by Forest Development LLC.

It is important to note that while the Town Attorney has reviewed the agreement and confirmed the Town is fully safeguarded in the event of default, the Town Manager did express concerns as it relates to the *cure* process provided in the agreement. Per the proposed agreement, in the event there is default that the property owner does not remedy, the Town can enforce using the *cure* procedures in the agreement and also utilize the Town's code compliance procedures to request an emergency hearing per the Statute, if warranted, in order to abate a potential nuisance and all assess costs back to the property in the form of an assessment lien (but the Town would need to have the funds available to do so and there would be a time delay). A bond was suggested by the Town Manager, but Forest Development's attorney explained that a perpetual bond where the amount is to be "determined and periodically updated by the Town", as suggested, is simply not feasible and cost prohibitive. With this being said, the Town Attorney is comfortable with the agreement as enclosed and therefore, Staff is recommending approval,

**Recommended Motion:**

I move to approve Resolution 109-12-25 Authorizing and Directing the Mayor to Sign a Right-Of-Way Improvement and Maintenance Agreement on Behalf of the Town of Lake Park with Forest Development LLC.

MEETING DATE 12/17/25

Town

Cards must be submitted before the item is discussed!!

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

Name: Trin Sullivan  
Address: 529 Foresta Dr

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

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

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

10th Park

**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 12/17/2025

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

Name: Dianne Sophie  
Address: 530 Bayberry Drive

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):

reading a letter about the town MGR  
on behalf of Mrs Kelly Steele  
Richard Pease  
**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.



F16220 &lt;f16220@gmail.com&gt;

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## Town of Lake Park – Commission Meeting

1 message

**Kelly Steele** <kellyjsteele@hotmail.com>

Wed, Dec 17, 2025 at 1:07 PM

To: Dianne Sophinos &lt;di.sophinos@gmail.com&gt;, Dianne Sophinos &lt;f16220@gmail.com&gt;

### Town of Lake Park – Commission Meeting

#### Public Comment Submission

**Submitted by:** Kelly Steele**Date:** December 17, 2025

---

Members of the Commission, town staff, and fellow residents of Lake Park—

Thank you for the opportunity to speak **tonight**. While I'm unable to be there in person, I am watching the meeting live and appreciate the chance to share my perspective.

Lake Park has been navigating a transition in management style **for almost a year now**, while also managing a very full agenda with significant redevelopment issues at the forefront. This is when steady, experienced leadership matters most.

Under the prior administration, many residents and staff experienced a top-down, pressure-driven environment marked by intimidation and bullying. That individual is no longer here, but the effects of that leadership style do not simply vanish. Some people are still operating under its influence, which is why a clear break and a true fresh start are so important.

That is why I strongly support our Town Manager, Richard Reade.

Richard brought to Lake Park **years of town management experience** and a skill set this community benefits from every day. We are fortunate that he chose to come here and invest his time, expertise, and leadership in our town. He understands municipal operations, complex redevelopment issues, and how to keep residents—not politics or pressure—at the center of decisions.

Just as important, Richard has backbone. He is not easily swayed. He is not here to give developers whatever they want. He cannot be persuaded away from doing what is right for the Town of Lake Park. His judgment is independent, his standards are clear, and his integrity is unquestionable. He leads with strong character and a serious work ethic. He is prepared. He is steady. He listens. He evaluates carefully. And he sets clear expectations for professionalism throughout Town Hall.

That means being honest about who we want working for and with the Town of Lake Park. We need sharp, forward-thinking, motivated individuals on our town staff—people who value transparency, accountability, and service to residents. And we need leadership that cannot be pressured or persuaded to compromise those values.

I also want to say this plainly: referring a matter to the State Inspector General without first having a direct conversation with Richard was the wrong approach. Professional concerns should begin with professional communication. Undermining leadership does not move Lake Park forward.

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Wishing you all a blessed Christmas and a Happy New Year.

— Kelly Steele

Kelly Steele  
(561) 315-8152 c

Meeting Date 12/17/2025

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

Name: Katia Zheshkova  
Address: 1018 7th Street

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

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

Town manager performance

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

**CIVILITY AND DECORUM**

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

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

Meeting Date 12/17/25

Cards must be submitted before the item is discussed!!

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

Name: Michael Steinhauer  
Address: 435 Greenbrier Lake PL

If you are interested in receiving Town information through Email, please provide your E-mail address: prestonc1992@gmail.com

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

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

Resident Wishes for 2026

**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.

Written Testimony for the Lake Park, FL Commission

2025 Year End Wishes for 2026

FOR THE PUBLIC RECORD December 17, 2025

Michael Steinhauer, 435 Greenbriar Dr., Lake Park. [Pipestone1992@gmail.com](mailto:Pipestone1992@gmail.com) 608-332-5547

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MEETING DATE 12/17/2025

Commission

Cards must be submitted before the item is discussed!!

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

Name: Amy Angelo  
Address: 1900 1301 10th St.

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

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

10th & PARK KIMLEY HORN PRESENTATION

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

10th & PARK KIMLEY HORN PRESENTATION

**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.

~~Left MTS~~

MEETING DATE 12/17/25

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

Name: Donstance Chabot  
Address: 804 US Hwy 1 #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:

Kimley Home

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.

~~Left MTS~~

MEETING DATE 12/17/25

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

Name: Natasha Quiza

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

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

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

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

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Left Mts

MEETING DATE 12/17/25

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Name: Igor de Almeida

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

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

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

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Left Mts

Meeting Date

December 17,  
~~Dec 18<sup>th</sup>~~ 2025

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

Name: ZECHARIAH CESAR  
Address: 914 PARK AVE

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

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

Pro Expansion B&B

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

YES

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.

*left MTS*

Meeting Date

12/17/25

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

Name: PAT WELSA  
Address: 804 US #1 #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:

*Kinbly Han*

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.

*left MTS*