

meeting Date 3/4/26

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

Name: Michael Steinhauser

Address: 435 Greenbriar

If you are interested in receiving Town information through Email, please provide your E-mail address: pipestone1992@gmail

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

I would like to make comments on the following Non-Agenda Item(s):
Resident confidence in Commission
Decision Making

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 B

Testimony Before Lake Park, FL Commission 3/04/2026

Public Comment on *Resident Confidence in Commission Decision Making*

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

Good evening Mr. Mayor and Commissioners,

I would like to share my experiences on how residents react to the alleged Sunshine Law violations related to the marina process. The apprehension has been passionate.

From the very beginning, many residents were already uneasy about the marina agreement — particularly the length of the leases and the long-term commitment of public waterfront property.

There were disagreements about the financial terms. There were concerns about whether the Town negotiated the best possible deal. Those are policy debates.

What has shifted the conversation now is the issue of transparency.

The Town is currently being sued for Sunshine Law violations related to the marina developer selection process. That fact alone has deeply unsettled many residents.

People are asking direct questions:

- Why is the Town being sued over how this decision was made?
- Why are there claims that transparency standards were not met?
- How did we arrive at a 99-year public land agreement that is now under legal challenge?

When a decision of this magnitude is tied to a Sunshine lawsuit, residents do not see it as just a technical legal issue, as some have described it.

They see it as a breakdown in transparency. That's upsetting.

It's not simply disagreement over policy. It's the reality that one of the most consequential decisions in our Town's history is now clouded by concerns about whether it was handled fully in the sunshine.

And when trust is shaken, the impact goes beyond one project. It affects how residents view every future redevelopment discussion, every major contract, every vote involving public land.

This is not about blame. That must be settled. It is now also about restoring confidence.

If there are serious concerns about both the financial terms and the integrity of the process, then the Town has an opportunity to now demonstrate leadership.

The Town can choose to ensure that going forward, whatever project is taken is done openly, clearly, and resident focused and driven.

Residents are not seeking conflict. They are looking for confidence.

And right now, that confidence needs to be rebuilt. Meet with us to find the path together. Thank you.

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Name: Larry Zabik
Address: 13398 Okeechobee Blvd RPB

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:
non Agenda - General

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

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Name: PETER BATTARIA
Address: 720 LAKE SHORE DR

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

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

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

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Name: M. Taylor
Address: 209 Park Ave.

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

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

_____.

I would like to make comments on the following **Non-Agenda Item(s)**:
Active Law Suits
_____.

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EXHIBIT C

January 7, 2026 Lake Park Commission Comments by MARY TAYLOR

Good Evening Everyone,

I reside at 209 Park Ave. and I am a former LP Commissioner. I am greatly saddened by the accusations and subsequent lawsuits filed against the Town of Lake Park, one filed December 2025, by Forrest Development to enforce the P3 Marina agreement and another filed three weeks ago against the Town and former commissioners for having violated the Sunshine Law during meetings when P3 Marina agreements were made.

IF these costly lawsuits continue, Lake Park could suffer irrecoverable financial and reputational damage.

I am here to say “I believe there was never any intention to violate the Sunshine Law.” But, lack of intention doesn't matter. The **Sunshine Law is No-Fault**. It doesn't matter if the violation was done intentionally or by mistake, or by equipment failure. **Any decision made in violation of Sunshine Law is VOID.** The **result** is the same in that the residents and the public have no way of knowing how the decision to choose Forest Development was made.

If I were still a Commissioner, I would speak up, I would say, **“Commissioners did not intend to violate the Sunshine Law.”** **BUT “I must reject the P3 agreement made in violation of the Sunshine Law”**, *the Florida law that guarantees the public access to governmental proceedings, meetings and records.* I would **not** continue to negotiate an agreement that I know was made in violation of the Sunshine Law. If I continued negotiating I would be condoning and perpetuating a violation and I would expose myself to penalties for violating the oath I took as a Commissioner, and I would have **“NO Defense.”**

I would ask our attorney to do everything necessary to terminate the P3 agreement so that our present Town Administration and Commission could resume their regular responsibilities, move forward and **REGAIN RESPECT** from the citizens of Lake Park. Citizens deserve transparent, honest representation.

I want to thank Richard Reade and Tom Baird for their professionalism in navigating the Town through this turbulent and unsettled situation that they inherited from the last administration. The Town of Lake Park is fortunate to have these two distinguished men to guide us through these troubled times, and into a brighter future. Thank You!

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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:
#6 - US1 Medians

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

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Name: Mary Taylor
Address: 209 Park Ave

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

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

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

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Exhibit F

March, 2026

Mary Taylor Comments

I am excited to learn more about the beautification project presented by the FDOT project Manager Damaris Williams and Aaron Wilbur, Landscape Architect. This is a great opportunity to update and showcase our Town with green segments similar to our neighboring communities. I have been here long enough to remember a time when this town was the envy of surrounding communities. Park Avenue was completely lined with tall swaying Palm Trees down to and into lovely Kelsey Park. Times changed, mistakes happened until we were left with a Main Street no one was proud of. Residential Park Avenue is not a highway or a street. It is the center, the entrance to this Town, *it is an Avenue*. I speak for myself, I am ashamed of the way the trees look along Park Avenue.....not the trees but the way they look! The Town planted the Black Olive Trees and took care of them, replaced them when needed for several years. then abandoned them. Why, I don't know, because I hear individuals say how much they love this Town, but have been unwilling to acknowledge that entire Park Avenue including residential, was part of the reason people started to notice the decline in Lake Park's desirability and reputation. Please consider upgrading, our Main Street, Park Avenue to coincide with the FDOT beautification project.