



Town of Lake Park
PUBLIC COMMENT CARD

Regular

CIVILITY AND DECORUM

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Meeting Date

9/3/2025

Cards must be submitted before the item is discussed!!

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

Name:

Katia Zhestkova

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:

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

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Meeting Date 9/3/25

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***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):

Comment on Forest Development

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

Testimony Before Lake Park, FL Commission 9/03/2025:

Public Comment on Terminating the Relationship with Forest Development

Michael Steinhauer, 435 Greenbriar Dr. Pipestone1992@gmail.com 608-332-5547

I have previously appeared before you on several community issues, one of which focused on the Mayor, Commissioners, and Town Manager's gun violence safety, and another about the personal and professional value systems necessary for you to make difficult decisions. As a private resident, and as a leader of a local resident engagement nonprofit, I have strived to be of good faith, thoughtful, and empathetic, serving as your community partner.

Tonight, I will speak because I think we are soon at a cross-roads decision about P-3 and Forest Development, which in my view also encompasses consideration of the PADD project and Nautilus status. I seek a brave, value-driven Mayor or Commissioner to consider a motion I will suggest.

[Regrettably, I do not have the allotted time necessary to cite all 22 of my *Whereas* preambles – I expect they are essentially correct. They support my motion and are for you to digest]

- 1) *Whereas all remaining Developer projects fundamentally alter the character of the small town feel residents hold so dear.*
- 2) *Whereas it was widely reported in public media sites that the Lake Park Comprehensive Plan, several changes in zoning codes, and new levels of density for the Nautilus project were inappropriately waived to accommodate the developer. This holds true with the PADD proposal.*
- 3) *Whereas the town attorney does not recommend the changing of the purpose and intent of Ordinance 78-70 and associated State statutes as sought by the Developer.*
- 4) *Whereas the P-3 Comprehensive Agreement has been breached several times by Forest Development*
- 5) *Whereas critical path deadlines for P-3 were missed without formal extensions.*
- 6) *Whereas the P-3 agreement is a town-threatening 99-year lease with payments to the town for only 10.*
- 7) *Whereas the Developer has no apparent or known P-3 secured financing in place.*
- 8) *Whereas the town attorney, incorporating his vast experience in land planning and zoning, has regularly cited the challenges related to development of each Forest project.*
- 9) *Whereas the town attorney has publicly cited challenges related to the PADD project due to wastewater capacity.*
- 10) *Whereas the Developer achieves long term control over the P-3, 12-acre site for an entire century.*
- 11) *Whereas the marina project leaves little public space and parking.*
- 12) *Whereas the marina project proposed dock and fuel space satisfies the needs of only the wealthy citizens of Nautilus and large boats.*
- 13) *Whereas the town attorney has stated that the PADD project is not entitled to the height or density sought by the Developers application.*

- 14) *Whereas the PADD project establishes the unusual approach of allocating residential units based upon a basket or bucket of units, which does not provide equal opportunities for all property owners in the downtown area.*
- 15) *Whereas the town attorney has stated that the PADD projects are out of scale with the downtown.*
- 16) *Whereas the Developer has demonstrated poor lift station planning on the PADD project, to again request zoning waivers using an off property residential site.*
- 17) *Whereas the Developer is currently pumping 24/7 or intermittently, discharging dissolved and suspended solids into the lagoon at the marina.*
- 18) *Whereas Nautilus 220 has had Seven Clean Water Act violations in 2022 & 2025 for pumping into the lagoon.*
- 19) *Whereas the town attorney has deemed it reckless to have the Developer rely on a future Tri-Rail station for planning purposes around the PADD.*
- 20) *Whereas, some site plans, permits, and financing documentation are absent.*
- 21) *Whereas the Developer has threatened lawsuits if they don't achieve their for-profit goals.*
- 22) *Whereas the Developer has misrepresented their projects in social and mass media outlets.*

At the end of the day, how many reasons do we need to have all the stakeholders in this town endure the pain of working with Forest?

I encourage and suggest a motion: *“that Lake Park elected representatives and the Town Manager immediately cease all further negotiating, planning, and approval efforts with Forest Development projects of any sort”. Or similar language.*

Mr. Mayor, Commissioners, this necessary motion may result in legal action. Do not fear short-term challenges in this regard, as compared to the long-term loss of control of the P-3 space, and the sacrifice of intelligent agreements that benefit the town, and our value system.

Leadership is not about power; it's about purpose. You were chosen to serve, not to sit — lead boldly!

Your decisions today will shape generations tomorrow and your title gives you authority, but your actions earn you respect. Act undaunted and inspire trust.

Rise to the moment — residents are counting on you. Be the voice of courage in an environment of compromise.

Development in Lake Park is indeed needed. Invite a firm with a background of proven competency... creative, innovative, and resident focused. No high-rises.

Thank you for your consideration.



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Meeting Date 4-3-2025

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

Name: DON PALUMBO
Address: 301 LAKE SHORE DR 808 + 208

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:

#13 Forest

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

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Meeting Date 9.3.25

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

Name: Joanne Robin

Address: 301 Lake Shore Dr #305 LP

If you are interested in receiving Town information through Email, please provide your E-mail address: joannerobin@outlook.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):

5 Questions

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Meeting Date 9/3/2025

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

Name: TERRON MERCER

Address: 105 LAKE PARK 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: #10

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

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Meeting Date

9/3/2025

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

Name:

Chris Steele

Address:

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**:

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

P-3 Agreement

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Meeting Date 9/3

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Name: Susan LaFontaine

Address: Nativity's EPA Violations

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

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

Nativity's 220 EPA Violations

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Exhibit C

Commissioner

At the Aug 6, 2025 Commission meeting Forest Development's Peter Baytarian stated (at 8:02 on dais clock/ 1:33:00 on video timer):

" We have never dumped waste water that's not DEP sort-of-approved into the marina. The water is checked on twice a day. We have no violations on that."

I guess none of his staff told him that Nautilus 220 was issued a "Construction Stormwater-Letter of Violation/Warning Letter" related to the Clean Water Act on March 21, 2025:

Informal Enforcement Actions						Last 5 Years	⬆	⬆
Statute	System	Source ID	Type of Action	Lead Agency	Date			
CWA	ICIS-NPDES	FLR20FB32	Construction Stormwater - Letter of Violation/Warning Letter	State	03/21/2025			

Or that, according to the U.S. EPA Enforcement and Compliance History (ECHO) online database, while Nautilus 220 has not received any Facility-Level Status or Compliance Status violations, it **HAS** received SEVEN "Single Event Violations" from the State agency during its two inspections in 2022 & 2025. Three were found June 22, 2022 and four during the Feb 25, 2025 inspection. And two of those four in 2025 were repeat violations from 2022:

- 1) Failure to develop any or adequate Stormwater Pollution Protection Plan (SWPPP) /Stormwater Mgmt Program (SWMP) and
- 2) Failure to Properly Operate or Maintain Best Mgmt Practices (BMP).

The other two new 2025 violations were 3) Failure to Inspect and 4) Failure to Maintain Records.

Source: :



<https://echo.epa.gov/facilities/facility-search/results>

Detailed Facility Report

[Report Violation](#) [Report Data Error](#)

Facility Summary



NAUTILUS 220

220 LAKE SHORE DR, LAKE PARK, FL 33403

FRS ID: 11007117014

EPA Region: 04

Latitude: 26.7942

Longitude: -80.053

Locational Data Source: FRS

Related Reports

[CWA Pollutant Loading Report](#)

[CWA DMR Exceedances Report](#)

[View Emission Reports](#)

Enforcement and Compliance Summary

Statute	Compliance Monitoring Activities (5 years)	Date of Last Compliance Monitoring Activity	Compliance Status	Qtrs with NC (of 12)	Qtrs with Significant Violation	Informal Enforcement Actions (5 years)	Formal Enforcement Actions (5 years)	Penalties from Formal Enforcement Actions (5 years)	EPA Cases (5 years)	Penalties from EPA Cases (5 years)
CWA	2	02/25/2025	No Violations Identified	0	0	1	-	-	-	-

Download Compliance History

- Download CWA Facility-Level Compliance History
- **Download CWA Single Event Violation History**
- Download CWA Permit Schedule Violation History
- Download CWA Compliance Schedule Violation History
- Download CWA Effluent Compliance History

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
SourceID	RegistryID	Statute	ValueType	ViolationDescription	NPDES ViolationID	Agency	Qtr1Value	Qtr2Value	Qtr3Value	Qtr4Value	Qtr5Value	Qtr6Value	Qtr7Value	Qtr8Value	Qtr9Value	Qtr10Value	Qtr11Value	Qtr12Value
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to properly install/implement BMPs	3.67E+09	State	06/22/2022											
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to develop any or adequate SWPPP/SWMP	3.67E+09	State	06/22/2022											
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to properly operate and maintain BMPs	3.67E+09	State	06/22/2022											
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to develop any or adequate SWPPP/SWMP	3.68E+09	State												02/25/2025
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to properly operate and maintain BMPs	3.68E+09	State												02/25/2025
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to Conduct Inspections	3.68E+09	State												02/25/2025
FLR20FB32	110071178914	CWA	SINGLE EVENT VIOLATION	WW Storm Water Construction - Failure to Maintain Records	3.68E+09	State												02/25/2025

SWPPP: Stormwater Pollution Protection Plan. **SWMP:** Stormwater Mgmt Program. **BMP:** Best Mgmt Practices

FPL has presented at several Commission meetings about upgrading current street lights with Phase I and with Phase II, which is installing additional poles and street lights with LEDs- I think 374 new lights & poles are to be installed throughout the town?

At the Nov 20 2024 Commission meeting Commissioner Hensley and Mayor Michaud said they wanted to get resident input regarding the placement of the new street lights, but during the May 21 2025 Commission meeting it sounded like those new light locations are set. In stone? Did I miss a survey or something? I never heard of an opportunity to voice my opinion on street light placement. Anyway,

Can you please ask FPL, when they provide their Phase 2 proposal, to also include the initial installation and operating cost differences

* between LEDs at 3000 Kelvin, which is what I think their Phase I proposal included, vs 2700 Kelvin. AND

* between Amber LEDs vs the standard White/Blue LEDs. AND

* street lights with & without shielding (to reduce skyglow and the adverse effect on humans, migrating birds & other wildlife, including pollinators) .

I drove down 7th street the other night, and the bright white glare from those street lights was bothersome.

A very good article regarding this issue is titled "**Illuminating Safety: Harnessing Dark Sky Lighting for Crime Prevention**". It was published by the Chicago International Dark Sky Association. It "explores the relationship between the 5 principles of Dark Sky lighting and **Crime Prevention Through Environmental Design (CPTED)**, and includes "These simple approaches can lessen the opportunity for illicit activity and create a sense of security and quality of life in our communities." @

www.idachicago.org/resources/illuminating-safety-harnessing-dark-sky-lighting-for-crime-prevention

Another good article about this issue is at WLRN.org, titled "**LED streetlights are energy efficient, but are they environmentally friendly? It's complicated**". The article includes info of how other south Florida towns are addressing this issue with FPL.

Can you also please ask FPL what the different colored circles (green, orange, turquoise, & blue) mean in the maps on page 33 – 42 in the Commission Meeting [Agenda packet for Nov 20, 2024](#)? I can't find a legend for them. The maps are attached to Item # 8 "Resolution 104-11-24 Florida Power & Light (FPL) LED Lighting Agreement (Phase -1)." & titled

- [Town of Lake Park - Dist Poles - Preliminary Design.pdf](#) (22.47 MB)

Thank You.

Susan LaFontaine



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Meeting Date 9/3

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Name: Susan LaFontaine

Address: Evergreen Pt

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):

FDL Street lights

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Meeting Date 3 September 2025

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

Name: Pablo Perhacs

Address: 221 E Calumet Dr Lake Park FL

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):

Richard Reade

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Meeting Date

9/3/25

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

Name: NICHOLAS MASTROIANI

Address: 1903 RIVER 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):

MARINA REGARDING MY TENANCY

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

Regular

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 9/3/2025

Cards must be submitted before the item is discussed!!

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

Name: Kelly 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:

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

Town Manager & Forest Dev.

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.