
From: Alice Naegele <alicenaegele.umw@gmail.com>
Sent: Saturday, December 6, 2025 8:16 AM
To: CommDev
Subject: Too High!

You don't often get email from alicenaegele.umw@gmail.com. [Learn why this is important](#)

Hi,

I don't know if you are accepting comments, still, but I will express mine, as I have, before. These heights are too high. The limit should be 4 stories, total, including all levels of parking, etc.

Thank you.
Sincerely,
Alice Naegele
855 Hawthorne Dr.

From: Jane LaBombard <janelabombard@hotmail.com>
Sent: Monday, December 1, 2025 10:36 AM
To: CommDev
Subject: Save Lake Park

You don't often get email from janelabombard@hotmail.com. [Learn why this is important](#)
Hello,

Please do not grant waivers for building higher than seven stories. Lake Park is a quaint village with the pleasingly aesthetic of mid-century architecture. High rises will ruin the aesthetics and vibe of Lake Park.

NO high rises.

NO waivers.

NO exceptions for developers.

Thank you,
Jane LaBombard
North Palm Beach

Sent from [Outlook](#)

From: Michèle France Cloutier <mfccloutier@gmail.com>
Sent: Monday, January 5, 2026 3:41 PM
To: CommDev
Subject: Respect the Kimley-Horn recommendations!

You don't often get email from mfccloutier@gmail.com. [Learn why this is important](#)

Lake Park, January 5th 2026

To whom it may concern,

As a longtime Lake Park resident (since 1992), I am very upset about the way things regarding the future of our town are not openly and honestly dealt with and violate the Sunshine Law.
Therefore I want to add my voice to the growing number of concerned residents by asking:

NO high rises.
NO waivers.
NO unrecorded private meetings.
NO exceptions for developers.

Lake Park must protect its residents first and foremost!

Regards,

Michèle France Cloutier
132 Greenbriar Dr,
Lake Park FL 33403

From: Nadia DiTommaso
Sent: Monday, December 1, 2025 10:09 AM
To: 'Becky Grenier'
Cc: Elizabeth Jimenez; Anders Viane; Karen Golonka
Subject: RE: PADD

Good morning and thank you for your email and comments. They will be included for the Town Commission's consideration when they discuss the PADD Final Report.

We appreciate your feedback!

Thank you.

Regards,

Nadia Di Tommaso, *FRA-RP, LEED Green Associate*
Community Development Director
Town of Lake Park, Community Development Department
535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3319
Fax: (561) 881-3323

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From: Becky Grenier <beckysplace999@gmail.com>
Sent: Monday, December 1, 2025 9:58 AM
To: CommDev <CommunityDevelopment@lakeparkflorida.gov>
Subject: PADD

You don't often get email from beckysplace999@gmail.com. [Learn why this is important](#)
Dear Commissioners of Lake Park

I am asking that you would PLEASE put our towns concerns in restricting the PADD.

NO HIGH RISES
NO WAIVERS

NO EXCEPTIONS

From: Nadia DiTommaso
Sent: Monday, December 1, 2025 9:52 AM
To: 'Donna Hernandez'
Cc: Elizabeth Jimenez; Karen Golonka; Anders Viane
Subject: RE: Over development

Good morning and thank you for your email and comments. They will be included for the Town Commission's consideration when they discuss the PADD Final Report.

We appreciate your feedback!

Thank you.

Regards,

Nadia Di Tommaso, FRA-RP, LEED Green Associate Community Development Director Town of Lake Park, Community Development Department
535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3319
Fax: (561) 881-3323

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-----Original Message-----

From: Donna Hernandez <dmh628@gmail.com>
Sent: Monday, December 1, 2025 8:38 AM
To: CommDev <CommunityDevelopment@lakeparkflorida.gov>
Subject: Over development

[You don't often get email from dmh628@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Community Development Director and Members

Please help to save our community.

Please let the Nautilus 220 building debacle guide you in What NOT to do.

NO high rises over the recommended limit!!
NO waivers for any developer
NO exceptions for any developer!!

Please help maintain our gem of a town!

Thank you

Donna and Julio Hernandez

501 Lake Shore Dr. #403

Lake Park

TTF

From: Nadia DiTommaso
Sent: Monday, December 1, 2025 9:53 AM
To: 'Novalie Hise morales'
Cc: Elizabeth Jimenez; Karen Golonka; Anders Viane
Subject: RE: NO HIGH RISES

Good morning and thank you for your email and comments. They will be included for the Town Commission's consideration when they discuss the PADD Final Report.

We appreciate your feedback!

Thank you.

Regards,

Nadia Di Tommaso, FRA-RP, LEED Green Associate Community Development Director Town of Lake Park, Community Development Department
535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3319
Fax: (561) 881-3323

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-----Original Message-----

From: Novalie Hise morales <novaliehise@icloud.com>
Sent: Sunday, November 30, 2025 11:46 PM
To: CommDev <CommunityDevelopment@lakeparkflorida.gov>
Subject: NO HIGH RISES

[You don't often get email from novaliehise@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

NO high rises.
NO waivers.
NO exceptions for developers.
Lake Park must protect its scale, safety, and quality

I have lived here 23 years and I refuse to continue to stay silent about the over development in this area. Leave what isn't broken, alone.
This area is losing its beauty with the more construction and development such as high rises. End this! Do not approve this!!!!

-Novalie Morales

From: Nadia DiTommaso
Sent: Monday, December 1, 2025 9:49 AM
To: 'wheresthedropzone@yahoo.com'
Cc: Elizabeth Jimenez; Anders Viane; Karen Golonka
Subject: RE: Lake Park

Good morning and thank you for your email and comments. They will be included for the Town Commission's consideration when they discuss the PADD Final Report.

We appreciate your feedback!

Thank you.

Regards,

Nadia Di Tommaso, FRA-RP, LEED Green Associate Community Development Director Town of Lake Park, Community Development Department
535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3319
Fax: (561) 881-3323

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-----Original Message-----

From: wheresthedropzone@yahoo.com <wheresthedropzone@yahoo.com>
Sent: Monday, December 1, 2025 8:40 AM
To: CommDev <CommunityDevelopment@lakeparkflorida.gov>
Subject: Lake Park

[You don't often get email from wheresthedropzone@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

NO high rises
No waivers
NO exceptions for developers

Hi my name is Vanessa Vinson and
I bought my house 5 years ago here in Lake Park due to its charming little community. Please preserve our little town and keep the high rises away Ty

Sent from my iPhone

From: Nadia DiTommaso
Sent: Monday, December 1, 2025 10:07 AM
To: Michael Steinhauer; Richard Reade
Cc: Thomas J. Baird; Katia Zhestkova; John Linden; Michael Hensley; suelafontaine@aol.com
Subject: RE: Lake Park Ordinance re: Live Local Act and Developer Planning
Attachments: RESO 032025 workforce housing FINAL_ADOPTED.pdf

Good morning-

Hope you had a nice Thanksgiving. Thank you for your email. Attached is the Town's Workforce Housing Ordinance that was recently adopted in an effort to tackle this issue. While there are several nuances associated with the Live Local Act (LLA), this Ordinance will help guide any future reviews for projects that are submitted. Essentially, the Town (prior to this Ordinance) had no regulations pertaining to workforce housing. This Ordinance provides regulations and guidelines that set a framework under which the Town would process and review any workforce housing project including those under the LLA. While the state has pre-empted local control of certain zoning aspects, the Ordinance provides the Town some measure of authority under which to review a project and to require adherence to Comprehensive Plan policies.

The prior projects submitted, particularly the Residences at 10th & Park, is not moving forward at this time. The Kelsey on Park project is attempting to submit a complete application for review however, their application is not yet complete and has not yet been distributed for staff review. When it is, Staff will apply the recent Kimley-Horn findings, along with the necessary provisions of the attached Ordinance that are applicable. At this time, we do not have any active applications that include a workforce housing component.

Hope this helps.

Regards,

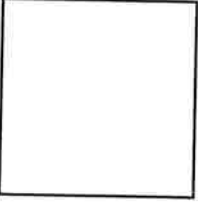
Nadia Di Tommaso, *FRA-RP, LEED Green Associate*
Community Development Director
Town of Lake Park, Community Development Department
535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3319
Fax: (561) 881-3323

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From: Michael Steinhauer <pipestone1992@gmail.com>
Sent: Sunday, November 30, 2025 8:37 PM
To: Richard Reade <rreade@lakeparkflorida.gov>
Cc: Thomas J. Baird <TBaird@jonesfoster.com>; Katia Zhestkova <ekaterinaz@hotmail.com>; John Linden <jlinden@lakeparkflorida.gov>; Michael Hensley <mhensley@lakeparkflorida.gov>; suelafontaine@aol.com; Nadia DiTommaso <NDiTommaso@lakeparkflorida.gov>
Subject: Re: Lake Park Ordinance re: Live Local Act and Developer Planning

Good deal. Grateful. M.

Michael J Steinhauer, BS, OTR/L, MPH, FAOTA
Resident and Secretary/Treasurer, Lake Park Society for the Advancement of Civic Engagement
435 Greenbriar Drive
West Palm Beach, FL 33403
Cell: 608-332-5547



On Sun, Nov 30, 2025, 8:14 PM Richard Reade <rreade@lakeparkflorida.gov> wrote:

Good evening, Mr. Steinhauer.

Hope you had a great Thanksgiving holiday.

Thank you for your email. I've requested both the town attorney and our community development director to assist in providing a response.

Thank you again and have a great rest of your Sunday.

Have a great day.

Rich Reade
Town of Lake Park, Florida

On Nov 30, 2025, at 1:30 PM, Michael Steinhauer <pipestone1992@gmail.com> wrote:

Richard: I hope you are well and enjoying a few days off for the holiday.

I wish to follow up on the action of the Commission of their passage of Ordinance 03-2025, from July 16, 2026. I am particularly interested in Town Attorney Baird's comments that can be found on pages 5-6 of the convenient link below.

Attorney Baird stated that the Live Local Act requires developers to consider all of the different income levels within the town when proposing projects. Five months later, I wonder if you both believe that the developer has indeed considered

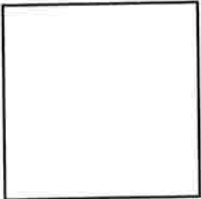
different income levels in proposed projects, especially of course for the PADD project.

As the K-H report is now released, I find no reference to the Live Local Act. I think there should have been. Please comment on this follow up concern and if I am missing something, or if this matter has been considered in negotiations with Forest since the release of the report on November 3rd. Thank you!

You can find the link to the meeting and the passage of the Ordinance here:

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://mccmeetings.blob.core.usgovcloudapi.net/lakeparkfl-pubu/MEET-Minutes-7f19bd8729d146d1a2852596497a706f.pdf

Michael J Steinhauer, BS, OTR/L, MPH, FAOTA
Resident and Secretary/Treasurer, Lake Park Society for the Advancement
of Civic Engagement
435 Greenbriar Drive
West Palm Beach, FL 33403
Cell: 608-332-5547



From: Nadia DiTommaso
Sent: Monday, December 1, 2025 9:40 AM
To: 'Katia Zhestkova'
Cc: Elizabeth Jimenez; Anders Viane; Karen Golonka; Richard Reade
Subject: RE: KH Report PADD

Good morning and thank you for your email and comments. They will be included for the Town Commission's consideration when they discuss the PADD Final Report. All site plan applications, including any requested waivers, require a rigorous review process and Town Commission approval. In addition, Staff is not authorized to grant final approvals on variances, special exceptions, or density bonuses, as these are controlled by the governing boards that oversee them. Therefore, please be rest assured that your comments and concerns are noted and will be considered and presented when these items come up for discussion.

Thank you.

Regards,

Nadia Di Tommaso, *FRA-RP, LEED Green Associate*
Community Development Director
Town of Lake Park, Community Development Department
535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3319
Fax: (561) 881-3323

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From: Katia Zhestkova <ekaterinaz@hotmail.com>
Sent: Monday, December 1, 2025 9:31 AM
To: CommDev <CommunityDevelopment@lakeparkflorida.gov>
Subject: KH Report PADD

Community Development Department
Town of Lake Park
CommunityDevelopment@LakeParkFlorida.gov

Subject: Request for Assurance That No Waivers Are Granted to Developers

Dear Community Development Team,

On behalf of the Lake Park Society for the Advancement of Civic Engagement (SACE), representing **200+ active resident supporters**, we request clear confirmation that the Town will **not grant any waivers, variances, bonuses, or special exceptions** to developers for projects in the Park Avenue Downtown District (PADD) or surrounding areas.

The newly released **Kimley-Horn report** recommends a maximum of **7 stories** in the Park Avenue corridor. While these figures establish an upper limit, they do not prevent the Town from granting waivers that would allow developers to exceed these recommendations in height, density, or intensity.

For years, residents have made their position unmistakably clear. On multiple occasions, **Lake Park residents have filled the Town Hall chambers** to express strong opposition to high rises, overscaled development, and any actions that would jeopardize the character of our community. Public sentiment has been unified and consistent: **no high rises and no waivers**.

Yet despite this overwhelming resident input, we continue hearing from numerous sources that the Town is still **considering waivers** that could permit excessive height or density. We urge the Town not to move forward with any waiver that contradicts the clearly expressed will of the community. **Please do not go against the residents.**

Any waiver of this kind would also contradict the goals of the **Comprehensive Plan**, which prioritizes preserving Lake Park's **historic downtown character, human-scale development, walkability, and neighborhood identity**. These standards exist to protect the long-term future of our town.

Residents are also deeply concerned due to the ongoing issues surrounding the **Marina P3 contract**, which many believe disproportionately benefited the developer while limiting the Town's leverage. We cannot afford to repeat this outcome with development decisions affecting the PADD or any other district.

Furthermore, it must be emphasized that **developer profit margins are not—and cannot be—the Town's responsibility**. Developers purchase land with full knowledge of zoning limits, height restrictions, and Comprehensive Plan requirements. If a proposed project is not viable within those rules, it is the developer's obligation to adjust the project—not the Town's role to adjust its standards.

Accordingly, SACE respectfully requests that the Community Development Department:

1. **Commit to granting no waivers, variances, bonuses, or special exceptions** related to height, density, or intensity for upcoming development proposals.
2. **Ensure full compliance with the Comprehensive Plan**, particularly its standards for preserving Lake Park's historic downtown and human-scale character.
3. **Honor the will of residents**, who have repeatedly and publicly rejected high rises and overscaled development.
4. **Provide transparency and public notice** before any development decision that could affect height, density, or community structure.

Lake Park residents expect responsible planning, transparency, and decision-making that places **community interest—not developer profit—at the center of every action**.

Thank you for your attention. We look forward to your response.

Respectfully,

Katia Zhestkova, President

Lake Park Society for the Advancement of Civic Engagement (SACE)
Representing **200+ Active Resident Supporters**

From: Nadia DiTommaso
Sent: Monday, December 1, 2025 12:07 PM
To: Vivian Mendez; Barbara Gear; Town Clerk
Cc: Richard Reade
Subject: RE: High Rises

Good afternoon and thank you for your email and comments. They will be included for the Town Commission's consideration when they discuss the PADD Final Report.

We appreciate your feedback!

Thank you.

Regards,

Nadia Di Tommaso, *FRA-RP, LEED Green Associate*
Community Development Director
Town of Lake Park, Community Development Department
535 Park Avenue
Lake Park, FL 33403
Phone: (561) 881-3319
Fax: (561) 881-3323

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From: Vivian Mendez <vmendez@lakeparkflorida.gov>
Sent: Monday, December 1, 2025 12:02 PM
To: Barbara Gear <telcomlady@aol.com>; Town Clerk <townclerk@lakeparkflorida.gov>
Cc: Richard Reade <rreade@lakeparkflorida.gov>; Nadia DiTommaso <NDiTommaso@lakeparkflorida.gov>
Subject: RE: High Rises

Good afternoon Ms. Gear,

Thank you for your email and expressing your concerns with high rises in Town. I am copying the Town Manager in this response to you.

Sincerely,

Vivian Mendez, MMC
Town Clerk
Town of Lake Park
535 Park Avenue
Lake Park, Florida 33403
561-881-3311
561-881-3314 (fax)
vmendez@lakeparkflorida.gov



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From: Barbara Grear <telcomlady@aol.com>
Sent: Monday, December 1, 2025 11:33 AM
To: Town Clerk <townclerk@lakeparkflorida.gov>
Subject: High Rises

You don't often get email from telcomlady@aol.com. [Learn why this is important](#)

No more high rises in Lake Park. We don't want Lake Park to turn into a Fort Lauderdale or Miami. I bought here for the small town feel if I wanted a big city feel I would have bought there. I live right by Nautilus 220 and it looks so out of place and just doesn't fit. The residents who live in the condo near it are afraid we are going to be pushed out of homes to make way for multi million dollar condos. Stop with the exceptions and waivers that are given to developers as it has been proven with Nautilus it DOES NOT benefit the residents of Lake Park. The only one it benefits is the developers. Please stop the high rise building and the height and density waivers. Keep Lake Park from over development.

Sent from the all new AOL app for iOS

From: Katherine Bauer <snowsieb@hotmail.com>
Sent: Wednesday, December 3, 2025 1:03 PM
To: CommDev
Subject: Please, no waivers regarding building height as per recommendations! Let us remain a small, sweet town!

[You don't often get email from snowsieb@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

K.Bauer
Residence since 1957
Sent from my iPhone

From: Gary Gould <gwggould12@gmail.com>
Sent: Monday, December 1, 2025 11:02 AM
To: CommDev
Subject: Park Avenue and 10th St.

You don't often get email from gwggould12@gmail.com. [Learn why this is important](#)
No waivers on height And density for that For the construction of new buildings on Park Avenue. and And 10th St.

From: sarah dingle <sarah110978@gmail.com>
Sent: Monday, December 1, 2025 10:55 AM
To: CommDev
Subject: NO WAIVERS!

You don't often get email from sarah110978@gmail.com. [Learn why this is important](#)

Mayor Michaud, Town Commissioners, et al.:

Please do not allow high rises or any WAIVERS in our beautiful town. We do not need the added traffic, pollution or noise.

We do need development of Park Ave and the empty spaces there before we need any new construction!!
Listen to the town and your people! No waivers, no high rises!

Thank you for your time,
Sarah Dingle

From: R McHam <rmcham88@gmail.com>
Sent: Monday, December 1, 2025 12:47 PM
To: CommDev
Subject: NO WAIVERS allowed to the recommended building heights and density per the Kimley
Horn report or the present Comprehensive Plan!

You don't often get email from rmcham88@gmail.com. [Learn why this is important](#)
No more oversized projects, no waivers to the heights and density. Some other project
for that site, just not this condo.

--
Ritchie McHam
801 Park Ave

From: Scott Taylor <bottleneck72@gmail.com>
Sent: Wednesday, December 3, 2025 4:30 PM
To: CommDev
Subject: NO High-Rises !!

You don't often get email from bottleneck72@gmail.com. [Learn why this is important](#)
To all members of our Lake Park Town Commission:

As a 30-year resident of Lake Park, I have learned that there is the possibility of a high-rise building being constructed at Park Avenue and 10th Street. I am vehemently AGAINST this. High-rise towers are INAPPROPRIATE for this area. I strongly urge the members of our Town Commission to LIMIT the number of stories for buildings in Lake Park so as to prevent the constructing of high-rises. The Commission should be firm on this and should NOT grant ANY exceptions or waivers to any developers.

Sincerely,
Scott Taylor
1445 Crescent Drive

From: Jennifer Cashwell <jcashwell2213@gmail.com>
Sent: Tuesday, December 9, 2025 1:49 PM
To: CommDev
Subject: No high rises

You don't often get email from jcashwell2213@gmail.com. [Learn why this is important](#)
I have lived in lake park almost 40 years. My father has lived in lake park over 75 years. We love it here, its such a nice town. It would be a shame to ruin it by building high rises. Please NO high rises, NO waivers and NO exceptions for developers.

Thank you,

Jennifer Cashwell

From: pamela o'brien <granpam47@gmail.com>
Sent: Monday, December 1, 2025 2:28 PM
To: CommDev
Subject: New buildings

You don't often get email from granpam47@gmail.com. [Learn why this is important](#)
If you must build, please listen to the recommendations of the experts.
Why don't you wait to see if these new Avalon apartments get rented.
And the Nautilus ever opens.

From: ERIKA LEIGHTON <erika846@hotmail.com>
Sent: Tuesday, December 2, 2025 10:48 AM
To: CommDev
Subject: Lake Park over development

You don't often get email from erika846@hotmail.com. [Learn why this is important](#)
Good morning,

I want to be heard on the high rise development in Lake Park.
I want you to vote NO!

This beautiful historical town can not afford the over growth that you are suggesting. Town homes or row homes is the only growth that would work for this town.
Anyone who thinks anymore high rise buildings is a good idea needs a serious crash course in economics and finance.

So many towns that allowed development are now in serious finance trouble, because they don't have the money for the needed infrastructure. Stop falling for the lie of it will bring more money. I won't it will cost us more money. That is a fact.

Lake park has spent so much money on engineering consulting over the past 10 years and have done nothing for the things that the town wants. Lake Park should not vote on any development until they actually complete one of the projects that the home owners want. The projects that the consultants already reviewed. The projects that where promised to us. You raised my taxes so much since 2023 and nothing to show for it other than making the Engineers richer.

Please stop ruining Lake Park.

Feel free to call me or email me with any questions or concerns.

Thank you

Erika Leighton
Park Ave
561-842-1216

Sent from my T-Mobile 5G Device

From:
Sent:
To:
Subject:

Michael Steinhauer <pipestone1992@gmail.com>
Tuesday, December 2, 2025 10:53 AM
CommDev
Kimley-Horn Report Feedback per your Invitation

Friends: I submit my comments that precisely mimic those submitted previously by my community colleague Katia Zhestkova. She could not have represented any better my personal feedback and that of the Society I help represent. Thank you for this opportunity to comment.

Michael J Steinhauer, BS, OTR/L, MPH, FAOTA
Resident and Secretary/Treasurer, Lake Park Society for the Advancement of Civic Engagement
435 Greenbriar Drive
West Palm Beach, FL 33403
Cell: 608-332-5547



From: Katia Zhestkova <ekaterinaz@hotmail.com>
Sent: Monday, December 1, 2025 2:31 PM
To: CommunityDevelopment@LakeParkFlorida.gov <CommunityDevelopment@LakeParkFlorida.gov>
Subject: KH Report PADD

Community Development Department
Town of Lake Park
CommunityDevelopment@LakeParkFlorida.gov

Subject: Request for Assurance That No Waivers Are Granted to Developers

Dear Community Development Team,

On behalf of the Lake Park Society for the Advancement of Civic Engagement (SACE), representing **200+ active resident supporters**, we request clear confirmation that the Town will **not grant any waivers, variances, bonuses, or special exceptions** to developers for projects in the Park Avenue Downtown District (PADD) or surrounding areas.

The newly released **Kimley-Horn report** recommends a maximum of **7 stories** in the Park Avenue corridor. While these figures establish an upper limit, they do not prevent the Town from granting waivers that would allow developers to exceed these recommendations in height, density, or intensity.

For years, residents have made their position unmistakably clear. On multiple occasions, **Lake Park residents have filled the Town Hall chambers** to express strong opposition to high rises, overscaled development, and any actions that would jeopardize the character of our community. Public sentiment has been unified and consistent: **no high rises and no waivers**.

Yet despite this overwhelming resident input, we continue hearing from numerous sources that the Town is still **considering waivers** that could permit excessive height or density. We urge the Town not to move forward with any waiver that contradicts the clearly expressed will of the community. **Please do not go against the residents.**

Any waiver of this kind would also contradict the goals of the **Comprehensive Plan**, which prioritizes preserving Lake Park's **historic downtown character, human-scale development, walkability, and neighborhood identity**. These standards exist to protect the long-term future of our town.

Residents are also deeply concerned due to the ongoing issues surrounding the **Marina P3 contract**, which many believe disproportionately benefited the developer while limiting the Town's leverage. We cannot afford to repeat this outcome with development decisions affecting the PADD or any other district.

Furthermore, it must be emphasized that **developer profit margins are not—and cannot be—the Town's responsibility**. Developers purchase land with full knowledge of zoning limits, height restrictions, and Comprehensive Plan requirements. If a proposed project is not viable within those rules, it is the developer's obligation to adjust the project—not the Town's role to adjust its standards.

Accordingly, SACE respectfully requests that the Community Development Department:

1. **Commit to granting no waivers, variances, bonuses, or special exceptions** related to height, density, or intensity for upcoming development proposals.
2. **Ensure full compliance with the Comprehensive Plan**, particularly its standards for preserving Lake Park's historic downtown and human-scale character.
3. **Honor the will of residents**, who have repeatedly and publicly rejected high rises and overscaled development.
4. **Provide transparency and public notice** before any development decision that could affect height, density, or community structure.

Lake Park residents expect responsible planning, transparency, and decision-making that places **community interest—not developer profit—at the center of every action**.

Thank you for your attention. We look forward to your response.

Respectfully,

Katia Zhestkova, President
Lake Park Society for the Advancement of Civic Engagement (SACE)
Representing **200+ Active Resident Supporters**

From: suelafontaine@aol.com
Sent: Friday, December 5, 2025 2:31 PM
To: CommDev
Subject: Kimley Horn Report Opinion

To the Town of Lake Park Community Development,

I have reviewed the 4th revision of the Kimley-Horn report dated Nov 3, 2025 and agree with its findings and most of its recommendations.

Under "Optional New Policies, Waivers and Public Benefit" it would be prudent to include a maximum waiver allowed for height and density.

Pages 39-41 show three development scenarios. All have only one parking spot for each residential unit. This has (wisely, IMO) been a bone of contention with the town's Planning & Zoning Board (the "condition" added to 10th & Park's site plan approval at the 6/13/24 P&Z Board meeting) and with Community Development staff in their site plan review of The Kelsey on Park Jan 31, 2022.

I'd like to see a PADD amendment requiring multi-use residential parking at 1.5 spots per unit. As stated in Community Development's Jan 31, 2022 Kelsy on Park Ave Site Plan review:

70. 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, and suggest you consider 1.25 to 1.45 per unit. 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. .. staff strongly encourages the applicant to provide above and beyond the code requirement in light of existing and long-term Floridian mobility trends. "

With appreciation,
Susan LaFontaine
545 Evergreen Drive

From:
Sent:
To:
Subject:

Luney J.H. McCarter <captainluney@gmail.com>
Friday, December 5, 2025 5:43 PM
CommDev
Keep building height down

You don't often get email from captainluney@gmail.com. [Learn why this is important](#)
To whom it concerns,

I just moved in, but my Father grew up here, playing baseball at the park, and running around these streets. Some of you might remember that little shoe repair, on Northlake before he moved to Juno. My point is, growth can be done without the high rises. Putting something people can be proud of, and use, would be healthy for all of us. I've lived between here and Jupiter for the last 40 years, and have watched it all. I chose this little town because of my family's fond memories and my own experiences, and strongly believe anything more than a few stories would only add chaos. That's my two cents, that's now worth 4 in this market! Let's keep the height restrictions low, and work on getting something on this west end we can all enjoy.

SINCERLY, Capt. Luney McCarter

From: Gabrielle Korman <gabriellekorman@gmail.com>
Sent: Tuesday, December 2, 2025 10:20 AM
To: CommDev
Subject: High Rise, Development in Lake Park

You don't often get email from gabriellekorman@gmail.com. [Learn why this is important](#)

Please stop building high rise and do not give waivers to developers. We the People do not want Lake Park turned into a city.

Respectfully,
Gabrielle Korman
Hawthorne Dr.
Lake Park, FL

Gabrielle "Gail" Korman

From: Gabrielle Korman <grandelady10@gmail.com>
Sent: Tuesday, December 2, 2025 9:48 AM
To: CommDev
Subject: High Rise - Development

You don't often get email from grandelady10@gmail.com. [Learn why this is important](#)

Please stop building high rise and more development in Lake Park. All this development is turning our peaceful town into a city. We all know what cities become....more crime, more corruption, a magnet for undesirable people.

Gabrielle Korman
Hawthorne Dr.
Lake Park, FL

Gabrielle "Gail" Korman

From: joanne ramsey <geishagirl127@yahoo.com>
Sent: Friday, December 5, 2025 4:39 PM
To: CommDev
Subject: Height restrictions, etc

You don't often get email from geishagirl127@yahoo.com. [Learn why this is important](#)

Dear Commissioners,

I find it very concerning that we are considering waiving height restrictions. It will ruin the quality of life for most of the residents. No one wants anything over 4 stories looming over their properties, casting shadows, restricting airflow, and holding in heat in our warmer months.

The only people who seem to want this are either business owners because they see more potential customers, but thats not necessarily true. Are these same business owners residents as well?

No one has ever answered the question of who is going to live in these buildings. Whats the target demographic. I have heard rumors, and I hope they are only rumors that some commissioners have received campaign contributions from developers. I believe

that to be a conflict of interest and unethical. I think transparency is needed on this issue before we go forward with any more of these big plans.

Furthermore I think it is downright reckless to have all these projects done by one developer. Especially one that has shown us that they cannot complete projects on time and do only what serves them, disregarding the needs of the taxpayer.

If this letter seems harsh, it is because I have been sitting back and observing and paying attention, and Im not pleased with where we are headed.

Its time to make better decisions.

Regards

Joanne Ramsey

[Sent from Yahoo Mail for iPh](#)

From: Charles Nicholas <cnicholas@lakeparkflorida.gov>
Sent: Friday, November 21, 2025 11:23 AM
To: CommDev <CommunityDevelopment@lakeparkflorida.gov>
Subject: PADD Survey Responses - Charles Nicholas

Hello Community Development,

I have completed and attached the PADD Survey by placing yellow dots on the photos that appeal to me when envisioning the future for our town.

In particular, I'm rooting for our town to get a train station; Tri-Rail would be an affordable train commute rather than Brightline, and it would provide access to our residents to travel the tri-county area, particularly to those who can't afford cars (including car payments, car insurance, and gas) and are unable to drive safely or at all (whether because of physical disabilities or invisible ones). It would also be a more environmentally sound way to commute long distances rather than by car and less time-taxing than commuting by bus. Furthermore, it would empower qualified individuals who wish to work alongside us in this town to do so if their commute would otherwise be too time-consuming by car or bus through traffic. Relatedly, providing train service here would provide more out of town visitors to visit Lake Park, the jewel of the Palm Beaches; public train service in this town would also provide convenient, affordable access to visitors who land at the Miami, Fort Lauderdale-Hollywood, and Palm Beach International airports (especially since airfare isn't cheap).

From more explicitly of a library worker's perspective, providing a Tri-Rail station in our town

From: Janet Grady <janetg329@yahoo.com>
Sent: Friday, December 5, 2025 8:14 AM
To: CommDev
Subject: Buildings no higher than 7 stories

You don't often get email from janetg329@yahoo.com. [Learn why this is important](#)
Good morning,

Put in place for a reason.....buildings no higher than 7 stories.

NO high rises. NO waivers. NO exceptions for developers. Please protect Lake Park its scale, safety, and quality of life.

Comments Received (see
markups)

TOWN OF LAKE PARK

PARK AVENUE DOWNTOWN DISTRICT (PADD) WORKSHOP



Saturday, April 26, 10 am
Town Hall Commission Chambers
535 Park Avenue, Lake Park, Florida 33403

Kimley»Horn
Expect More. Experience Better.

AGENDA



10:00 – 10:30 am

- Introductions
- Presentation from Town's Consultant

10:30 am – 11:30 am

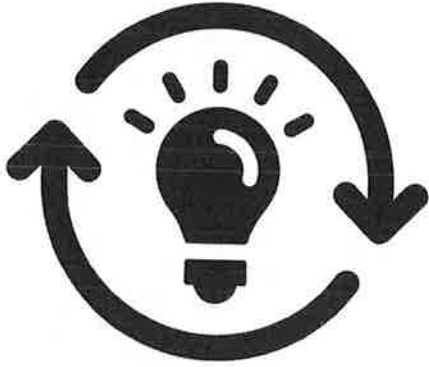
- Public Comment

11:30 am – 12 pm

- Interactive Engagement Exercise



PURPOSE

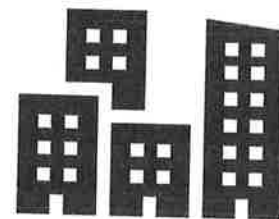


The purpose of the workshop is to present the findings of the Park Avenue Downtown District Study and to listen to the community to shape a shared vision for the Park Avenue Downtown District's future.

PADD BACKGROUND



- **2018-2021:** Workshops on Downtown
- **2022:**
 - **February:** Comprehensive Plan amendments
 - **July:** Zoning and land development regulations
- **2024 - October:** Town Commission PADD Workshop
- **2025 - March:** Kimley-Horn Engaged, PADD Study Process Initiated



PADD STUDY



STUDY

POLICIES &
REGULATIONS

EXISTING
CONDITIONS

SWOC ANALYSIS



PARK AVENUE DOWNTOWN DISTRICT PLAN, POLICY AND REGULATIONS

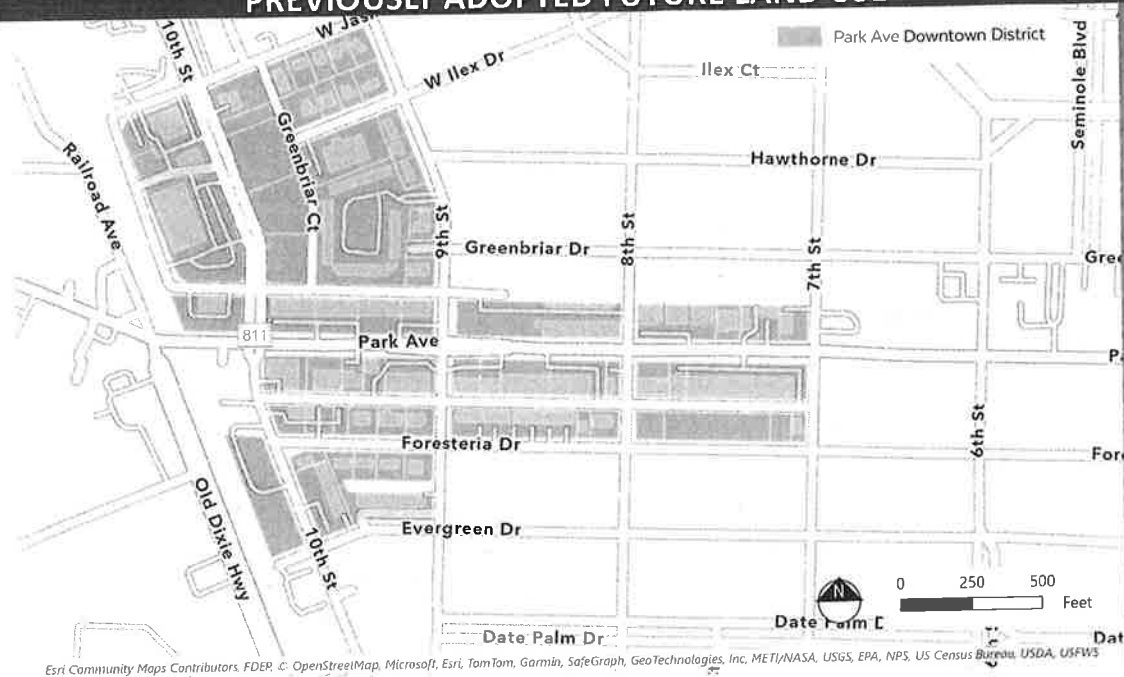
PREVIOUSLY ADOPTED PADD COMPREHENSIVE PLAN POLICIES

- Objective 12: Redevelopment of the Historical Downtown Area A Downtown Future Land Use Classification is established to facilitate the redevelopment of the historical Park Avenue downtown and the immediate surrounding area. This land use category **encourages a dense, vibrant, walkable mixed-use downtown** that combines residences, businesses, and civic spaces, and that is well-integrated into the surrounding neighborhoods. This land use classification is also intended to facilitate development that complements a future tri-rail station.
- Policy 12.1: The Downtown Land Use classification is implemented by the Park Avenue Downtown District (PADD) zoning district. The Downtown Land Use shall provide for the development or redevelopment of **compact residential and non-residential or mixed-use buildings to complement the existing buildings.**

PREVIOUSLY ADOPTED PADD COMPREHENSIVE PLAN POLICIES

- Policy 12.2: Within section 3.4.3 "Future Land Use Classification System," the Downtown Land Use provides for a density of **48 dwelling units per acre** (du/acre) and a **Floor Area Ratio (FAR) of 3.0** across the entire contiguous area.
 - **The Commission may approve a project greater than 48 du/acre** so long as the average density of development within the entire contiguous Downtown Land Use area does not exceed 48 du/acre, and is **consistent with the policies contained herein and meets the land development regulations.** The land development regulations shall provide for a maximum FAR of 3.0 for non-residential uses. Development of sites within the Downtown Land Use may exceed the maximum 3.0 FAR, so long as the average FAR for the entire Downtown Land Use area does not exceed 3.0, is consistent with the policies contained herein and as provided in the land development regulations.

PREVIOUSLY ADOPTED FUTURE LAND USE



PREVIOUSLY ADOPTED PADD COMPREHENSIVE PLAN POLICIES

- Policy 12.3: The land development regulations developed to implement the Downtown Land Use shall provide for **compatibility** of adjacent land uses by establishing criteria to address **buffering and to control the height and intensity** of structures to mitigate the impacts of development on adjacent zoning districts, particularly single-family districts.
- Policy 12.4: Development and redevelopment shall be supported by **publicly accessible civic spaces, walkable and bikeable streets**, and served by varied forms of public and private transportation.
- Policy 12.5: Development shall provide for and accommodate various **alternative mobility and micro-mobility options**, consistent with policies of the Transportation Element, to achieve the safe interconnectivity of vehicular, pedestrian, and other non-motorized movement, and promote sustainability.
- Policy 12.6: The Town shall continue to pursue a proposed **train station** location immediately adjacent to the Downtown future land use area, in support of its redevelopment and mobility goals.

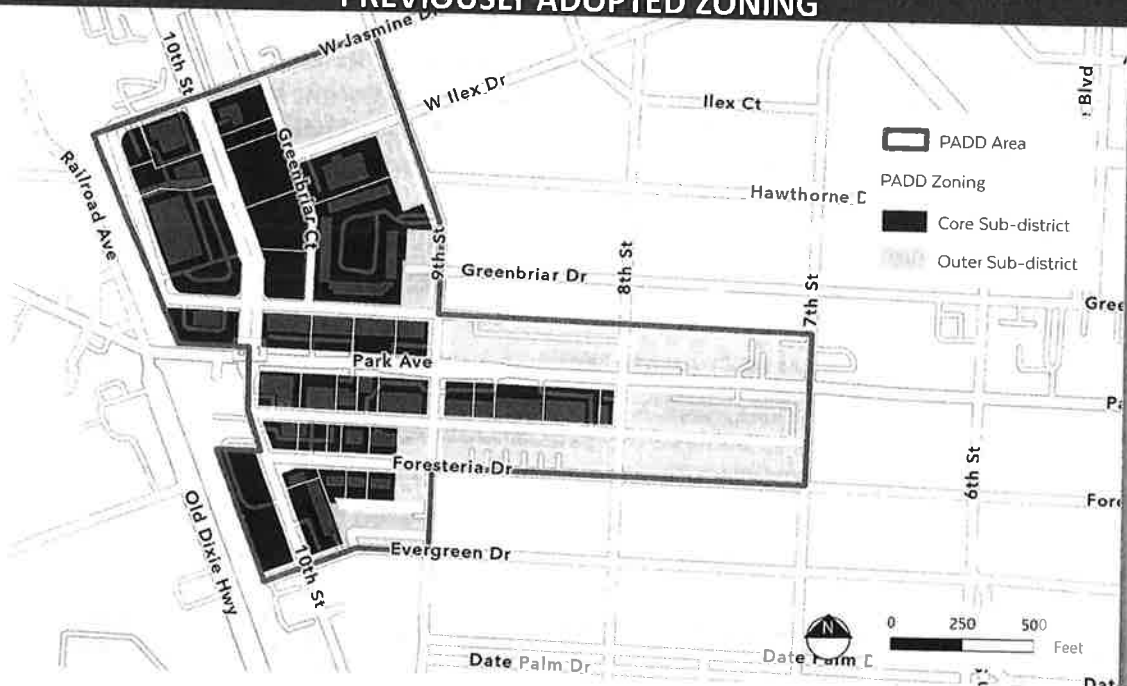
Previously Adopted Land Development Regulations

Sec. 78-70. Park Avenue Downtown District (PADD).

(a) *Purpose and intent.* It is the purpose and intent of the Park Avenue Downtown District to provide for the following:

- (1) Urban development which is reflective of early master plans for a small scale traditional downtown commercial area;
- (2) Buildings and structures that relate to the pedestrian environment at a human scale which, in conjunction with public investments, help to create a sense of place;
- (3) The reestablishment and redevelopment of an urban center offering a mixture of retail, personal service, commercial, office, and residential uses;
- (4) A pedestrian-oriented development pattern;
- (5) The concentration of a variety of uses, including live performance theaters, restaurants, brewpubs and breweries, offices, arts and crafts, and other retail uses to attract both residents and visitors to the Town's traditional downtown for specialty shopping and entertainment;
- (6) The prohibition of certain uses which do not support or enhance the specialty shopping, entertainment, arts district, or uses otherwise inconsistent with a pedestrian-oriented traditional downtown development pattern;

PREVIOUSLY ADOPTED ZONING



Previously Adopted Land Development Regulations

| TABLE 78-70-2 | Core Sub-District | Outer Sub-District |
|-------------------------------|--|--|
| Building Height | 2 stories minimum 12 stories (160 feet) + 20% building height* + 4 story parking structure* | 4 stories (56 feet) maximum |
| Building Coverage | | 90% maximum |
| Front Setback | | 15 feet (Maximum) |
| Side Setback (Interior) | 15 feet when adjacent to existing buildings | None, 15 feet when adjacent to single-family districts* |
| Side Street and Rear Setbacks | None | None, 15 feet when adjacent to single-family districts* |
| Parking Standards | Parking shall be located at the rear of the site | Parking shall be located at the rear of the site, except for townhouse driveways |
| Sidewalk Width (Minimum) | | 10 feet |
| Density | Maximum density shall be 48 dwelling units per acre. Commission may approve excess of 48 units provided that average density across the PADD area does not exceed 48 du/acre. | |
| * Waiver required | | |

Previously Adopted Land Development Regula



Off-street Parking Waiver
•Up to 10%

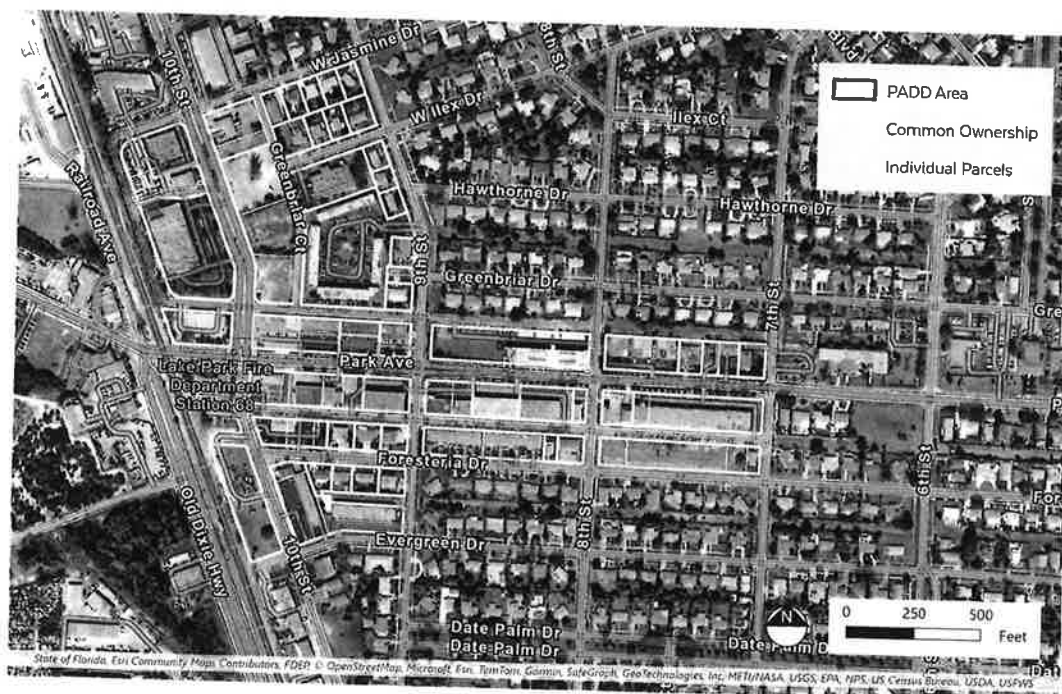
Building Height Waiver
•Up to 20%

Structured Parking Waiver
•4 levels or 40 ft excluded from max height

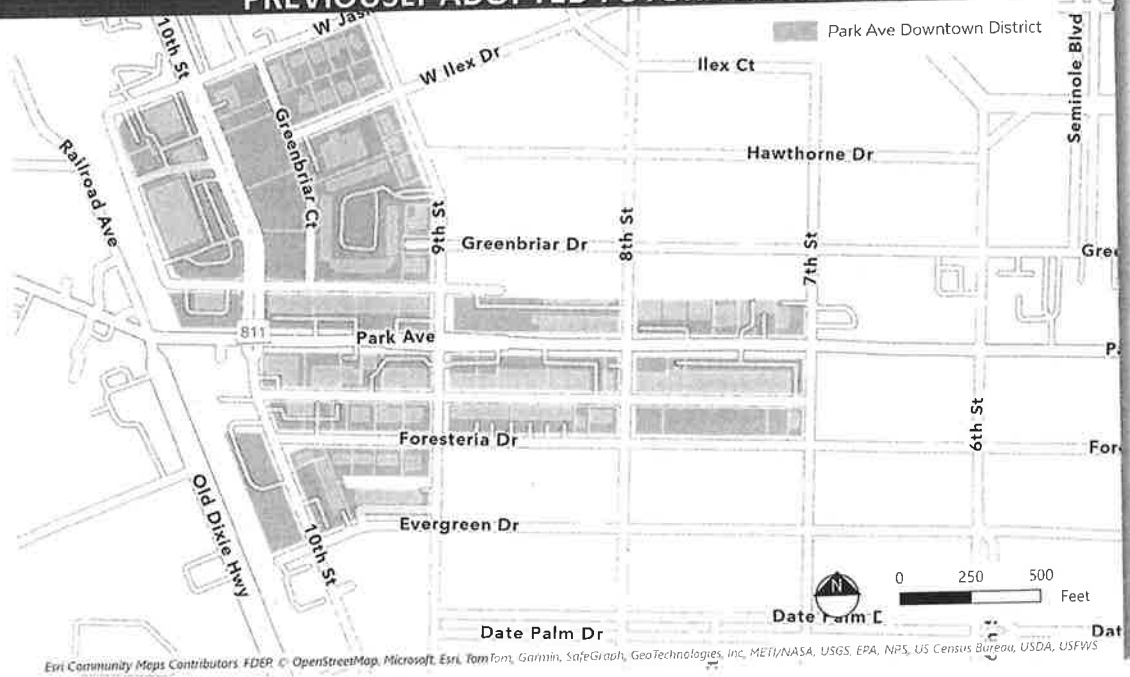
Landscape Waiver
•Replacement of species, quality or height



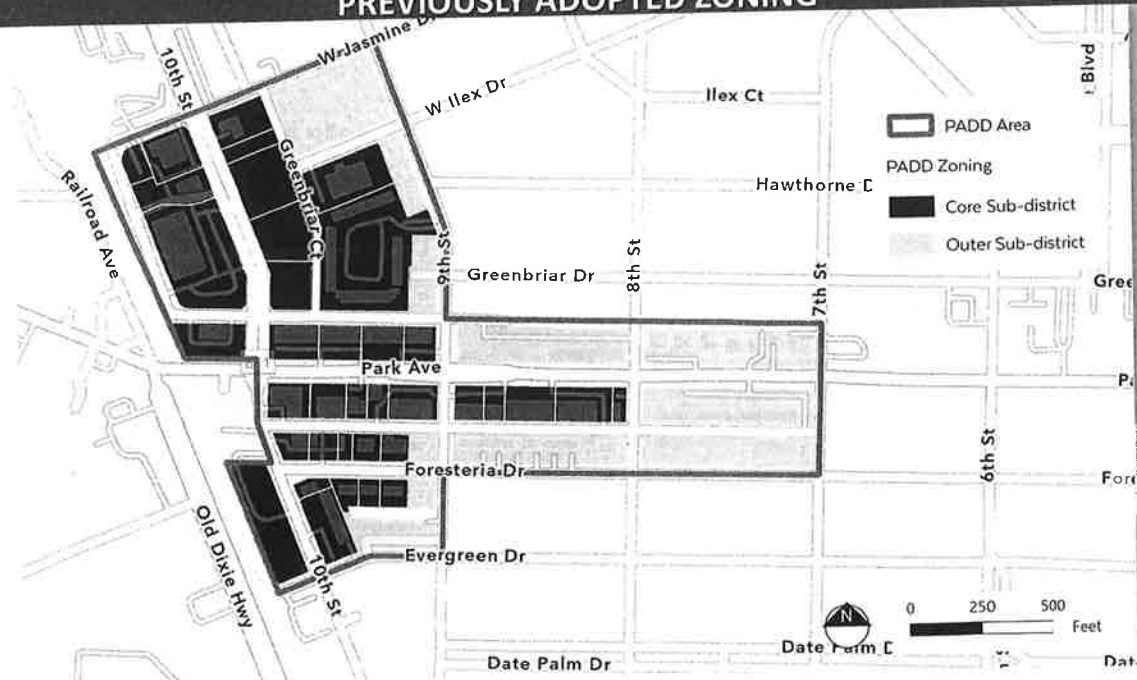
PARK AVENUE DOWNTOWN DISTRICT EXISTING CONDITIONS



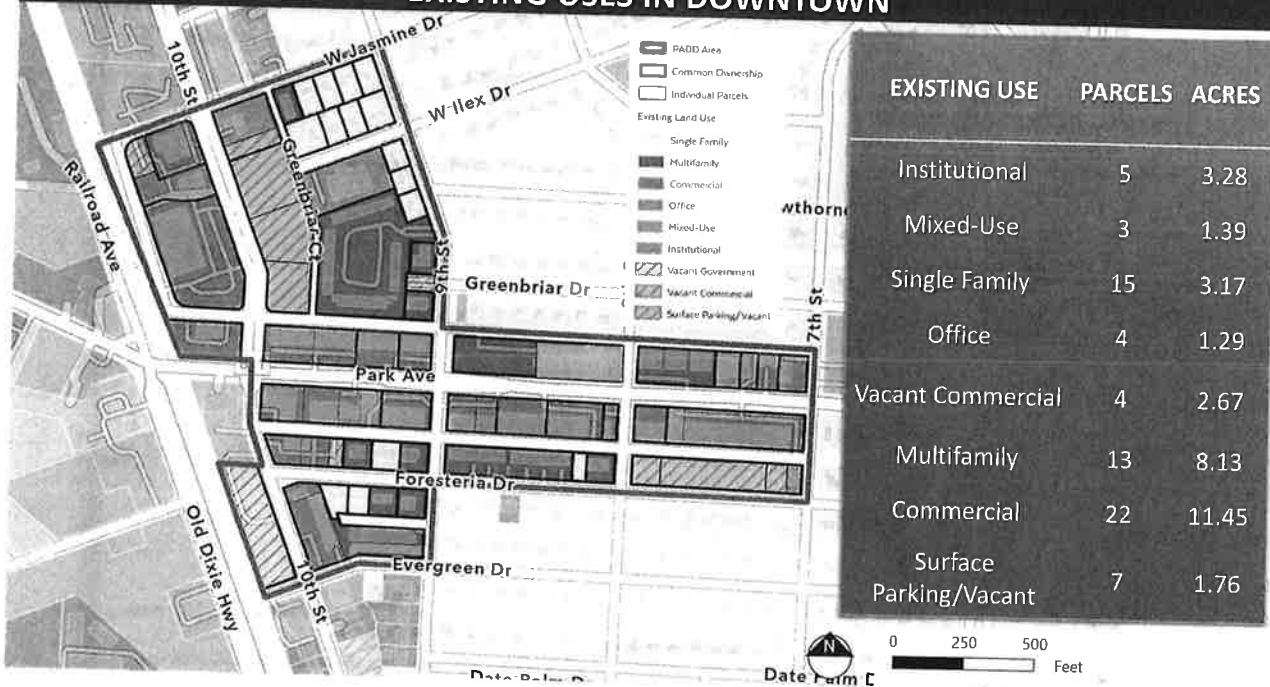
PREVIOUSLY ADOPTED FUTURE LAND USE



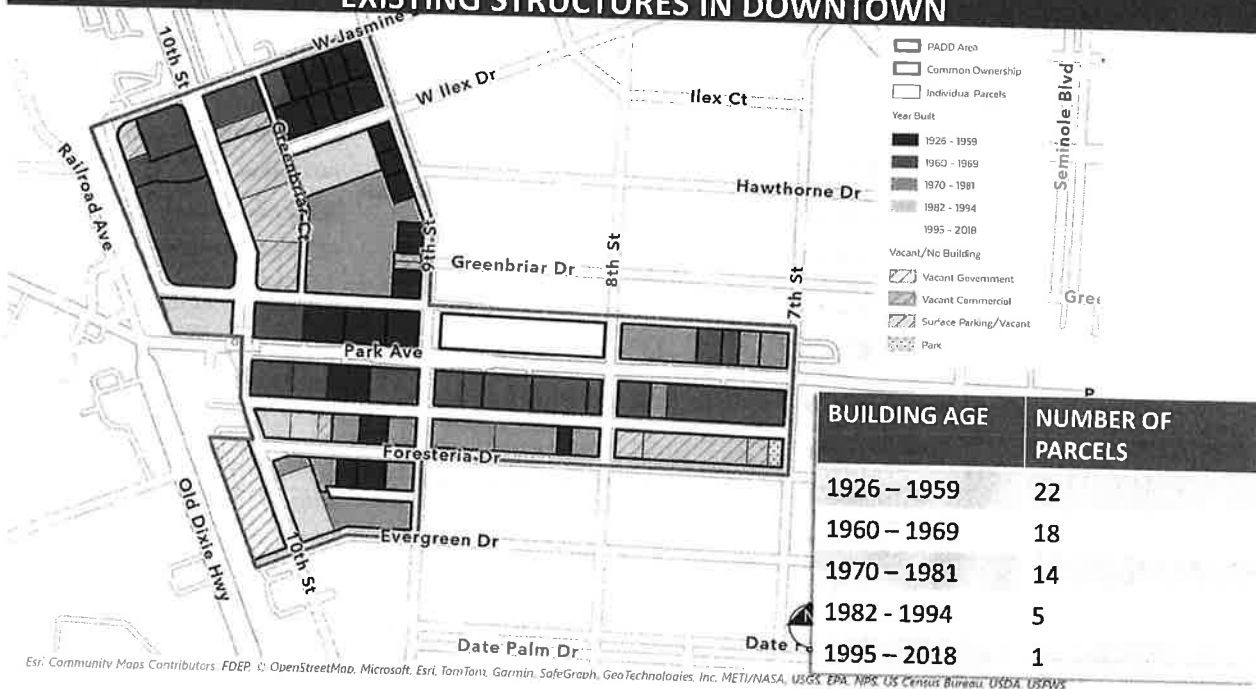
PREVIOUSLY ADOPTED ZONING



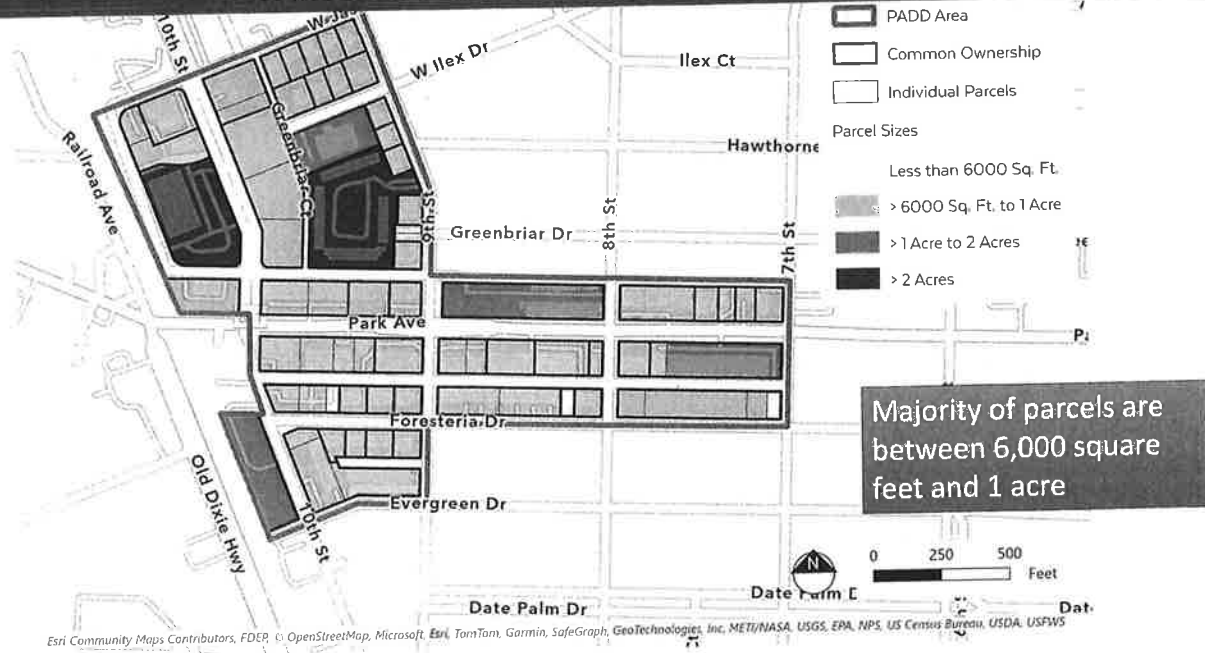
EXISTING USES IN DOWNTOWN



EXISTING STRUCTURES IN DOWNTOWN



PARCEL SIZE AND OWNERSHIP IN DOWNTOWN



PARK AVENUE DOWNTOWN DISTRICT LEVEL OF SERVICE

EXISTING UTILITY INFRASTRUCTURE



Wastewater:

- 1,361 ERC's required for 1,590 units (full built out)
- 229 ERC's available in Downtown
- 1,132 ERC shortfall
- Infrastructure improvements required to support reasonable or full development potential.

Transportation Development Scenario



| Existing Conditions | Full Buildout Residential | Full Buildout Non-Residential | Reasonable Buildout Non-Residential |
|---|---|---|---|
| 184,369 SF (0.127 FAR) | 1,590 units (48 units/acre) | 4.3 million SF (3.0 FAR) | 1.08 million SF (0.75 FAR) |
| Level of service C in the AM peak hour and E in the PM peak hour for Park Avenue. | Level of service C in the AM peak hour and E in the PM peak hour for Park Avenue. | Level of service F in the AM and PM peak hours for Park Avenue. | Level of service E in the AM and PM peak hours for Park Avenue. |

Transportation Considerations



Distribution and
location of land
use

Alternative
modes of
transportation

Coordination
with PBC on site
specific solutions

Limiting
development



PARK AVENUE DOWNTOWN DISTRICT MARKET ASSESSMENT

MARKET ASSESSMENT



| Type | Existing Demand | 10-Year Demand - LOW | 10-Year Demand - HIGH |
|------------------------|-----------------|-------------------------|--------------------------|
| Residential (units) | 3,486 | 3,237 | 4,099 |
| Retail (sq. ft.) | 9,942 | 14,142 | 15,261 |
| Office (sq. ft.) | 23,520 | 24,649 | 24,950 |

- Residential demand forecasts indicate modest growth.
- Retail and office space demand is limited, with overall demand not expected to grow significantly over the next 20 years.
- Due to minimal population growth is projected for the PADD area over the next 5 years.
- **County growth will impact growth in the PADD more than estimates project.**



PARK AVENUE DOWNTOWN DISTRICT Strengths, Weaknesses, Opportunities, and Challenges

Weaknesses and Challenges



Existing Weaknesses:

- Conflicting policies and regulations
- Special exception uses
- Utility Infrastructure
- Age of existing structures
- High rental-to-ownership ratios
- Regional visibility
- Lack of activity

Future Challenges:

- Application of density and intensity
- Application of height waiver
- Compatibility with surrounding uses
- Traffic impacts at build out
- Attracting mass transit operation
- Projected future demand
- Projected population growth

Strengths and Opportunities



Existing Strengths:

- Community character and history
- Urban form and grid network
- Future land use and zoning in place
- Proximity to metro areas
- Mix of housing
- Comparably affordable

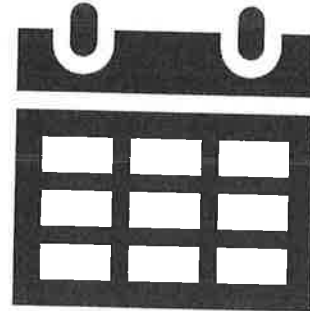
Future Opportunities:

- Vacant and redevelopment parcels
- Common ownership of parcels
- Regional housing need
- Dedicated transit site
- Alternative public parking strategy

NEXT STEPS



| Date | Task |
|----------------|--|
| April 26, 2025 | Public Workshop |
| May 2025 | Policy and text amendment recommendations |
| Summer 2025 | <ul style="list-style-type: none">➤ Planning & Zoning Board Meeting➤ Town Commission Transmittal➤ Town Commission Adoption |



THANK YOU

PLEASE PROVIDE ADDITIONAL WRITTEN FEEDBACK TO THE FOLLOWING CONTACTS

Ali Palmer – ali.palmer@kimley-horn.com

Ruben Cruz – ruben.cruz@kimley-horn.com

Please provide all written feedback by Monday, May 5, 2025, 5pm so that it can be considered in the preparation of the recommendations.

Kimley»Horn
Expect More. Experience Better.





PARK AVENUE DOWNTOWN DISTRICT INTERACTIVE STATIONS

LAKE PARK // LAND USE AND HOUSING

What do you envision for the Park Avenue Downtown District?

Place a yellow dot on images that capture your vision for the PADD.
Place a blue dot on images that do not align with your vision for the PADD.

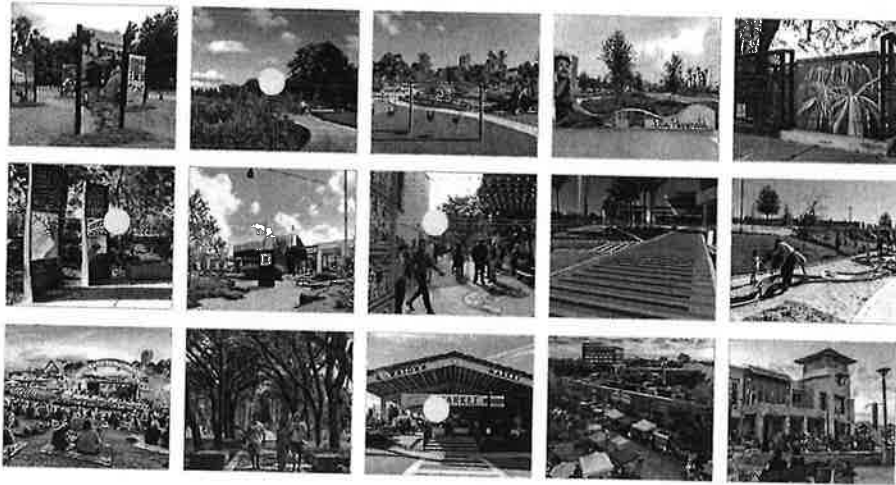


Please Note: Images are solely for illustrative purposes and to help collect input on visual preferences, all rights reserved to the respected copyright owners.

LAKE PARK // PUBLIC AND OPEN SPACES

What do you envision for the Park Avenue Downtown District?

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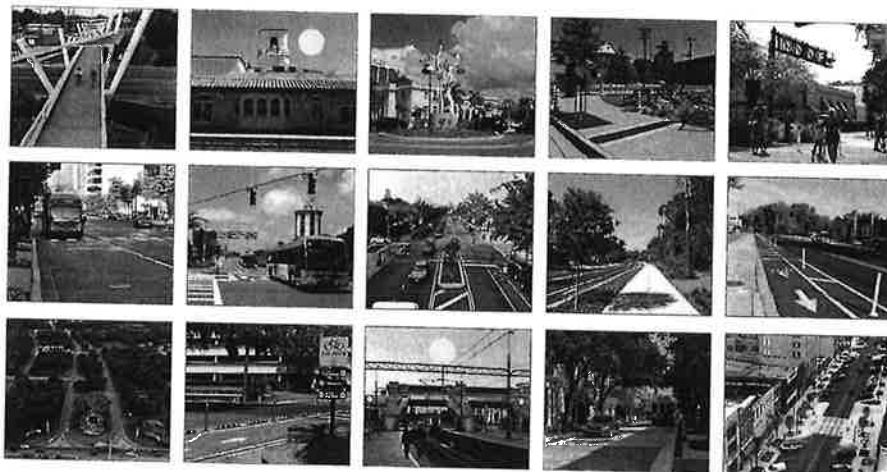


Kimley»Horn

LAKE PARK // MOBILITY AND CONNECTIVITY

What do you envision for Park Avenue Downtown District?

Place a yellow dot on images that capture your vision for the PADD.
Place a blue dot on images that do not align with your vision for the PADD.



Please Note: Images are solely for illustrative purposes and to help collect input on visual preferences, all rights reserved to the respected copyright owners.

From: Michael Steinhauer <pipestone1992@gmail.com>
Sent: Thursday, September 25, 2025 1:33 PM
To: Roger Michaud; John Linden; Michael Hensley; Judith Thomas; Michael O'Rourke; Richard Reade
Cc: Katia Zhestkova; Pablo Perhacs, JD, PhD, SciLaw; suelafontaine@aol.com; kbaptiste592@gmail.com Kervins Jean-Baptiste; Kelly Steele; Mary Taylor; Joanne Robin; Michael Steinhauer
Subject: Fwd: About the likelihood that the 10th and Park Avenue Highrise will be successfully occupied DRAFT DRAFT

Lake Park Commissioners, Town Manager, and Friends: I hope you are all well, and that you will consider responding to this email if only to confirm receipt. I know all Commission members and Richard have voiced their commitment to dialog with residents after a correspondence is received. Thank you!

I have finished watching a 30 minute YouTube video **about the current South Florida housing market, with a focus on condos.** Whether condos are rented or sold, it is a very sobering report and current as of only a few weeks ago. Information contained in the video directly highlights West Palm Beach. This video specifies the elements of a depressed housing market, forces I am sure you are aware of.

I thought it relevant to share with you, as we continue our **planning around the highrise project at 10th and Park Avenue.** I believe the information reported in the video has a direct bearing on our decision-making about the project and approvals as it currently stands. I am fearful that a large building may be erected and **remain mostly empty due to the market forces** contemplated in this video. To me, the housing market adds to the body of concerns for anticipating a positive long term outcome for the downtown project. For our deliberations, the notion of a 6 story building, limiting our exposure to the market elements discussed in this video, is advisable, while maintaining our small town culture.

I urge your consideration to watch and make note of the **threats to success of a high-rise**. Little can be worse than creating all the waivers necessary, construction headaches, resident unhappiness, and general inconveniences, while promises are unable to be fulfilled. **I don't think any of us want to envision an abandoned building towering over our small town, with little or no hope of revival, if and when the market should change toward the positive.**

I hope you will find this as insightful as I did. I appreciate your attention.
Good day. Michael

"Governor of Florida PANICS After South Florida Condo's RUIN the Market!

The housing market has shifted from boom to bust, with soaring inventory and waning demand dragging prices downward across the region. Vulnerable segments -especially condos and areas like Cape Coral and the broader South Florida metro - are seeing sharp declines due to rising insurance costs, extra repair assessments, and oversupply. If you are shopping for real estate now, some of these markets may pose serious risks to your investment. "

<https://www.youtube.com/watch?v=wgEKyXrMwxs&t=44s>

Michael J Steinhauer, BS, OTR/L, MPH, FAOTA
Resident and Secretary/Treasurer, Lake Park Society for the Advancement of Civic Engagement
435 Greenbriar Drive
West Palm Beach, FL 33403
Cell: 608-332-5547



From: Katia Zhestkova <ekaterinaz@hotmail.com>
Sent: Sunday, November 30, 2025 10:13 PM
To: Richard Reade; Roger Michaud; Nadia DiTommaso; Michael Hensley
Cc: Michael Steinhauer
Subject: Waivers for developers.

November 30, 2025

To:

Town Manager Richard Reade
Mayor Roger Michaud
Town of Lake Park

Subject: Public Inquiry Regarding Potential Developer Waivers — Transparency Needed Before Elections

Dear Town Manager Reade and Mayor Michaud,

On behalf of the Lake Park Society for the Advancement of Civic Engagement (SACE) — a resident-led organization representing 200+ active supporters — we are seeking clarification regarding any potential waivers, variances, or special exceptions being considered for development projects in the Park Avenue Downtown District (PADD) and surrounding areas.

The newly released Kimley-Horn report recommends a maximum of 7 stories within the Park Avenue and 10th Street PADD. While these recommendations provide guidance, they do not prevent the Town from granting waivers that could allow developers to exceed those limits in height, density, or intensity.

This concern is amplified by the requirements of the Town's Comprehensive Plan, which emphasizes preserving Lake Park's historic downtown character, human-scale development, community identity, and livability. Any waiver that increases height or density risks undermining these core principles.

Additionally, the Town is still navigating the consequences of the Marina P3 contract, a situation many residents view as disproportionately advantageous to the developer and restrictive for the Town. This example underscores why transparency, resident oversight, and strict adherence to planning standards are essential moving forward.

Election Context — Residents Deserve Clarity Now

With municipal elections approaching, it is crucial that residents know:

- Whether any waivers are being considered or negotiated at this time.
- Which specific waivers (height, density, special exceptions, bonuses) may be on the table.
- Where the Mayor stands on permitting such waivers, given his responsibility to uphold the Comprehensive Plan and protect community interests.

Residents cannot make informed decisions at the ballot box unless they know how development decisions are being handled now and how elected officials intend to vote on future waiver requests.

Developer Profit Must Not Be a Factor

It is essential to make this absolutely clear:

The profitability of a private developer should not—and cannot—be a determining factor in the Town’s decision-making.

It is not the Town’s responsibility to ensure that a developer’s project is financially viable or profitable. Developers purchase land knowing full well the existing rules, height limits, zoning classifications, and Comprehensive Plan protections that apply to that property.

If a project is not profitable *within the existing regulations*, the appropriate course of action is for the developer to adjust their project—not for the Town to alter its standards or grant waivers that compromise the community’s long-term interests.

The Comprehensive Plan exists to *protect residents*, not to guarantee profitability for private entities.

🔗 Accordingly, SACE respectfully asks:

1. Is the Town currently reviewing or planning any height, density, or intensity waivers for the PADD or adjacent areas?
2. If yes, what specific waivers are being discussed, requested, or anticipated?
3. Will residents receive timely public notice and an opportunity for meaningful input before any waiver is considered or approved?
4. How will the Town ensure that any waiver request aligns with the Comprehensive Plan and protects the historic character and human-scale design of our downtown?
5. What criteria will guide the Town’s decision to ensure that the public interest—not developer profit margins—is the priority?

SACE believes strongly that Lake Park’s future must be guided by transparency, civic engagement, and adherence to the Comprehensive Plan. Development decisions must prioritize the long-term well-being of residents, not the profitability of developers.

We appreciate your attention to these important questions and look forward to a clear and timely response.

Respectfully,
Lake Park Society for the Advancement of Civic Engagement (SACE)
