

Exhibit B

Testimony Before Lake Park, FL Commission

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Good evening.

Tonight, I want to address an issue that affects the very foundation of how we plan and protect the future of Lake Park—that is, the misuse of waivers and longstanding flaws in our zoning code, particularly in the Park Avenue Downtown District.

At Monday's meeting, the public discussion largely centered on building heights and parking, and you heard resident voices. But we need to address the underlying problem: our zoning framework has serious shortcomings, and it appears few meaningful steps have been taken to repair them.

This isn't just a resident concern—former planner and now Town Attorney Thomas Baird has repeatedly raised these issues in formal memos. For instance, he clearly has stated that the “bucket of units” approach—averaging 48 units per acre across the district—violates Florida Statute 163.3177(6)(a) and is inconsistent with Comprehensive Plan Objective 12 and related policies. He also warned that waivers allowing building heights up to 16 stories—tied only to structured parking—are built on undefined criteria, leaving the town legally exposed, and planning decisions vulnerable to challenge.

These aren't just small technicalities—they are fundamental breakdowns in how we ensure responsible, community-aligned growth.

The Kimley-Horn report confirms this. It points to vague language, undefined waiver benefits, and a lack of compatibility standards with surrounding neighborhoods. It reinforces what residents and legal counsel have been saying all along: the zoning code needs real reform, not just a mosaic of tweaks reacting to any developer who comes along.

So I wonder: why has our Zoning Department not acted on these issues sooner? Why were Attorney Baird's warnings not followed by corrective action? Why were flawed policies allowed to remain in place while developers made plans based on waivers and loopholes that contradict our town's vision?

We seek major changes made to the zoning code—changes that reflect the seriousness of the legal and planning issues now clearly documented. We sincerely hope that our

Planning Department has the leadership to take this on responsibly. Concurrently, given the complexity and the often politically tainted long-standing nature of these problems, we recommend that this forward-thinking composition of the Mayor and Commissioners hire a Kimley-Horn or another qualified planning firm, to help fix the code, establish clear standards, and ensure that all future development aligns with both the Comprehensive Plan and Florida law. This is just too important to get wrong.

Let's get this started!