

Exhibit B

For Inclusion
in minutes

Town

On Dec 2, 2019 our Planning & Zoning Board approved Resolution 97-12-19 to allow the Nautilus condo construction, WITH a condition that staging and storage of construction materials and equipment would be prohibited on the Forest-owned old Rosita's lot on the west side of US 1. The minutes of that meeting include, and I quote: **"Mr Terry clarified that the intent to use the Rosita's parcel was for an office and not for staging of construction materials. He stated that they were willing to work with staff to ensure this remains the case throughout the construction...."**

Two weeks later, during the 12/18 Commission's discussion of this proposed Nautilus Resolution, Commissioner Linden asked why the P & Z Board's recommended prohibition of construction staging or storage on the Rosita's lot wasn't included in the final resolution? Ms DiTommaso said the Developer would discuss it during their presentation, & the meeting minutes include a statement from KAST construction about "the logistics of staging equipment". Which didn't include any specifics. BUT, one of the slides in the Nautilus presentation that day (on pg 111 of the minutes) show the Rosita's lot with only a building on it, named "KAST Administrative Office". So I can only presume that the prohibition of staging & storage on the Rosita's lot was left off of the final Resolution, per the Insite presentation Dec 18 and Mr Terry's statement at the Dec 2 P&Z meeting.

But, the Rosita's lot has had lots construction equipment on it going back to Jan 2024 per Google Earth, and huge stockpiles of dirt growing on it for months - Some tarped, to contain the sediment, and some still not tarped. Take a drive by. I included some photos my handout today.

In the email I sent you all yesterday I asked: Did someone give the Nautilus project permission to use the Rosita's lot for this staging & storage ? If so, who & when, & Did the Commission know about it and approve it? No answer yet.

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Can Mr Reade or someone on the Commission please ask FPL that when they present their proposal for Phase 2 for adding over three hundred street lights to the town, that they include the initial installation and yearly operating cost differences between the options in four different areas which I included in my handout

**LEDs at 3000 Kelvin vs 2700 Kelvin (preferred). 2700 is what FPL placed in Lake Worth Beach in 2017 after those residents objected to the higher kelvin LED street lights. AND*

**between blue/white LEDs vs Amber (preferred), AND*

**between street lights without vs With shielding (preferred) , AND*

**Drop lens vs Flat lens (preferred)*

I know some of these environmentally favorable options may cost more, but at least, please request FPL's phase II proposal include the different costs so you can make the most informed decision. I've again attached a handout with several articles explaining best practices to utilize the benefits LED streetlights and to also mitigate their known adverse effects on humans as well as birds, pollinators & other wildlife. Please at least read the WLRN article I cited about how other S Florida towns are addressing this issue.

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The marina ofc has a collection point, but there's always used lines & sometimes hooks laying on the far end of the fishing pier, waiting to be blown or thrown into the water. Please install receptacles out there to further support the town's commitment to protecting our waterway. Details in the handout I've included.

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Why is the playground at Bert Bostrom Park closed and the gate locked during the day?

Thank you. Susan LaFontaine 10/8/2025

From: suelafontaine

To: Nadia DiTommaso, rmichaud@lakeparkflorida.gov, mhensley@lakeparkflorida.gov, John Linden, morourke@lakeparkflorida.gov, jthomas@lakeparkflorida.gov, Richard Reade, Thomas J. Baird
Tue, Oct 7 at 6:42 PM

Dear Ms DiTommaso, Mayor Michaud, Commissioners, Mr Reade & Mr Baird,

Is the storage of huge sand stockpiles & other construction equipment by the Nautilus 220 project on the Old Rosita's lot at Cypress Dr & the west side of US-1 (see photos attached) prohibited?

The P&Z Board's approval of Nautilus' Resolution 97-12-19 at their Dec 2, 2019 meeting had this prohibition as a condition of their approval. Excerpts from that meeting, starting on page 7:

"Chair Thomas spoke frankly about not liking the staging of this project at the Rosita's parcel on the west side of US-1 ... Chair Thomas explained that there was nothing in the packet that discussed the staging of material and wanted her concerns placed on the record. She wanted it as a condition of approval ..."

Mr Terry clarified that the intent to use the Rosita's parcel was for an office and not for staging of construction materials. He stated that they were willing to work with staff to ensure this remains the case throughout the construction...

Motion: Vice-Chair Schneider moved to approve the project ... and with a condition that the applicant coordinate with the Town with regards to an alternative construction staging site for the location and storage of construction materials and that the Rosita's site may be used for administrative purposes...

Motion passed 3-0"

(The 12/2/19 P&Z Board minutes are in the 1/6/2020 P&Z meeting agenda packet
@ <http://www.lakeparkflorida.gov/home/showpublisheddocument/6398/637145905097400000>)

Then at the Dec 18, 2019 Commission meeting, Commissioner Linden asked, on page 3 of the minutes:

Commissioner Linden asked if the staging of equipment and construction material had been discussed because it was not included in the conditions of approval as the Planning & Zoning Board had requested. Community Development Director DiTommaso explained that a logistic plan has been submitted and the Developer would discuss it during their presentation.

Mr. Brian Terry of Insite Studio and Larry Zabik of Zabik & Associates gave a presentation of the Nautilus 211 project (see Exhibit "C").

On page 4 of the minutes is this:

Mr. Mike McKonnel representing Kast Construction explained the logistics of staging equipment in the parking lots around the property. During hurricane season, the equipment would be secured from damage per their policy.

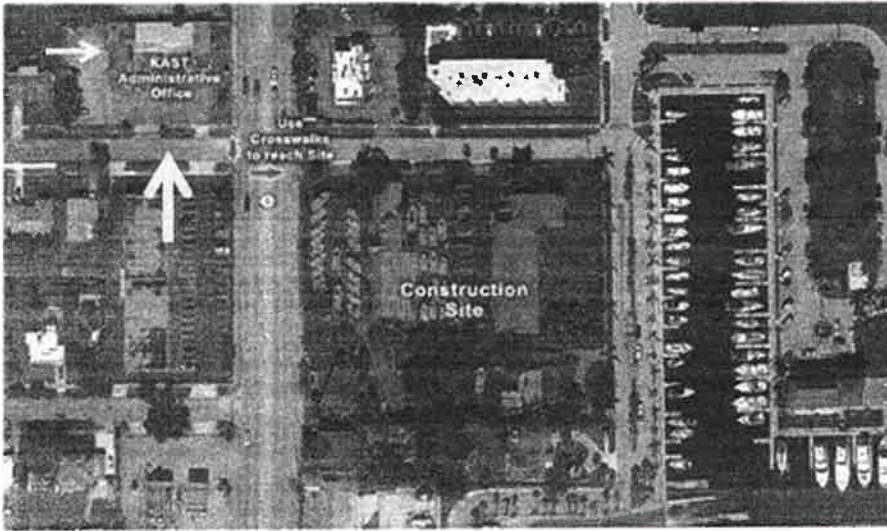
There's no record of what exactly Mr McKonnel said,

But on page 111 the applicant Mr Terry included the below, reconfirming what he had told the P&Z Board, that the Rosita's lot on the west side of US-1 would used for an administrative office:

891

Suzan LaFontaine
10/8/25

Top left corner: "KAST Administrative Office":



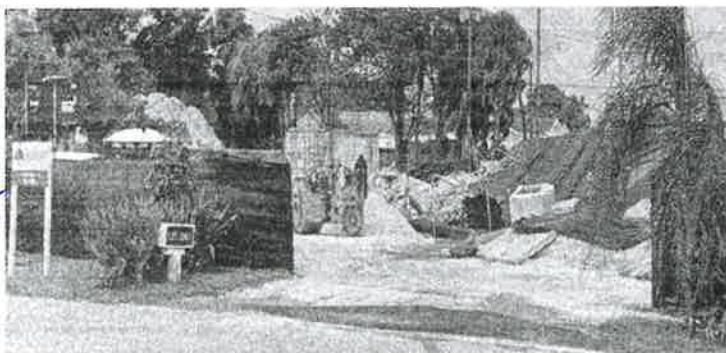
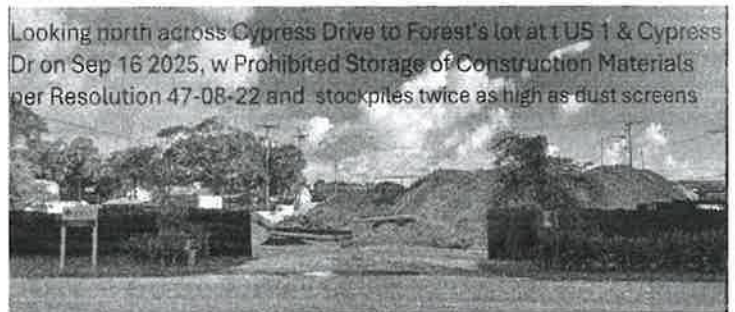
insite studio

Did someone give Mr Terry/Insite Studio/ Nautilus 220/ Kast Construction permission to use the Rosita's lot for construction storage? if so, who & when? Did the Commission approve it?

Give it a drive by to see for yourself. Attached are recent photos. The later photos shows Forest/Kast has now tarped some of the stockpiled dirt, (wind mitigation) but not the larger pile, and is storing even more equipment there
Thank you in advance for your clarification.

Sincerely,
Susan LaFontaine, 545 Evergreen Dr

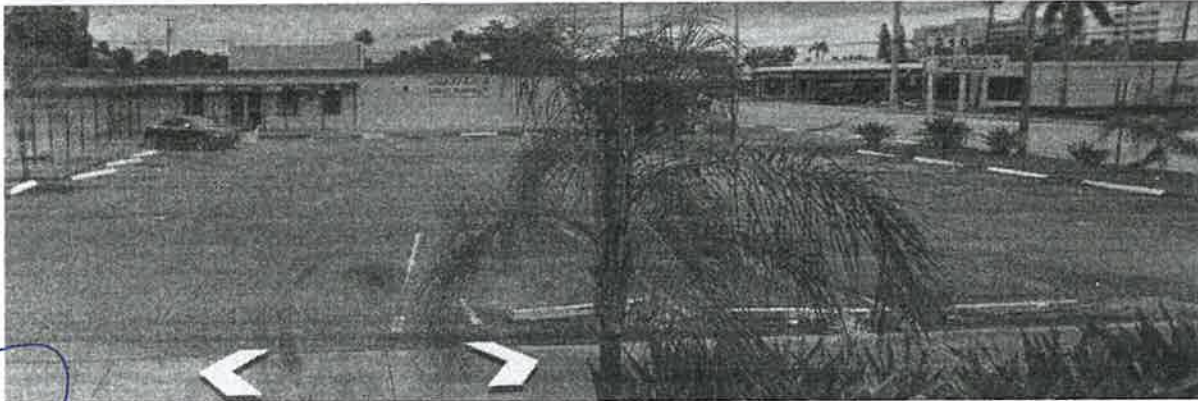
Photos from Sept 16 and Oct 2 & 4:



Google Earth photos
2016, 2022 + Jan 2024
→

Pg 2

Google Earth 114 Cypress Drive



Dear Commission,

Can Mr Reade or someone on the Commission please ask FPL that when they present their proposal for Phase 2 for adding over three hundred street lights to the town, that they include the initial installation and yearly operating cost differences between the options in four different areas which I included in my handout

**LEDs at 3000 Kelvin vs 2700 Kelvin (preferred). 2700 is what FPL placed in Lake Worth Beach in 2017 after those residents objected to the higher kelvin LED street lights. AND*

**between blue/white LEDs vs Amber (preferred), AND*

**between street lights without vs With shielding (preferred), AND*

**Drop lens vs Flat lens (preferred)*

I know some of these environmentally favorable options may cost more, but at least, please request FPL's phase II proposal include the different costs so you can make the most informed decision. The above four areas are because lower Kelvin, amber colored lights, light shielding, and flat light lens are all geared toward eliminating light trespass and reducing glare to drivers & pedestrians, also in reducing skyglow and the adverse effect of LED street lights on migrating birds & other wildlife, including pollinators, and on humans, per the American Medical Association.

Please read the articles I've cited here for a good summation about this issue, especially the May 2023 article of how other south Florida towns are addressing this issue, by searching "WLRN & Street lights."

"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. @ www.wlrn.org/news/2023-03-06/led-streetlights-are-energy-efficient-but-are-they-environmentally-friendly-its-complicated

Thank you. Susan LaFontaine

Oct 8, 2025

"AMA adopts guidance to reduce harm from high intensity street lights", @ www.ama-assn.org/press-center/ama-press-releases/ama-adopts-guidance-reduce-harm-high-intensity-street-lights, which includes "The AMA also recommends all LED lighting should be properly shielded to minimize glare and detrimental human health and environmental effects"

And **"LED Streetlight Glare – Causes & Solutions"** @ www.lightnowblog.com/wp-content/uploads/2022/10/Evluma_Glare_Whitepaper_092022-1.pdf

And **"Illuminating Safety: Harnessing Dark Sky Lighting for Crime Prevention"**, 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

SLF

Susan LaFontaine
10/8/25

"Improperly discarded fishing line accounts for many tragic entanglements of manatees, birds, turtles, dolphins, and other wildlife who often suffer from starvation, loss of limbs, and eventual death from infection, or ingestion of the line. Fishing line discarded in our waterways also fouls boat propellers and is a serious litter problem, especially around boat ramps and fishing areas."

Source: www.volusia.org/services/growth-and-resource-management/environmental-management/sustainability-and-resilience/florida-manatee/monofilament-recycling-program/

Dear Commission,

Most fishermen using the marina pier are responsible, but I'm out there several times a week **and there's always broken fishing line & sometimes hooks negligently left on the pier**, waiting to be blown or thrown into the water.

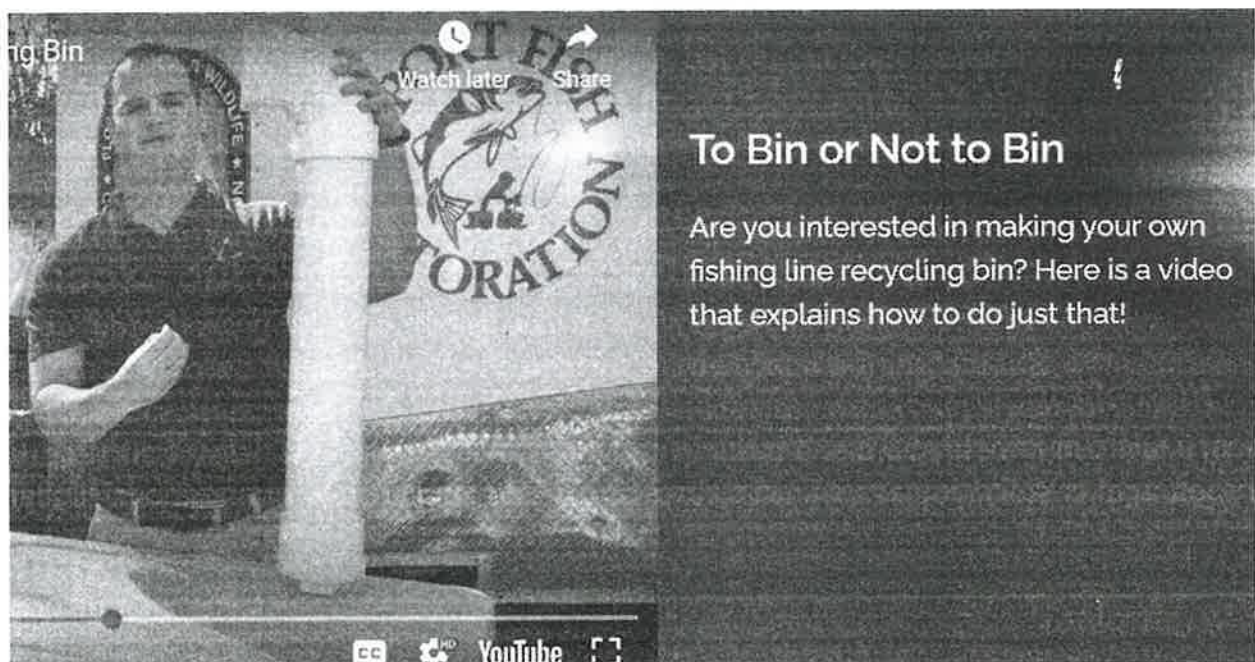
Can you please install a couple of receptacles to collect used fishing line & hooks out on the pier, especially at the far end? Fla Fish & Wildlife has a quick you tube showing an easy, cheap way to build these, at <https://mrrp.myfwc.com>.

The FWC website also says our marina office already has a monofilament recycling bin, Yeah! So installation of these receptacles out on the pier would make it more likely that all fisherman would use them, and would further the Town's commitment to protecting our waterway.

Thank you for your action.

Susan LaFontaine

10/8/25



pg 5