

Meeting Date 9-2-26

Commission

Cards must be submitted before the item is discussed!!

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

Name: Dana Herst
Address: WPB 53405 (953 Hansen St.)

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):

I would like to introduce myself to the Mayor + Commissioners
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.



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Name: Michael Steinhauer
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):

Budget + Consideration
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 A

Testimony Before Lake Park, FL Town Commission 9/02/2026

Public Comment on the '26-27 Town Budget re: Across the Board Merit Raises for All Staff

Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547

Private Resident / Lake Park Society for the Advancement of Civic Engagement

Good evening.

I will begin by expressing my appreciation with the budget presentation to residents on August 22nd. Richard's team has done a remarkable job reworking the budget proposal document for its ease of readability and understanding. The dialogue was especially welcome as it rarely happens here. Thank you.

I also note that budget workshops here have clearly demonstrated your collective concern about the impact on residents. Thank you.

I want to raise concern about the proposed budget provision that would provide all town employees with a 3% merit increase on top of a 2.5% COLA.

I absolutely support paying our employees fairly and recognizing good performance. Our staff members are important to the effective operation of this town, and we want to retain good people.

But I question whether **this is the right year for an across-the-board 3% merit increase**. That increase in compensation opens the door to all the additional costs that accompany higher salaries.

These "merit" increase BELIES the very intent and definition of what a merit is, when you give it to everybody. The very purpose of merit recognition becomes diluted and meaningless.

Amendment 3 is anticipated to pass. It could substantially reduce the taxable value available to municipalities. I believe a prudent local government should be cautious about creating permanent recurring expenses in light of the unknown.

The COLA already recognizes inflation and helps our employees maintain their purchasing power.

An employee's palatability to accept this idea is predicated on 4 considerations:

- a) Whether staff feel like their presence and work product makes a difference;
- b) Whether staff feel respected for the work they do, from the Commission to the Town Manager to the residents;
- c) Whether staff feel like their work environment is generally positive, safe, and happy;
- d) And whether the town shows its appreciation by spontaneous acts of support, like the extra days off for holidays.

Small town culture speaks to caring for each other. And I believe staff will understand and accept that the merit portion of the budget will require sacrifice. This isn't about being anti-employee. **It is about being pro long-term financial stability. Your courage in this decision will go a long way to addressing most of the other cost center challenges you currently face. Please think deeply about this.** Thank you.

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reputation

Exhibit B

Commission Comments

Mary Taylor, 209 Park Avenue

Good Evening,

I only have 3 minutes so I will be to the point, seems like Lake Park makes regular headlines, good, bad, long and sometimes ^{Miss Leading} ugly articles. The town's tumultuous times are not new, they began many years ago when a previous town manager decided what he wanted from this town and it didn't matter what or how residents felt about what they actually valued or needed and most importantly what they didn't want!

Integrate
Fast forward to today, we have a relatively new town manager, a qualified town manager, who inherited more adversity than Job. Seems we also have discontented commission members who do not appreciate some citizen comments, opinions or involvement. Well, it is not easy to sit out here either. My point is that our 2.4 square mile town, its' Commission, businesses, and developers were duped, lied to.....without experience or proper guidance, after years of trials and tribulations a surprise, 25 story building rose out of our public land... it's here and now part of our town to embrace, Our eyes are now open, the Marina should be handled like the treasure that it is! The future proposed developments can be modified or rejected. We have a Comprehensive Plan in place, it is possible to adjust height lower as well as higher as some local municipalities have done.

Lake Park Residents once trusted the P&Z BOARD and THE COMMISSION, but I doubt now, you will find many that trust either, without reservations. It is up to you COMMISSIONERS and BOARD MEMBERS, to regain the residents' trust and respect.

Please listen to the voices out here, on social media, NEXTDOOR, FACEBOOK the etc.

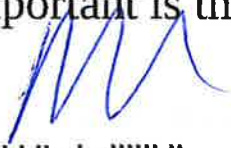
Please focus on your BASC responsibilities, the daily services, you were elected to monitor and provide: Public Safety, enforce the 25mph speed limit by methods used commonly to enforce speed limits. Public Works, see that the trash is collected on time and maintain our streets, sidewalks and ensure the cleanliness of public property.

Shabby

We all have personal grievances, but they take up precious time and they don't help solve problems, there is important work to be done that affects 9,000 residents.

8 fidelity

The basic responsibility of a local town government is to provide essential daily services and maintain public safety for its residents. Core public services include: Public Safety, run local police and fire departments to protect residents, Public Works to manage water systems, sewage treatment and trash collection. And Infrastructure maintenance of local roads, sidewalks and street signs.? How important do you think that they are to the residents of our Town? Commissioners, how important is the delivery of these core services to you?



451-205-000814

I will use myself as an example, but I assure you I could easily fill this room with like minded individuals.

FMT CO CUST, IRA
209 PARK AVE
LAKE PARK FL 33403-2701

Public Safety, as a commissioner and more importantly as a citizen, I have consistently advocated enforcing the 25 mph speed limit on all of the town's roadways. It is not enforced because the commission has never considered using the changes, physical methods required to accomplish the job.

If you wish to receive this information electronically in the future, please visit fidelity.com/mailpreferences.

Public Works, as a commissioner, I voted to increased cost to garbage services, and stormwater management and infrastructure. But I have yet to see consistent, improved service. The maintenance of roads and sidewalks is visibly ongoing but has a long way to go.

POINT IS,

so much time and effort has been wasted over the years trying to add



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Name: Sue L Fontaine

Address: 545 Evergreen

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Hq PAID

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Susan LaFontaine
545 Evergreen Drive

Lake Park Commission Sept 2, 2026

Exhibit E

Agenda item #9: Public Noticing Requirements & PADD Uses – Workshop or Regular Town Commission Meeting

I'm still troubled by the fact that the town's P&Z Board has never had an opportunity to publicly review & discuss the **final** K-H Report which was released ten months ago in November 2025. Nor have they heard public comment about that final report, nor had an opportunity to make their recommendations for changes to our Comprehensive Plan and Land Development Regulations (LDRs). This is in direct contradiction to the timeline that was laid out in the Kimley-Horn Work Order Agreement in April 2025, and more importantly, it ignores the town ordinance Section 55-63 (1) I, which states "**The P&Z board** shall conduct public hearings to gather information necessary for the drafting, establishment, amendment and maintenance of the various elements of the town comprehensive plan and provisions of these regulations." Commission and staff dialogue during public meetings on June 2 and Oct 8, 2025 also stated that when the final K-H report was released it would be presented to the P&Z Board for their review and recommendations, and after that it would be presented to the town commission. But it's never been discussed at a P&Z Board meeting. It's skipped that step and gone directly to you. (I've quoted those meetings in the attachment to my public comment today so they're part of this record.)

Maybe you can ignore the K-H work order agreement timeline, and the statements made by the mayor, town manager, and Community Development Director.

But if you don't follow your own ordinance for the process required for changing the Comprehensive Plan and LDRs, don't you risk those changes being challenged or nullified down the road?

I believe that you should schedule public workshops now to address ALL of the findings and recommendations, and the changes made between the initial and final Kimley-Horn reports, rather than just reviewing this one little section about permitted and special exception uses of our downtown's sub-districts (Park Avenue Downtown District-PADD). That way, when the SB 180 moratorium provisions hopefully expire on Oct 1 next year in 2027 you'll have already heard from town residents and business owners, the Planning & Zoning Board & the Commission's recommendations will have already been drafted into ordinance format, and you'll be ready to vote and on those resolutions on Oct 2. Rather than waiting to begin that whole process until Oct 2027.

Sources of statements made above:

looks to me like they're SKIPPING a required Planning & Zoning (P&Z) Board Review. I say this because (1) According to Lake Park's Community Development Director, Nadia DiTommaso's statements at the Oct 8, 2025 Commission meeting, starting at time 2:02:40, and specifically at 2:04:14:

"What I'm hearing this evening is there may not be a desire to have an additional meeting, and if that's the case, their next step per the contract would be to proceed to P&Z Board & the Local Planning Agency with their recommendations that are drafted into Ordinance format."

Mayor Michaud: "Yes".

Town Manager Reade: "And then following that would be to the Town Commission".

MS DITOMMASO: "Correct. " End of quotes.

(The video is available via the town's municode link, @

<https://lakepark-fl.municodemeetings.com/bc-cc/page/special-called-commission-meeting>)

(2) According to the schedule in the Kimley-Horn Work Order Agreement 4/16/2025, on pgs 3-4 @ ITEM-Attachment-001-

c506aeb2d0f2442f922f32fecff8b360.pdf, after the "Policy & Text Amendments FINAL Version" was completed it was to go the P&Z

Board/Local Planning Agency. Then, after that, it goes to the Town Commission.

(3) Also, in Lake Park's town ordinance, Section 55-63, (1) i.

"The planning and zoning board shall conduct public hearings to gather information necessary for the drafting, establishment, amendment and maintenance of the various elements of the town comprehensive plan and provisions of these regulations. "

@ Chapter 55 - COMMUNITY DEVELOPMENT | Code of Ordinances | Lake Park, FL | Municode Library

(4) At the June 2, 2025 Joint P&Z Board/Commission meeting, when K-H presented their initial report, Town Manager Reade stated (at approximately 2:24:40 on the YouTube video): "So going forward we'll expect to receive policy and land development code text amendments as draft from Kimley-Horn ... the 2nd draft of the text amendments would be available and then somewhere in the August timeframe most likely, the P&Z Board would hear the proposed Comprehensive Plan amendments and Land Development Regulation amendments. From there, if there's a recommendation by the P&Z Board it would then be presented to the town commission for review."

(No video is avail currently on town website for that meeting, @

<https://lakepark-fl.municodemeetings.com/bc-pz/page/planning-and-zoning-board-joint-workshop-town-commission>

The Final K-H report came out in Nov 2025. The P&Z Board met 1/5/26 but the K-H report wasn't on that agenda. The P&Z Board has not had an opportunity for independent, public review and discussion of the