

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