



Town of Lake Park
PUBLIC COMMENT CARD

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
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- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

Meeting Date 03/05/2025

Cards must be submitted before the item is discussed!!

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

Name: MRS SULLIVAN

Address: 348 FAARLER BLVD

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):

ON-HAND OUT ON MANY ITEMS TO

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.

✓
* James spoke on Her Behalf.



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Meeting Date March 5, 2025

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

Name: Katia Zhestkova (Zhestkova)
Address: 1018 7th Street

If you are interested in receiving Town information through Email, please provide your E-mail address: ekaterina26@hotmail.com

I would like to make comments on the following Agenda Item:

New development + zoning

I would like to make comments on the following Non-Agenda Item(s):

zoning change Downtown

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.

PETITION TO THE CITY COUNCIL OF Lake Park, Florida

Opposing High-Rise Construction on 10th and Park Ave. and Requesting a Height Limit of Six Stories in Downtown area.

We, the undersigned residents of Lake Park, Florida strongly oppose the proposed high-rise development at 10th Street and Park Avenue and urge the City Council to protect our community by changing the zoning to a maximum building height of six stories in the Downtown area of Lake Park.

Reasons for Opposition:

1. Loss of Privacy & Neighborhood Integrity:

- The proposed 16-story high-rise buildings will directly overlook single-family homes, creating a severe invasion of privacy for homeowners.
- A height limit of up to six stories would provide a more balanced development while maintaining privacy.

2. Decline in Property Values:

- Single-family homes will become less desirable due to high-rise congestion, reducing home values.
- High-rise developments reduce privacy, block sunlight, increase noise pollution, and create aesthetic mismatches, all of which lower property values.
- Studies show that single-family homes located near high-density apartment complexes appreciate slower and often lose 10-20% of their value compared to those in low-density neighborhoods.

3. Traffic Overload & Infrastructure Strain

The proposed high-rises with 595 units will generate between 3,570 and 5,950 additional vehicle trips per day, adding approximately 900 to 1,200 new cars to the area.

Severe congestion will occur on 10th Street and Park Avenue, leading to:

- Longer commute times and traffic bottlenecks.
Increased cut-through traffic in single-family neighborhoods.
- Emergency response times (fire, police, and medical services) will be negatively impacted, potentially endangering lives.
- Road conditions will deteriorate faster, requiring costly repairs due to higher traffic loads.
- The existing infrastructure, including roads and public transit, is not equipped to handle the additional burden.

4. Parking Shortage and Neighborhood Overflow

The new development includes only 728 parking spaces for 595 units, which is insufficient.

- A well-planned development should provide 900-1,200 spaces to accommodate residents, visitors, and service vehicles.

The shortage of 172-472 parking spaces will lead to:

- Residents parking in surrounding neighborhoods, blocking driveways, fire hydrants, and sidewalks.
- Increased traffic hazards, making our streets unsafe for pedestrians, cyclists, and children at play.
- Emergency vehicle access issues, endangering residents.
- Overflow from delivery vehicles, service workers, and visitors, further clogging nearby streets.
- Increased potential for crime, as poorly lit overflow parking areas attract vehicle break-ins and vandalism.

5. Destruction of the Town's Historic Character & Decline in Family Appeal

Overly tall buildings will dominate the skyline, overshadowing the rich history and architectural heritage that defines our town and making it less attractive for families seeking a peaceful, close-knit community. Lake Park has long been celebrated for its historic character, small-town charm, and unique sense of place, all of which are at risk of being permanently altered by this development. The loss of this small-town feel may deter families from moving to the area, reducing long-term community investment and shifting the neighborhood demographic toward transient renters rather than long-term homeowners.

6. Potential for Neglect and Mismanagement

- The Forest Development group that is offering to build this project does not have the experience building and managing projects of this magnitude. They have never managed a property of almost 600 units, and they do not have any rental projects this big or even close in Florida. **The lack of experience significantly raises the risk of future mismanagement.**
- The addition of almost 600 rental units will alter the town's demographic balance, increasing transient populations and reducing long-term homeownership. This shift could lead to a weakened sense of community, decreased investment in local businesses, and a potential rise in crime rates due to a lack of stable, vested residents.
- Many high-rises start as luxury apartments but decline over time if maintenance and funding issues arise.
When high-rises turn into lower-quality rentals, it often leads to:
 - Higher tenant turnover and fewer long-term residents.
 - More transient populations, reducing community stability.
 - Increased crime rates if buildings are not properly managed.

Our Request to the City Council:

1. We request the City Council to amend zoning regulations to cap building heights at six stories (including the garage and commercial areas) in the Downtown of Lake Park.

This compromise allows for reasonable growth while protecting the community's quality of life.

2. Reject the current proposal of Residence on 10th and Park Ave. unless it is modified to meet a six-story height limit.

3. Require a full traffic impact study before approving any large-scale development.

We call on the City Council to listen to the voices of residents and take immediate action to protect our community.

[Start a petition](#)

change.org

[Start a petition](#)

Congratulations on starting your petition!
Take steps to strengthen it.

Petition Strength**9**

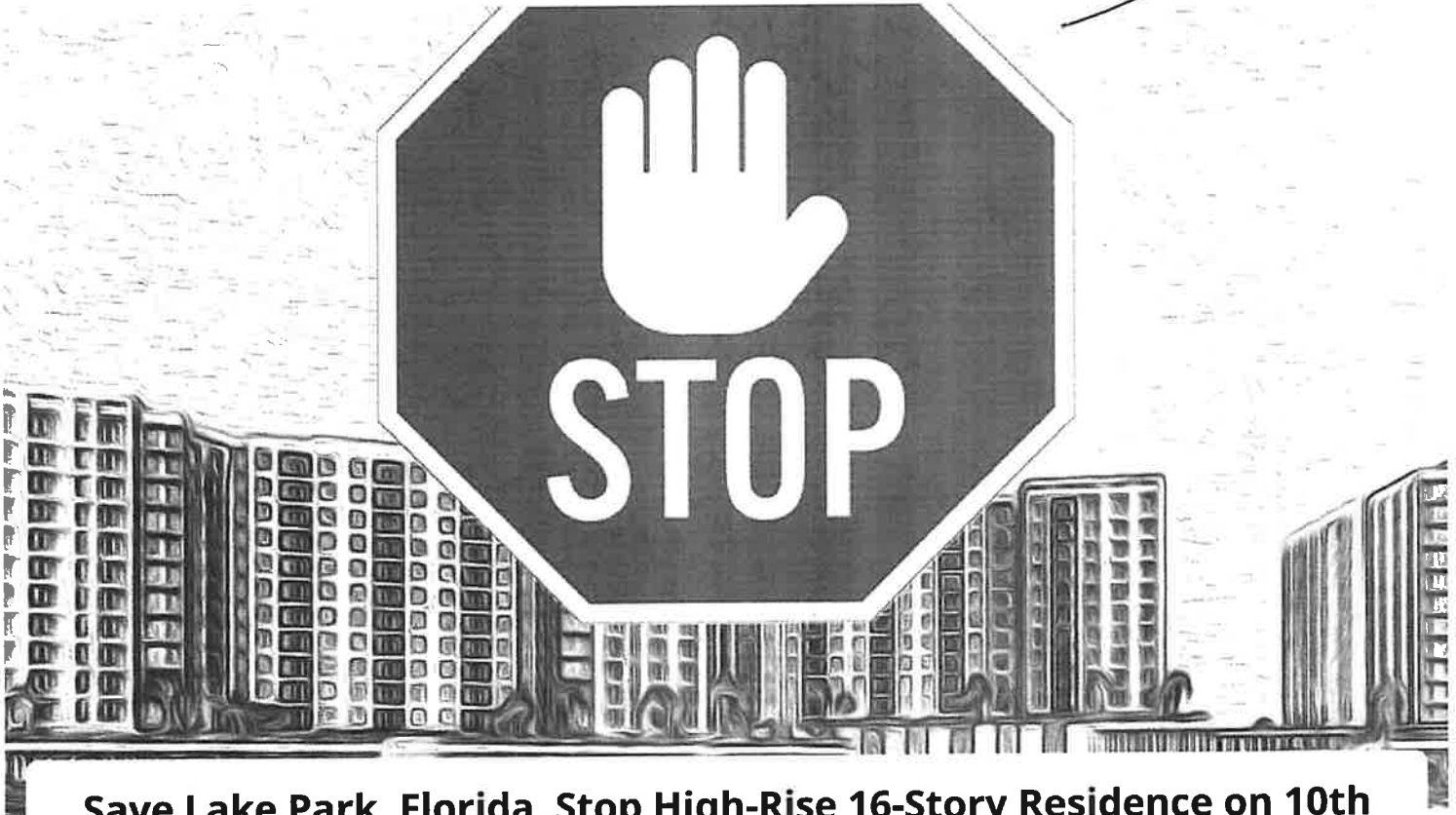
Good

Start an image test

Upload a few images and we'll find the one driving the most signatures.

[Start Smart Image test](#)

*petition is
On going*



Save Lake Park, Florida. Stop High-Rise 16-Story Residence on 10th

[Share this petition](#)**151**

Verified signatures ▾

fredrick frument [fredrick frument](#) · 1 hour ago[Mitch Hutchinson](#) · 2 hours ago[John F Meskiel](#) · 2 hours ago[Monics Morris](#) · 22 hours ago

Ver

[Decision Makers: Lake Park Council +1](#)[2 Updates](#)

The Issue

It's time for homeowners to act before it's too late! Let's save our town!

petition_signatures_jobs_490442055_20250305194405

Name		State		Country	Signed On
katia zhestkova		FL		United States	2025-02-27
Matthew Ross		FL		United States	2025-02-27
Leonid Davidovich		OH		United States	2025-02-27
Richard Marqua		CT		United States	2025-02-27
Savannah Carr		FL		United States	2025-02-27
N Wat		FL		United States	2025-02-27
Yuri Shur		FL		United States	2025-02-27
Timothy Toomey		FL		United States	2025-02-27
Andrea Ortega		FL		United States	2025-02-27
Katharine Flanagan		FL		United States	2025-02-27
Scott Boller		FL		United States	2025-02-27
Charlie Scott		FL		United States	2025-02-27
Mandi Self		FL		United States	2025-02-27
Ellen Avola		FL		United States	2025-02-28
Nancy Lubersse		TX		United States	2025-02-28
Gloria Madison		FL		United States	2025-02-28
Nicholas Davidovich		FL		United States	2025-02-28
Alexandra Moss		FL		United States	2025-02-28
Bill Ortlip		FL		United States	2025-02-28
Barbara canipe		FL		United States	2025-02-28
Nega Getachew		VA		United States	2025-02-28
Kathy Soufis		FL		United States	2025-02-28
Paul English		FL		United States	2025-02-28
Dudlynn Fleurant		FL		United States	2025-02-28
Kayla Green		FL		United States	2025-02-28
Joanne Frazzini		FL		United States	2025-02-28
Cynthia J Krantz		FL		United States	2025-02-28
susan roberts				United States	2025-02-28
Rita Young		FL		United States	2025-02-28

Adam Alcover	FL	United States	2025-02-28
Jennifer Ellis	FL	United States	2025-02-28
Candy Baublitz	FL	United States	2025-02-28
Brenda Choi	NV	United States	2025-02-28
Robert Katz	FL	United States	2025-02-28
Elizabeth Drew	FL	United States	2025-02-28
cecil slayton	FL	United States	2025-02-28
Lisa Connell	FL	United States	2025-03-01
Jeff Murray	FL	United States	2025-03-01
Joanne Ramsey	FL	United States	2025-03-01
Kaylee Eickhoff	FL	United States	2025-03-01
Joshua Wible	FL	United States	2025-03-01
Grisel Rosario	FL	United States	2025-03-01
Andrea Harrison	FL	United States	2025-03-01
Jesse Prinzing	FL	United States	2025-03-01
Steven Hamilton	FL	United States	2025-03-01
Thomas Gidus	FL	United States	2025-03-01
Ralph Moscoso	FL	United States	2025-03-01
Manuel Cacdac	FL	United States	2025-03-01
Alison Frances	FL	United States	2025-03-01
Lisa Gallagher	FL	United States	2025-03-01
Bobbie Jo Smith	FL	United States	2025-03-01
Lisa Wilson	FL	United States	2025-03-01
Rita Budnyk	FL	United States	2025-03-01
Michael Steinhauer	FL	United States	2025-03-01
Donnally castillo	FL	United States	2025-03-01
Mary Miller	FL	United States	2025-03-01
Samantha Martino	FL	United States	2025-03-01
Kristen Sebris	FL	United States	2025-03-01
Samantha Southwood	FL	United States	2025-03-01
Vicki Comstock	FL	United States	2025-03-01
gail Stern	FL	United States	2025-03-01

Zhao Guo	FL	United States	2025-03-01
Sodna Paul	FL	United States	2025-03-01
Kirstyn Marozzi	FL	United States	2025-03-01
Patti Tate-Stoutt	FL	United States	2025-03-02
Sarah Dingle	FL	United States	2025-03-02
Christa C	FL	United States	2025-03-02
BETTY COOK	FL	United States	2025-03-02
Margo Kameron	FL	United States	2025-03-02
Panela Chanitz	FL	United States	2025-03-02
Doug Walker	FL	United States	2025-03-02
Pablo Perhacs	FL	United States	2025-03-02
Andrew Floyd	OH	United States	2025-03-02
Laura Davison	FL	United States	2025-03-02
Isis Caro	FL	United States	2025-03-02
jeff struble	FL	United States	2025-03-02
DARREN THIRBENNY	FL	United States	2025-03-02
Silvanucci Orienture	FL	United States	2025-03-02
kendra zellner	FL	United States	2025-03-02
Liz Detter	FL	United States	2025-03-02
Alexandra Witt	FL	United States	2025-03-02
Angie Wegner	FL	United States	2025-03-02
Patricia Roche	FL	United States	2025-03-03
Rebekah Faivus	FL	United States	2025-03-03
Erin Nysse	FL	United States	2025-03-03
Rosemary Sharkey	FL	United States	2025-03-03
Lindsey Kane	FL	United States	2025-03-03
Amanda Rogers	FL	United States	2025-03-03
Ana Brandes	FL	United States	2025-03-03
Taura Wible	FL	United States	2025-03-03
Daniel Hudspeth	FL	United States	2025-03-03
Kittrin Fralc	FL	United States	2025-03-03
Amanda Tice	FL	United States	2025-03-03

Steve Finneran	FL	United States	2025-03-04
Lynne Robertson	FL	United States	2025-03-04
Gina Kinsey	FL	United States	2025-03-04
Lauren Mundy	FL	United States	2025-03-04
Veronica Peralta	FL	United States	2025-03-04
James Forero	FL	United States	2025-03-04
Audrey Ruival	FL	United States	2025-03-04
Monica Morris	FL	United States	2025-03-04
Jenny Thompson	CA	United States	2025-03-04
Randi Justin	FL	United States	2025-03-04
Lily Love	FL	United States	2025-03-04
Stephanie Powell	FL	United States	2025-03-04
Michelle Inman	FL	United States	2025-03-05
Ashley Armstrong	NC	United States	2025-03-05
Ольга Пенькова		United States	2025-03-05
Matthew Lamy	FL	United States	2025-03-05
Briana Storvis	FL	United States	2025-03-05
Jonisha Griffin	FL	United States	2025-03-05
The Honest Leaf Show	FL	United States	2025-03-05
Jennifer Strand	FL	United States	2025-03-05
Yagnesh Patel	MA	United States	2025-03-05
Jody Louis	FL	United States	2025-03-05
John F Meskiel	FL	United States	2025-03-05
Mitch Hutchinson	FL	United States	2025-03-05
FREDRICK FRUMENTI	FL	United States	2025-03-05

James Frank		FL		United States	2025-03-03
Kristina Neitzel		NC		United States	2025-03-03
Veronika Walters		FL		United States	2025-03-03
Sergio Pesce		FL		United States	2025-03-03
Brendan Emmons		FL		United States	2025-03-03
Jennifer Dorsett		FL		United States	2025-03-03
Aubrey Dodson		FL		United States	2025-03-03
Caryl Shipp		FL		United States	2025-03-03
Maria Belanger		FL		United States	2025-03-03
Maxine Viravong		FL		United States	2025-03-03
John Wilde		FL		United States	2025-03-03
Lisa Sheriff		FL		United States	2025-03-03
Rosalia Fernandez Gruca		FL		United States	2025-03-03
Christine Kahant		FL		United States	2025-03-03
Eileen Chapman		FL		United States	2025-03-03
Andrea Wiles		FL		United States	2025-03-03
Kevin Nelson		FL		United States	2025-03-03
Yesenia Gonzalez		FL		United States	2025-03-03
Romy Cruz		FL		United States	2025-03-03
Stephanie Perrone		FL		United States	2025-03-03
Jessica Buttaravoli		FL		United States	2025-03-03
David Ochoa		FL		United States	2025-03-03
Alphonse Etienne		FL		United States	2025-03-03
Dennis Rodriguez		FL		United States	2025-03-03
corey riccardi		FL		United States	2025-03-04
Sharon Sheely		FL		United States	2025-03-04
Ashley Butler		FL		United States	2025-03-04
Michael Donahue		FL		United States	2025-03-04
Kimberly Nares		FL		United States	2025-03-04
Eileen Mary Roy		FL		United States	2025-03-04
Augusta Howells		FL		United States	2025-03-04
Renee Michaelis		FL		United States	2025-03-04

We call on the City Council to listen to the voices of residents and take immediate action to protect our community.

Name

Address

Signature

Kervens J. Baptiste	592 N. Redwood Dr. Lake Park FL 33403	Kervens J. Baptiste
Naama Jean-Baptiste	592 N Redwood Dr Lake Park FL, 33403.	Naama JB
Sindy Southamawong	556 E. Redwood Dr Lake Park, FL 33403	Sindy Southamawong
Ta-billax Getfrard	503 E Redwood Dr, Lake Park, FL 33403	Ta-billax Getfrard
Marie Getfrard	503 E Redwood Dr. Lake Park, FL 33403	Marie Getfrard
Lydie Getfrard	503 E Redwood Dr., Lake Park FL 33403	Lydie Getfrard
Midline Getfrard	503 East Redwood Drive, LP, FL 33403	Midline Getfrard
Pirochevelon	1026 7th St 7th Lake Park	Pirochevelon
Laventure Song	1026 7th St	Laventure Song
ERMICIA DORINE	840 West ILEX Dr. LAKE PARK FL 33403	ERMICIA DORINE
Berisnor Baptiste	805 W. Palmum Dr FL 33403	Berisnor Baptiste
Marco Chock	733 W. Jasmine Dr Lake Park FL 33403	Marco Chock

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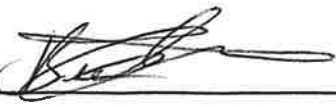







Osianna Daniel	509 E Redwood Dr Lake Park 33403	Osianna Daniel
Archemie Jean Francois	509 E Redwood Dr. Lake Park, FL 33403	Archemie JF
Denise Stoubert	322 Cypress Dr Lake Park FL 33403	
Erns Jean-Baptiste	322 Cypress Dr Lake Park FL 33403	
Cathy Woodbury	538 Date Palm Lake Park 33403	Cathy Woodbury
Adam Taylor	538 Date Palm Lake Park 33403	Adam Taylor
FION CE JEAN	808 Hawthorne	Fion Ce Jean
Iles Jean	808 Hawthorne	Iles Jean
ANGELA JEAN	808 Hawthorne	ANGELA JEAN
ESDRAS S. DRAS	Lake Park, FL 33403 1015 7th Street	
LOJIMU MARC	616 Lake Park FL 33403	
EMANUELE ANTOINETTE MARC	616 Lake Park FL 33403	

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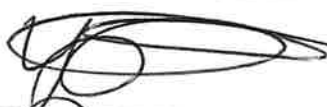
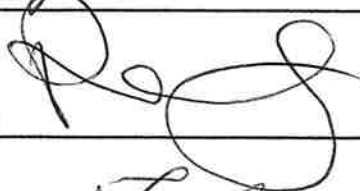
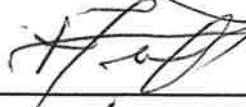




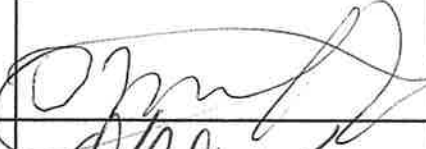
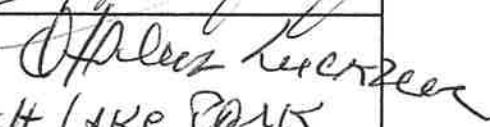



Bulaine Baptiste	520 Bayberry Dr	
544 Date Palm Dr	Senat	Senat
GE NEI HENRY	307 E. Kalmia ^{DR}	Genf Hen
Jozette Henry	307 E. Kalmia ^{DR}	Jozette Henry
Herold B-	740 PARK AVE	
KENTZ CIGERON	428 Australian Circle	
ELIPHOPE ^{Geffard}	644 EVERGREEN	
Junie Geffard	615 Hawthorne ^{dr}	
Rizmene Vincent	355 E. Jasmine Dr	
Jean Baptiste Vincent	355 E. Jasmine	
Saint Michel Geffard	615 Hawthorne ^{dr}	
Antoine Sampson	734 Date Palm DRIVE	Antoine Sampson

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Yardine chocetene	733 W Jasmine dr Lake Park, FL 33403	
Paulonne Choceta	733 W Jasmine DR, LAKE PARK FL 33403	
Elvira Flejja	LAKE P 4209th st	
Julienne	420 9th st	
Willm/Daniel	509 E Redwood Dr	
Ismaery In Francisco	509 E Redwood DR	
Jean Casimir	936 Forestaria Dr	
Oliver Metap	631 Hawthorne	
Luckna Otley	423 Silver Birch LAKE PARK	
Germila Pierre	628 W Riley DR	
RAYMOND Louis-Jean	644 D'Alepolis DR Lake Park FL 33403	
TERA LEMEDOM	145 Cypress Dr LAKE PARK	

4.

Name

Address

Signature

[illegible]



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Meeting Date 3/5/2025

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

Name: Kervens Jean-Baptiste

Address: 592 Al. Redwood Dr.

If you are interested in receiving Town information through Email, please provide your E-mail address: Kbaptiste592@gmail.com

I would like to make comments on the following Agenda Item:

Zoning changing in Lake Park

I would like to make comments on the following Non-Agenda Item(s):

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