

EXhibit E

Written Testimony for the Lake Park, FL Commission

Regarding the P-3 Marina PUD Round 5!

FOR THE PUBLIC RECORD

October 22, 2025 Michael Steinhauer, 435 Greenbriar Dr., Lake Park.

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Good day! Regarding P-3.

Rule #1: Listen to your legal counsel, they know more than you do and their perspective should guide you to do the right thing!

I carefully read the publicly released memo dated October 3rd from Tom Baird, your town attorney, and a AICP member. He eloquently highlights dozens of concerns about the project proposal. Mr. Baird specifies themes of a general lack of effective communication, stalling the process, disregard for the legal and cultural elements of public use and access, unsubstantiated waiver requests, and project re-submittals that amount to no willingness to update the comprehensive agreement to any meaningful extent.

Do I really have to review these with you? Certainly, you are aware of all these benchmarks.

1. Five re-submittals of site plans that have not changed, other than splitting one site plan into 2. La tee da.
2. Little consideration to provide accessible, usable open space for the public: be it parks, the Promenade, the event lawn, the elevated deck, water views, boat launches, and boat trailer parking .
3. Failure to plan in advance for a lift station, or any buffering accommodations. That's construction 101, folks!
4. Lack of definition that would require amendments to both the Comprehensive Plan and the LDRs.
5. And Forest planners do not comply with State Statute 78-83 (j) (i) e

And more! The Developer requests 14 waivers for a small 2.5-acre site. They are mostly all "significant departures from the Town code and LDRs", and "It is not clear what public benefits the Developer is proposing for each waiver." Further, "the design does not comply with the current Code regulations and cannot be approved as a "waiver."

And gee, there is only a checklist of 14 serious elements that must be overcome. Really?

What conclusions can be drawn from all these years? Incompetence; lack of compliance with state and local statutes and codes; insensitivity to the culture of Lake Park; now coming on the 6th attempt to get it right; a project not serving the public interest, poor

justifications for seeking 14 waivers, and above all, a growing dis-trustworthy partnership that should be abandoned! Enough is enough forcing town resources to try to address these issues.

Put yourselves and your residents out of our misery trying to put a round peg into a square hole by an ego-centered developer. Let's find a developer who has a real chance to provide the town with what it needs at a time when Forest can't even legally store and stockpile materials and complete the first project, we awarded them.

Thank you!