

Commission

Meeting Date 10/22/25

Cards must be submitted before the item is discussed!!
***Three (3) minute limitation on all comments

Name: Linda BOLLbach
Address: 723 magnolia Drive LP

If you are interested in receiving Town information through Email, please provide your E-mail address: genedenison@bellsouth.net

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

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

When will you have magnolia Drive?

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: Richard Pallitto
Address: 1335 Old Dixie Hwy

If you are interested in receiving Town information through Email, please provide your E-mail address: Ultimate Detailing & Detailing

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

Property Happening & Being Proposed / Forwarded movement of Development

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

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Town of Lake Park
PUBLIC COMMENT CARD

Commission

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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Meeting Date 10/17/2025

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

Name: James Sullivan

Address: 398 FRANKLIN 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):

SEVERAL ITEMS SIDEWALK NEEDED - CORNER FIDELITY DRIVE PARKING LOT
TRAFFIC PARK AVE & OLD DIXIE HWY (3 TRAFFIC LIGHTS) OUT OF

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.

all card is covered in by 3 min



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Name: JAMES SULLIVAN
Address: 378 Eagle Blvd

If you are interested in receiving Town information through Email, please provide your E-mail address: YES

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

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

EXPENSES TOO HIGH FOR LONG TERM RESIDENTS
A PROGRAM SIMILAR AGRICULTURE AREAS NEEDED

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note full 3 minutes is added



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Name: James Sullivan
Address: 348 FAULKNER 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):
Drug Shop on 100,000 in 05 year
maternity comments on drug court program

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about 1 minute



Town of Lake Park
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Commissioner

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

Name: Susan LaFontaine

Address: 545 Evergreen

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):

PADD Density

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.

From Susan LaFontaine Oct 22 2025

Dear Commission,

I request that you place a vote on the next agenda to approve or deny the enormous density bonus requested by Forest Development's Residences at 10th & Park. Hopefully to deny that bonus, and so expedite their return to the drawing board to create a mixed-use project that helps to beautify our downtown but also maintains our small town character while providing attractive urban housing & retail, increasing our downtown foot traffic to further support Lake Park businesses, & increasing our tax base.

At the June 13, 2024 Planning & Zoning Board Meeting our Community Development Office recommended approval of the special exception which would allow that density bonus of 203 dwelling units per acre, which is over four times the 48 units designated by the Comprehensive Plan. But their approval is contradicted by the very town document they cited. To quote the Town Planner:

"... the special exception application was evaluated based on our criteria under 78.184 ... The special exception criteria are also the basis for which the town commission may grant a density bonus above 48 units per acre ... Staff ... finds in favor of the request for 203.1 units per acre." End quote.

The Community Development ofc apparently ignored the following provisions of the cited **Section 78-184**
"...criteria ...

(b) ... A **special exception** ... shall not be approved unless ... all of the following criteria are met...

That the # "(4) ... **special exception** use ... does not create a concentration or proliferation of the same or similar type of **special exception** use, which may be deemed detrimental to the development or redevelopment of the area ..."

and # (6) c. That the proposed **special exception** use... would not be a deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations."

If the Commission grants this enormous density bonus to the Residences at 10th & Park, how could you then deny it to the Kelsey on Park project without risking a lawsuit from them? And granting both projects the huge density bonuses they're requesting would leave less than 400 dwelling units to be shared between the remaining PADD property owners, and which, per the special exception criteria, "**may be deemed detrimental to the development or redevelopment**" by those other property owners.

Also, in the Jan 31, 2022 Site Plan Review of Kelsey on the Park, which at that time was for 17 stories and 720 dwelling units, Community Development stated the following, which would still apply to a building only 1 story shorter and with almost 600 units:

"The current design does not respect Park Avenue or the residential areas to the south, as required by the Comprehensive Plan... the applicant is maximizing density, ... in a way that is not complimentary to the scale and traditional character of the downtown..."

I'm out of time but I've included other quotes from that Jan 31, 2022 Site Plan Review by Community Development for your review.

Thank you

ther quotes from that Jan 31, 2022 Kelsey on Park Site Plan Review by Community Development:

"To encourage redevelopment, the Comprehensive Plan was amended to increase the density to 48 units/acre, and established a 48 du/acre cap for the entire PADD. This would currently allow a total of 1,494 units (new and existing) in the 32.13 acre PADD area. It was anticipated that these units would be spread throughout the PADD. If approved as presented, the project" (Kelsey on Park Ave) "would utilize approximately one-half of the capacity, **which may hamper redevelopment of other sites...**

A project of this magnitude will generate demand for many supporting goods and services from the immediate vicinity, including outside of Lake Park. Given the project has been designed to rely on pedestrian and bicycle transit and presumes a sizable portion of residents will primarily be patronizing the Downtown, please establish that these goods and services are in fact existing in the Downtown at the intensities required to sustain this development. **Failure to adequately address this will result in an overconcentration of residents in a single place without requisite services, which is the underlying weakness identified as the culprit behind the failure of many large tenement housing projects** in urban planning case studies and literature..

Staff continues to be quite concerned with the minimum parking that has been provided at only 1 space/unit, without guest parking. At this time we cannot support this ratio... Given the Florida auto-centric mindset, it is quite possible that the project with only 1 parking space per unit will have difficulty renting to its capacity. The result – an unprofitable building falling into decline, reduced amenities and maintenance, impacting the Town as well as developer...."



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Name: Brady Drew

Address: 538 Sabal Palm Dr

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):

Roadway Markings/Mobility Plan

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