



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.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- 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

11/19/2025

Cards must be submitted before the item is discussed!!

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

Name:

Address:

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 a serious traffic problem - Safety & 10 are interested

**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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Meeting Date 11/19/25

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

Name: Michael Steinhacker  
Address: on file

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

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

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

(3) Topics of proposed programs

**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

## Written Testimony for the Lake Park, FL Commission Meeting

Regarding: 1) Proposed Ordinance on Developer Campaign Contributions 2) Considering the 3-Minute Practice of Public Comments and 3) Resident Driven Public Safety Initiatives

### FOR THE PUBLIC RECORD

November 19, 2025 Michael Steinhauer, 435 Greenbriar Dr., Lake Park.

Pipestone1992@gmail.com 608-332-5547

Good evening. I am a resident and speak also on behalf of the nonprofit Lake Park Society for the Advancement of Civic Engagement.

This is a sort of heads-up report. Tonight, I will address you on 3 topics in the pipeline of interest to us.

- 1) I have attached to my testimony a document proposing a new ordinance, a simple and local **“Developer Donation Disclosure and Recusal Ordinance.”** It’s modeled on ordinances that a few Florida cities (like Palm Beach Gardens and Coral Gables) already use, so it fits within state law. I request your attention in considering codifying this issue and placing it as an upcoming agenda item, to formally converse towards satisfactory language.
- 2) Recently I emailed all parties around the topic of revisiting the 3-minute public testimony practice. The email was sent on October 6, 2025. Some of you responded, some of you didn’t bother. Copies are available again. I ask for the topic to be placed as a formal agenda item so we can have open, good faith discourse about several proposals I specified to promote meaningful opportunities for public dialog with you.
- 3) We will soon start a campaign to solicit resident volunteer interest in serving in 1 or more defined capacities around public safety in Lake Park. Participation options include Citizens on Patrol, Neighborhood Watch, and a Citizens Emergency Response Team. After a years’ worth of meetings with all first responder stakeholders and several of you individually, a vision is in place to accept resident’s contribution to public safety. In January, the town will help provide credibility and recruitment support. These programs will include safety checks for town leadership who live in Lake Park. This initiative helps address our mission toward engaging residents in Lake Park affairs.

These timely town topics are contemplated in full transparency and in thoughtful good faith. Please find space on your busy agendas to examine these matters.

PS: Under most challenging circumstances, I believe Richard Reade is doing excellent work for Lake Park. Thank you.

**ATTACHMENT: November 19, 2025 Lake Park Commission Meeting**

**Lake Park Society for the Advancement of Civic Engagement Public Testimony**

**Subject:** Proposal for a Local “**Developer Donation Disclosure and Recusal Ordinance**”

**To:** Mayor Roger Michaud, Town Commissioners, Town Attorney, Town Manager

**From:** Katia Zestkova and Michael Steinhauer and Concerned Residents of Lake Park

**Date:** November 19, 2025

Dear Mayor Michaud and Commissioners,

Lake Park residents value honest, transparent decision-making. To strengthen public confidence in our ongoing town development reviews of P3 and PADD negotiations, we respectfully propose adoption of a “**Developer Donation Disclosure and Recusal Ordinance,**” modeled on similar measures used by other Florida municipalities.

**Purpose**

To ensure that land-use and contract decisions are free from both actual and perceived influence by campaign contributors who have matters pending before the Town.

**Key Provisions**

1. **Disclosure.** Any commissioner who has received campaign contributions of \$250 or more from a developer, applicant, or their agent with a pending project must publicly disclose that contribution before discussion or vote.
2. **Recusal Option.** After disclosure, the commissioner may voluntarily abstain or may participate only after the Town Attorney provides a written opinion confirming no conflict of interest under Chapter 112, F.S.
3. **Cooling-Off Period.** No candidate or sitting commissioner may accept campaign contributions from any entity with an active development application until the final vote on that matter or six months after its withdrawal or denial.
4. **Public Database.** The Town Clerk would maintain an online register of campaign contributions to sitting commissioners from applicants or contractors who have appeared before the Town within the past 24 months.
5. **Enforcement.** Violations would be addressed through existing ethics procedures and may be referred to the Florida and Palm Beach County Commissions on Ethics.

**Request**

We ask the Commission to direct the Town Attorney to draft a version of this ordinance for public discussion and workshop within 60 days. Our community deserves clear rules that protect both our elected officials and our residents from any appearance of undue influence.

Respectfully, Katia Zestkova and Michael Steinhauer on behalf of the Lake Park Society for the Advancement of Civic Engagement

## **A More Detailed Explanation of the Proposed Ordinance:**

Here's what a simple, local "**Developer-Donation Disclosure and Recusal Ordinance**" could look like. It's modeled on ordinances that a few Florida cities (like Palm Beach Gardens and Coral Gables) already use, so it fits within state law.

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### **Concept: Fair-Process and Transparency Ordinance**

#### **Purpose:**

To prevent the appearance that land-use or contract decisions are influenced by campaign money from developers who have business before the Town.

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#### **Disclosure requirement**

Any commissioner who has accepted a campaign contribution of \$250 or more from:

- the applicant, owner, developer, or principal in any pending development application; or
- any affiliated company, agent, or attorney for that project

must publicly disclose that contribution **on the record** before discussion or vote on the item.

*(This doesn't ban contributions—it just forces sunlight at the critical moment.)*

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#### **Recusal option**

After disclosure, the commissioner may:

- **Voluntarily abstain** from voting on that matter; or
  - **Participate** only after the Town Attorney confirms in writing that no conflict of interest exists under §112.3143, F.S.
-



### Cooling-off period

No candidate or sitting commissioner may **accept contributions** from any developer, applicant, or agent **with an active application** before the Town until:

- the final vote is taken, or
  - six months after withdrawal or denial of the application.
- 



### Public database

The Town Clerk maintains an online list showing:

- All campaign contributions to current commissioners from land-use applicants or contractors.
  - The dates of contributions and any corresponding votes.
- 



### Enforcement

Violations would be handled the same way as other ethics breaches:

- First offense → public reprimand by the Commission.
- Repeated or willful violations → referral to the Florida and Palm Beach County Commissions on Ethics.