



# Lake Park Town Commission, Florida

## Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403  
Wednesday March 04, 2026 6:30pm

<b>Roger Michaud</b>	—	<b>Mayor</b>
<b>Michael Hensley</b>	—	<b>Vice Mayor</b>
<b>John Linden</b>	—	<b>Commissioner</b>
<b>Michael O'Rourke</b>	—	<b>Commissioner</b>
<b>Judith Thomas</b>	—	<b>Commissioner</b>
<b>Richard J. Reade</b>	—	<b>Town Manager</b>
<b>Thomas J. Baird</b>	—	<b>Town Attorney</b>
<b>Vivian Mendez, MMC</b>	—	<b>Town Clerk</b>

*PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contract the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

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### CALL TO ORDER/ROLL CALL

6:36 P.M.

### PRESENT

- Mayor Roger Michaud
- Vice Mayor Michael Hensley arrived at 7:27 P.M.
- Commissioner Judith Thomas
- Commissioner John Linden
- Commissioner Michael O'Rourke

### PLEDGE OF ALLEGIANCE

Mayor Michaud led the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

Motion to approve the agenda made by Commissioner O'Rourke, Seconded by Commissioner Linden.

Voting Yea: Mayor Michaud, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

**SPECIAL PRESENTATION/REPORT:**

1. Proclamation - Let's Move Palm Beach County - March 2026.

Mayor Michaud presented the Digital Vibe representative with the proclamation. The representative thanked the Commission for the proclamation and explained the program and the challenge.

2. Presentation, Discussion & Direction - Evergreen House Preservation Project – Baker Design Build (30% Plans).

Public Works Director Jaime Morales presented to the Commission (Exhibit A). Mayor Michaud asked if there would be a change in the layout. Public Works Director Morales explained that the only interior changes were access modifications for American's with Disabilities Act (ADA) requirements. He also spoke about the preservation methods they will use to protect the floor and ceiling during the modification process. He went on to state that the project is fully funded with a grant and the Town's matching funds. Mayor Michaud asked about the ownership status of the contents of the Evergreen House. Public Works Director Morales explained that an inventory had been completed and there would need to be a conversation with the Historical Society to determine ownership of the items. He stated that they would be putting together a usage agreement for use of the Evergreen House. Commissioner Thomas asked how long the project would take. Public Works Director Morales stated it would be four months from start of construction to completion. Commissioner O'Rourke thanked Commissioner Linden for his work with the Historical Society and getting this project moving forward.

**PUBLIC COMMENT:**

*This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Town Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.*

-Michael Steinhauer provided comments via Exhibit B.

-Larry Zabik with Zabik and Associates stated the following: “Since the beginning of the Nautilus 220 project in Lake Park I have worked with Peter Baytarian as the Project Manager including the work at the Marina. I’m here to address the barge lease. In the summer of 2020 we entered into an agreement with the town to lease slips in the Marina. The slip leases specifically allowed us to dock a barge and the Town represented that the barge could be docked there and was used as our sales facility. The original agreement included a termination clause that either party could terminate in sixty days after which under the agreement the marina facility had to be restored to its original condition except that fixed floating docks would be installed in slips D55 to D57. To complicate matters, that restoration requirement was omitted in subsequent annual leases. While the barge was in the Marina, all rent was paid timely and the working relationship between us and the Town was professional and collaborative. In 2025, the Town notified us that the Florida Department of Environmental Protection (FDEP) determined the barge violated the DEP’s rules and the sales barge had to be removed. We removed the barge in October 2025 without complaining. The barge was never supposed to be in the Marina. Months later, we received a letter from the Town’s attorney demanding that we pay rent for the slips that were not occupied after the barge had already been removed and further, that we underwrite \$850,000 of improvements to the Marina which are not specified in any agreement, without providing any details or specifications and without any reference to the Town’s legal basis for the demands. We are willing to work to restore the Marina or pay the Town the value the monetary equivalent of that restoration work. We have communicated as such, but from what we can see, the Town’s only response is we didn’t make that offer soon enough. We have requested a face-to-face meeting with the Town and its counsel, with this contractor and with a mediator if that would be helpful. We have not received a response to that request yet. We understand that at the last meeting the Town Commission directed the attorney to initiate litigation. The Town has its attorneys, Forest has their attorneys. But anyone who’s litigated something that runs for years, at the end of the day

no one wins. We are encouraging the Commission to require a meeting as we have requested, mediation will be mandatory in any set of litigation so before any other action is taken, we are requesting that we do this meeting. Everyone can put their cards on the table. We can come to an acceptable resolution so that we can move forward and I appreciate your time this evening.”

-Peter Baytarian, Developer of Nautilus 220 and the Town’s selected P3 partner for the marina redevelopment project stated the following: “As you know Nautilus 220 is the largest economic engine the Town has seen in decades. I know each of you personally, and you all have my cell phone number. I’m in Lake Park every day. I’m here tonight to set the record straight. Our company was selected through a competitive public p3 process. The Commission voted unanimously in our favor. The Town was represented by its Town Attorney and a third party consultant. The selection and approvals occurred during multiple fully noticed public hearings. There was no back room deal. The process was transparent, legal and deliberate. The suggestion that the Sunshine Law was violated is simply wrong. After selection we spent nearly two years negotiating a comprehensive development agreement. Both sides invested approximately \$500,000 each in legal fees and professional fees to finalize a binding contract. The agreement was executed and ratified by the prior Commission. The message now being sent to the development community is troubling. Is a contract not a contract in Lake Park? Is that the message you want to send to future developers or anyone else who wants to contract with the Town? For more than three years we worked in good faith to implement the project. It advanced the Town’s vision and long term planning objectives. The marina redevelopment was publicly discussed, displayed on the Town’s website and represented to residents as the part of the Town’s future. Everything remained on track until February 2025. Meetings were slowed, communication stalled and progress stopped. Most critically, the Town cancelled a scheduled meeting with the Governor and Cabinet to remove the deed restriction required under the contract. Without the removal, the project cannot proceed. The Town also withdrew the DEP and Army Corps permit application previously approved by the former administration. Importantly, had the DEP permit not been withdrawn, the project would have proceeded and delivered significant economic benefits to the Town. The project would have generated an immediate \$1.2 million payment, \$300,000 in annual lease payments and approximately a million dollars a year in additional tax revenue. However,

these benefits never came to pass due to the Town's recent actions. Actions that were intentional and not inherited. Despite this we remained ready to deliver..." (Time limit expired).

-Mary Beth Taylor provided comments via Exhibit C.

**CONSENT AGENDA:**

*All matters listed under this item are considered routine and action will be taken by one motion. There will be no separate discussion of these items unless a Commissioner or person so requests, in which event the item will be removed from the general order of business and considered in its normal sequence on the agenda. Any person wishing to speak on an agenda item is asked to complete a public comment card located on either side of the Chambers and given to the Town Clerk. Cards must be submitted before the item is discussed.*

Motion to approve the Consent Agenda made by Commissioner Linden, Seconded by Commissioner Thomas.

Voting Yea: Mayor Michaud, Commissioner Thomas, Commissioner Linden.

Commissioner O'Rourke was not present during the vote.

3. Regular Commission Meeting Minutes - February 18, 2026
4. Resolution 15-03-26 - Amendment #1 - Subrecipient Grant Agreement (No. MT130) - Community Development Block Grant Mitigation Program (CDBG-MIT) - Florida Department of Commerce - Southern Outfall Initiative Stormwater Improvement Projects
5. Resolution 16-03-26 - Cancel Regular Commission Meeting - March 18, 2026 and Reschedule Meeting to March 25, 2026

**PUBLIC HEARING(S) - ORDINANCE ON FIRST READING: NONE**

**PUBLIC HEARING(S) - ORDINANCE ON SECOND READING: NONE**

**NEW BUSINESS:**

6. Presentation, Discussion & Direction - US Highway 1 Median Landscaping Plan (Silver Beach Road to Palmetto Drive) - Florida Department of Transportation (FDOT).  
Public Works Director Morales provided an overview of the item (Exhibit D).

Consultant Cotleur & Hearing representatives Damaris Williams and Aaron Wilbur presented to the Commission (Exhibit E). Commissioner O'Rourke spoke in favor of the landscaping but that it will restrict traffic access at certain points, which he feels, may create safer traffic scenarios. Commissioner Thomas asked for a three-tiered breakdown of possible maintenance costs. She also requested that this plan stay consistent with agreements regarding the car dealership (Earl Stewart) that the Town had made previously. Public Works Director Morales explained that staff had conversations with Mr. Stewart and it was agreed that they would not be using Lake Shore Drive. Commissioner Thomas stated that trucks that are traveling south may have issues making a U-turn at Palmetto Drive to head back north towards Earl Stewart. Public Works Director Morales explained that any trucks needing to access that area will not be able to do so via a U-turn. They would have to come from the south headed north. Commissioner Thomas also spoke about complaints received about trucks parked along Jasmine Drive to the west. Public Works Director stated that he would speak with staff about having code enforcement perform an inspection of that situation.

-Vice Mayor Hensley arrived at 7:27 P.M.

Commissioner O'Rourke also mentioned another car dealership that may present similar issues. Mayor Michaud spoke in favor of being presented with the three-tier maintenance cost report along with the types of trees that may be used. Mr. Wilbur discussed a few examples of possible trees and their maintenance levels. Vice Mayor Hensley also spoke in favor of the three-tiered cost report. Commissioner Thomas stated that oak trees may present a problem due to their root structure.

*Public Comment:*

-Brady Drew spoke in favor of the landscaping and new tree planting.

-Mary Beth Taylor provided comments via Exhibit F.

Motion to approve the project but to have Florida Department of Transportation (FDOT) present to us a maintenance plan in three levels made by Commissioner O'Rourke. Commissioner Thomas asked if it is common for other communities to cover the cost of maintenance. The FDOT representative stated that it is common and that if the Town

chooses not to cover the maintenance, they would not install landscaping, only grass. Modified motion to adopt the plan FDOT has established for the medians on US 1 in Lake Park and the Town agrees that after the establishment period to establish a maintenance program for those improvements with a proposal for three levels of maintenance costs made by Commissioner O'Rourke, Seconded by Commissioner Thomas. Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

**TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**

Town Attorney Baird referred to his memo (Exhibit G) and stated that the quasi-judicial process is separate and different from this process. Town Attorney Baird provided an update on the Sunshine Law complaint and that the plaintiff has agreed to remove Mayor Michaud, Commissioner O'Rourke and Commissioner Linden's names from the complaint with the condition that the Town agree to early mediation. Town Attorney Baird stated that he is seeking a motion to mediate the case.

Motion to mediate the case made by Vice Mayor Hensley. Seconded by Commissioner Linden.

Town Attorney Baird clarified that this is the Sunshine lawsuit brought by Mr. Perhacs.

Voting Aye; Mayor Michaud, Vice Mayor Hensley, Commissioner Linden, Commissioner Thomas.

Voting Nay; Commissioner O'Rourke.

Town Manager Reade announced the following; the grant making application process is now open. The Lake Park Historical Society has moved into the library and using a study room. The library will have free tax preparation assistance available on Saturdays from 10am to 2pm. Tour de Lake Park on March 14<sup>th</sup> meet at Town Hall at 1:45pm, ride begins at 2pm. Sunset Celebration on March 27<sup>th</sup> from 6pm-9pm. Community Workshop for the Kelsey Park Splash Pad from 10am to 1pm on March 28. Town Manager Reade asked for consensus for an ethics awareness month proclamation. The Commission approved this proclamation. Finally, he announced that the Commission had previously approved the purchase of a sanitation vehicle through TD Bank. The resolution was approved but named a different bank. The Commission unanimously provided the Town Manager with direction to move forward with the financing for the Public Works Sanitation

vehicle from TD Equipment Finance Inc. as approved during the February 4, 2026 meeting and in advance of approving the revised resolution for TD Equipment Finance Inc. during the next Commission Meeting.

-Commissioner Linden spoke about the Historic Society move to the Library. He also spoke about meeting Amanda Kelsey.

-Commissioner O'Rourke spoke about the Southern Outfall project item on the consent agenda. He commended Grant Writer/Chief Public Information Officer Merrell Angstreich for securing an additional \$1.7 million in grant funding. Public Works Director Morales explained that Capital Projects Manager John Wille had secured the additional grant funds, plus additional time for completion of the project.

-Commissioner Thomas welcomed Grant Writer/Chief Public Information Officer Angstreich back from an extended leave.

-Vice Mayor Hensley announced "Bingo with the Vice Mayor" at 5pm on Saturday, March 7<sup>th</sup>.

-Mayor Michaud announced the Kelsey Cup being held at the Pickleball courts on March 7<sup>th</sup> at 8am. He thanked resident Terron Mercer for putting the tournament together. He also encouraged all residents to vote on Election Day, Tuesday March 10<sup>th</sup>.

**ADJOURNMENT:**

Motion to adjourn made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

Voting Aye: All.

Meeting adjourned 8:15 P.M.

**FUTURE MEETING DATE:** Next Scheduled Regular Commission Meeting will be held on March 25, 2026.

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Mayor Roger D. Michaud

Town Seal

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Town Clerk, Vivian Mendez, MMC

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Deputy Town Clerk, Laura Weidgans

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2026