



## Lake Park Town Commission, Florida

### Regular Commission Meeting Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

Wednesday, June 18, 2025 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

6:33 P.M.

#### PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner John Linden

Commissioner Michael O'Rourke

#### PLEDGE OF ALLEGIANCE

Mayor Michaud led the pledge of allegiance.

**APPROVAL OF AGENDA:**

Commissioner Thomas pulled items 4 and 5 for discussion. Commissioner O'Rourke pulled item 2 from the Consent Agenda.

Motion to approve the agenda as modified made by Vice Mayor Hensley, Seconded by Commissioner Linden.

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

**SPECIAL PRESENTATION/REPORT:**

1. Proclamation - Cynthia Louise Ornelas - Town Employee Retirement

Mayor Michaud presented Cynthia Ornelas with the proclamation. Ms. Ornelas thanked the Commission and was honored to work for the Town.

**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 expressed concern for the safety of elected officials as a result of the recent events in Missouri. He also provided written comments (Exhibit A).

**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 item number 3 of the Consent Agenda made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

3. Minutes of the Regular Commission Meeting of June 4, 2025.

Items 2, 4 and 5 were pulled from consent and heard separately:

2. Minutes of the Joint Meeting Town Commission / Planning & Zoning Board June 2, 2025.

Commissioner O'Rourke stated that he made two important points during the meeting that were not included in the minutes. He asked that the minutes reflect that the Kimley-Horn report does not include an economic analysis nor does it address issues regarding historic designation or historic structures.

Motion to approve item number 2, with the modification, made by Commissioner O'Rourke, Commissioner Linden seconded the motion. Voting Aye – All.

4. Resolution 32-06-25 - Scrivener's Error - FY 2026-2027 State Highway Lighting, Maintenance, and Compensation Agreement - Florida Department of Transportation (FDOT) - \$20,174.72

Commissioner Thomas asked about fixtures on US 1 and also had concerns about maintenance. She asked what happens if the maintenance exceeds the amount of funds we receive. Public Works Director Jaime Morales stated that if maintenance exceeds the amount of funds received, we can go back to the table and ask for more if needed. He stated that each year the amount increases by 3%. Commissioner Thomas asked if we have to go through this process every year. Public Works Director Morales stated that yes, but only to accept the funding. Vice Mayor Hensley wanted confirmation that the Town has two years to opt out of the agreement. Public Works Director Morales confirmed this to be correct. He also stated that Public Works staff is responsible for checking the lights to make sure they are working.

Motion to approve item number 4 made by Commissioner O'Rourke, Vice Mayor Hensley seconded the motion. Voting Aye – All

5. Release of Unity of Title – Former Twin City Mall - Village of North Palm Beach  
Commissioner Thomas asked if the area would be re-platted once the area was redeveloped. Property representative Mr. Nadar Salour explained that no development can take place until the property is re-platted and there would need to be a site plan. Commissioner O’Rourke asked Town Attorney Baird to define Unity of Title. Town Attorney Baird stated “Unity of Title is something that a property owner may own two properties with separate parcels would legally join the two properties so that those properties have to be planned or dealt with as one property.” Commissioner O’Rourke had questions about the blue area on the map (Exhibit B). Mr. Salour confirmed this area to be Lake Park’s area of ownership. Commissioner O’Rourke had concerns with the site being developed for a twelve story building right next to a residential area. Town Attorney Baird stated that issues like height will be able to be addressed in the future when the site plan comes before the Commission. Motion to approve item number 5 made by Commissioner O'Rourke, seconded by Commissioner Thomas. Voting Aye - All.

**PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:**

6. Ordinance 03-2025 Creating Chapter 65 Entitled Workforce Housing.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF LAKE PARK, FLORIDA BY CREATING CHAPTER 65 TO BE ENTITLED “WORKFORCE HOUSING”; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Karen Golonka presented to the Commission (Exhibit C). Commissioner Thomas stated that she felt there should be design standards associated with this and also wants it to be incentivized. She stated that this Ordinance is a work in process.

Town Planner Golonka stated that there are design standards that would be in place and she stated that staff agrees that it should be incentivized, but that the incentive program will be delayed until after they know what the downtown district regulations are. Town Planner Golonka stated that there will be more detailed information provided on second reading and that any incentive program would come back before the Commission for approval. Commissioner Thomas asked for more clarification on second reading

regarding subsidy rules. Commissioner Linden asked if the building changes hands before the 30 years are up, would it affect residents. Town Planner Golonka stated that the regulations are on the land, so if the property changes hands, it would not change the restrictions. Commissioner Linden asked if there were any existing properties that they could look at. Town Planner Golonka stated that there are not. She stated that the Florida Housing Commission is tracking the projects and updates can be found on their portal. Commissioner Linden asked about incentives for developers and the Town. Town Planner Golonka stated that the Town would receive newer properties as opposed to dilapidated properties. The incentive for the developer is that they get money, they receive a tax break on the affordable housing units. Town Attorney Baird stated that the State has adopted legislation that preempts the Commission's regulatory authority over development and that this ordinance intends to give the Commission back some authority. He stated that the ordinance will provide a better framework for the Town. Town Attorney Baird stated that the design requirements would come from the general land development regulations. Commissioner Linden stated that he feels that this would place Lake Park at a disadvantage. Commissioner O'Rourke stated that he had concerns with the decrease in revenue to the Town and the Community Redevelopment Agency (CRA) district. He stated that the Town should be entitled to some sort of opt out provision because of the revenue burden it will create for the Town. Commissioner O'Rourke also asked if a modification needs to be made to the comprehensive plan in order to enact the ordinance. Town Planner Golonka stated that there is not a requirement to modify the comprehensive plan. Commissioner O'Rourke mentioned that there could be significant legal fees that could be incurred by the Town that needs to be considered. Vice Mayor Hensley agreed that this program will hurt the Town's revenue and believes that they as a Commission need to push for a change that will better serve the needs of the Town. Town Manager Reade advised that some of our State officials and the Town Lobbyist will be attending a Commission meeting in July and that would be a good opportunity to discuss this issue with them. Motion to approve Ordinance 03-2025 on first reading with considered changes made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

Commissioner O'Rourke asked if this ordinance would force developers to abide by the ordinance requirements. Town Planner Golonka confirmed this to be correct.

Commissioner O'Rourke asked Town Attorney Baird if this ordinance would cause a conflict with developers who might feel they were being restricted too much. Town Attorney Baird stated that they would have to adhere to the terms of the ordinance.

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

Voting Nay: Commissioner Linden

Town Attorney Baird read the Ordinance by title only.

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

#### **OLD BUSINESS:**

7. Resolution 27-06-25 – Town of Lake Park Traffic Calming (Administrative) Policy for Local Roadways - Resident Initiated

Public Works Director Jaime Morales presented to the Commission (Exhibit D).

Commissioner Linden stated that he has several concerns with the policy including that it would put a burden on residents. He also stated that the speed study doesn't include the amount of young children on the street. He would like to see some modifications to the policy before he would consider it, specifically that all costs to residents be removed, that children be included in the study and that Park Avenue be included in the study for speed. Commissioner O'Rourke agreed that Park Avenue needs to be included in the traffic calming policy. Public Works Director Morales explained that Park Avenue is not being excluded from traffic calming, but that it already has the road diet project as a separate traffic calming measure. Commissioner Thomas stated that she would like to look at a comprehensive study especially for areas of concern that have been identified and mentioned issues on Palmetto Drive and Teak Drive. She stated that if the residents were having to pay for this, it should be across the entire Town in order for it to work or as areas redevelop, the developer will bear more of a cost. Vice Mayor Hensley asked if this was driven by resident requests for their block. Public Works Director Morales stated that it could be driven by the Town or by citizen

requests and then sometimes those requests are determined to not be of merit through traffic studies. Vice Mayor Hensley asked if there would be any sort of waivers available if residents didn't have the ability to pay for traffic improvements on their street. Public Works Director Morales stated that those are questions that would come before the Commission for them to answer on a case by case basis as they see fit. Vice Mayor Hensley asked if there was anything in place currently like this. Public Works Director Morales stated that no, there is nothing currently in place. Commissioner Thomas asked if a resident made a request and it was determined to be warranted, would the Town then pay for it. Public Works Director Morales explained that it would then come before the Commission and they would make those decisions. Commissioner Thomas stated she would like to prioritize fixing the roads in Town. Mayor Michaud asked how this would work for streets that have a small portion of properties. Public Works Director Morales explained that the process would remain the same for the minimum amount of resident approval regardless of the number of residences on the street. Commissioner Linden asked Commissioner Thomas to clarify what she was asking for regarding Palmetto Drive. Commissioner Thomas stated that it is a part of the site plan for the southern exit from the shopping center area onto Palmetto Drive to be an exit only that would direct traffic east to the light on US 1.

Public Comment:

-Pablo Perhacs spoke about various traffic studies showing high speeds on Palmetto Drive.

Motion to approve Resolution 27-06-25 made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

Commissioner Thomas asked whether it would be the municipal tax or municipal service that would be used for funding and how would that determination be made. She stated that it is premature without doing a study on the cost of setting up the funding structure. She stated she would prefer to do a capital improvement driven comprehensive plan. Commissioner O'Rourke stated that funding for each project can be determined and modified as they are brought forward. Commissioner Linden would like to move forward with this as long as there is no cost to residents. Mayor Michaud stated that he believes this item needs to go forward just as a starting base-line point.

Mayor Michaud asked about resident funds. Public Works Director Morales stated that the funding determinations and processes will be made by the Commission at a later date. Town Manager Reade stated that funds have already been allocated for possible consideration for some of the roads that were discussed. He mentioned that the Town is looking to do an annual paving project which will be proposed during the budget process. Commissioner Thomas asked about the use of rumble strips on the roads. Public Works Director Morales explained that these are not recommended due to the type of sound they create.

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

Voting Nay: Commissioner Thomas

#### **NEW BUSINESS: NONE**

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

-Town Attorney Baird had no comments.

-Town Manager Reade made the following announcements; Juneteenth holiday Town offices closed, Library closed until July 7<sup>th</sup>, Red White & Blue Sunset Celebration in Kelsey Park on June 27<sup>th</sup>. Commission consensus was reached for a proclamation for the 14<sup>th</sup> Annual Kidsfit Jamathon to be presented in July.

-Commissioner O'Rourke had no comments.

-Commissioner Linden spoke about increased activity with their Little Library and asked why there are not more in Town. Library Director Judith Cooper stated that they have not had anyone apply and they have had delays in placing some in public spaces. Mayor Michaud recommended Ilex Park. Commissioner Linden requested the Town do a small advertising campaign to generate more interest. Commissioner Linden stated there is someone leaving flyers and books in plastic sleeves in driveways throughout Town and would like to find out who is doing it as it is starting to look unsightly. Commissioner Linden proposed that we re-think the monthly newsletter as the content leans too heavily to Town employees and Commissioners as opposed to the residents. He also spoke about the cost for mailings that are sent to residents.

-Commissioner Thomas asked about reading clubs in Town. Library Director Cooper stated there is a reading club for kids at HL Watkins, one for tweens and a private book club called The Readers of the Purple Sage. Commissioner Thomas stated that she believes there is some renewed interest in this and she asked if a quarterly book club could be started. Library Director Cooper spoke about some upcoming Library programs that will satisfy this request.

Commissioner Thomas spoke about the mobility fee collection deadline and wants to make sure we don't miss out on any funding. She also requested a P3 update because there are some things that need to be addressed. Commissioner Thomas spoke about the Town Manager contract and the Commission will need to evaluate the Town Manager and evaluation tools need to be developed. She would like to discuss this at the second meeting in July.

-Vice Mayor Hensley spoke about security within the Commission Chamber and feels that it needs to be discussed. Commissioner Thomas agrees that the current configuration within the Chamber is not safe.

-Mayor Michaud asked for an update about accessory dwelling units (ADUs) and would also like an update on summer camp. He feels that there are more families coming into Town and wants to be proactive about accommodating the increase in children.

#### **REQUEST FOR FUTURE AGENDA ITEMS: NONE**

#### **ADJOURNMENT:**

Motion to adjourn made by Commissioner O'Rourke, seconded by Commissioner Thomas.

Voting Aye: All.

Meeting adjourned 9:38pm

**FUTURE MEETING DATE:** Next Scheduled Regular Commission Meeting will be held July 2, 2025.

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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 \_\_\_\_\_, 2025