



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

December 18, 2024

Immediately Following the Special Call Community Redevelopment Agency Meeting

Roger Michaud	—	Mayor
Kimberly Glas Castro	—	Vice Mayor
Michael Hensley	—	Commissioner
Mary Beth Taylor	—	Commissioner
Judith Thomas	—	Commissioner
Bambi McKibbon-Turner	—	Interim Town Manager
Thomas Baird	—	Town Attorney
Vivian Mendez, MMC	—	Town Clerk

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.

CALL TO ORDER/ROLL CALL

6:57 P.M.

PRESENT

Mayor Roger Michaud

Vice-Mayor Kimberly Glas-Castro

Commissioner Mary-Beth Taylor

Commissioner Judith Thomas

Commissioner Michael Hensley

PLEDGE OF ALLEGIANCE

The pledge was recited during the Special Call CRA Meeting earlier in the evening.

SPECIAL PRESENTATION/REPORT:

1. P3 Quarterly Report by Forest Development.

Mr. Larry Zabik and Mr. Peter Baytarian from Forest Development presented to the Commission (Exhibit A). Mr. Zabik explained that they would be presenting before the Cabinet and Governor on March 25, 2025 and then provide full updates to the Commission in April 2025.

Commissioner Taylor asked if there will be enough room to plant the palm trees on the US 1 side. Mr. Zabik stated that there should be adequate space and that the landscaping will comply with the Town's code.

Commissioner Thomas commented on the date to meet the Cabinet and Governor in March 2025 and is pleased that they were able to get such an early date. Commissioner Thomas asked if there were any issues with any of the buildings. Mr. Zabik stated that they may have to relocate the barge, but there are no longer concerns with Freedom Boat Club and the dive shop.

Interim Town Manager McKibbon-Turner clarified that the Department of Environmental Protection (DEP) still has issues with Freedom Boat Club because it is a private club and the other dive shop has already left the marina. Commissioner Taylor asked if the Freedom Boat Club will stay. Interim Town Manager McKibbon-Turner stated that they are still working through that question. Town Attorney Baird explained that DEP considers the use to be a club and not open to the public. He stated that DEP will require that the use be removed from the Marina before they go before the Governor and Cabinet. He went on to say that if they could demonstrate that they are open to the public, they may be allowed to stay.

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.

James Sullivan expressed concerns with people using motorized scooters with no lights; street sign needed on the Northwest corner of Park Avenue and 10th Street; expressed the need for a skeet shooting range; spoke about a safety issue with hypodermic needle use; street parking; and trash.

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.

Commissioner Hensley asked to have items 6, 7 and 8 pulled.

Motion to approve Consent Agenda items 2-5 and 9 made by Commissioner Hensley, Seconded by Commissioner Taylor.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas, Commissioner Hensley.

2. November 20, 2024 Regular Commission Meeting Minutes
3. Resolution 111-12-24 Fiscal Year 2024/2025 Budget Adjustments
4. Resolution 112-12-24 Authorizing and Directing the Mayor to Enter into a Contract Agreement for the Replacement and Installation of Windows and Doors at Kelsey Park Pavilion (RFQ 119-2024)
5. Resolution 113-12-24 Appointing Town Manager Richard J. Reade to Serve as the Representative of the Town of Lake Park on the Governing Board of Seacoast Utility Authority
9. Request for Approval for the Town Manager to Issue a Work Authorization for Hinterland Group, Inc. to Provide Stormwater Main Line Replacements at Various Locations, Under Terms Set Forth in Resolution Number 43-08-21 and Amendment in Resolution Number 96-12-23, Based on Broward College Request For Proposal (RFP)-2018-1687-EH (Cooperative Purchase Agreement).

Items 6, 7 & 8 were pulled from the Consent Agenda

6. Resolution 114-12-24 Authorizing and Directing the Mayor to Execute an Easement Agreement with the Seacoast Utility Authority Granting an Easement for a Water Main Along Railroad Avenue for Use by Clean Sweep.

Commissioner Hensley asked for an explanation of the item. Community Development Director Nadia DiTommaso explained that Seacoast needs an easement in order to install a water main for

the Clean Sweep project. Commissioner Thomas asked if the aerial image could be displayed (Exhibit B). Commissioner Thomas stated that Clean Sweep is using the road in that area for heavy equipment and suggests maybe having a discussion about improving the road.

Motion to approve Resolution 114-12-24 made by Commissioner Hensley, seconded by Commissioner Taylor. Voting Aye: All.

7. Resolution 115-12-24 Authorizing and Directing the Mayor to Execute a Grant Agreement Amendment between the State of Florida Department of Environmental Protection (FDEP) and the Town of Lake Park for a Performance Period Extension for the Vulnerability Assessment Update.

Commissioner Hensley asked for clarification on what the assessment was for. Public Works Director Jaime Morales explained that the engineers needed to remodel the vulnerability test because the values that the test was based upon had changed.

Motion to approve Resolution 115-12-24 made by Commissioner Hensley, Seconded by Commissioner Taylor. Voting Aye: All.

8. Resolution 116-12-24 Authorizing and Directing the Mayor to Execute an Agreement with the State of Florida, Division of Emergency Management for Grant Funds Associated with Hurricane Milton.

Commissioner Hensley asked for a summary of the item. Finance Director Jeff DaSilva explained that the agenda item is so that the Town can receive funds for Hurricane Milton. Commissioner Thomas asked if this was just a preparation for a claim for damages. Finance Director DaSilva explained that the costs are currently being put together. Vice-Mayor Glas-Castro asked if the Town had filed to participate in the Florida Recovery Obligation Calculation (F-ROC). Finance Director DaSilva stated he would have to look into it and get back with the Commission. Vice-Mayor Glas-Castro stated that the deadline for F-ROC has already passed for 2025.

Motion to approve Resolution 116-12-24 made by Commissioner Hensley, Seconded by Commissioner Taylor. Voting Aye: All.

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION): NONE

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

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

10. Ordinance 13-2024 Creating a New Section 30-6 Pertaining to the Operation of Micro-mobility Devices, Golf Carts, Low Speed Vehicles, and Motorized Scooters.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 30, ARTICLE I TO CREATE A NEW SECTION 30-6 PERTAINING TO THE OPERATION OF MICROMOBILITY DEVICES, GOLF CARTS, LOW SPEED VEHICLES, AND MOTORIZED SCOOTERS; PROVIDING FOR THE AMENDMENT OF CHAPTER 30, ARTICLE II SECTION 30-35 PERTAINING TO HIGH-CAPACITY PASSENGER OR WORK VANS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Anders Viane presented the item. He stated that after adoption of the Ordinance, Public Works will install signage. Commissioner Taylor suggested that next year the Town have a golf cart parade.

Motion to approve Ordinance 13-2024 made by Commissioner Thomas, Seconded by Commissioner Taylor.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas, Commissioner Hensley

Attorney Baird read the Ordinance by title only.

OLD BUSINESS:

11. Presentation Pertaining to the Bert Bostrom Stormwater Project – Excess Fill

Public Works Director Jaime Morales explained the item (Exhibit C). Commissioner Thomas asked about the anticipated cost for additional fencing. Public Works Director Morales advised that the fencing would only be needed if they utilized the area at 10th Street as an alternate location, but they do not recommend using this area. The Commission agreed with the recommendations as set forth in the presentation.

12. Discussion Regarding the Interlocal Agreement with the Town of Palm Beach Shores for the Provision of Fill Material for the Lake Park Harbor Marina.

This item is deferred to January 15, 2025.

NEW BUSINESS:

Vice-Mayor Glas-Castro moved to reorder the agenda and have item 18 moved to the first item under New Business. Commissioner Hensley seconded the motion. Voting Aye: All

18. Presentation by Palm Beach County on the Lake Park Scrub Natural Area Proposed Public Use Improvements and Management Plan Text Amendments.

Ms. Deb Drum, Director of Palm Beach County Environmental Resources Management presented to the Commission (Exhibit D). Commissioner Taylor asked if a pedestrian and bicycle entry could be added on the north end. Ms. Drum stated that they would need to make sure they were complying with the American's with Disabilities Act (ADA), but they will definitely look into doing that. Commissioner Hensley stated he is excited about this and asked how the safety component would be included. Ms. Drum stated that they have a contract with the Palm Beach County Sheriff's Office (PBSO) for enforcement of natural areas throughout the County. They will also have a dedicated toll free phone number for people to report issues within the natural areas. Commissioner Thomas asked how often staff surveys the parcel. Ms. Drum stated that they have been actively monitoring the property since they acquired it. Commissioner Thomas also asked about a future road cutting through the middle of the parcel. Ms. Drum stated that "no road will be going through the parcel". She stated that some of the trails would need to be hardened in order to comply with ADA requirements. Vice-Mayor Glas-Castro asked about the purchase of a parcel outside of the area that would join this property. Ms. Drum stated that this was not a part of the discussion that the County was going to pursue. Vice-Mayor Glas-Castro and Mayor Michaud agree with providing bicycle access from the north side as Silver Beach Road is too busy to ride a bike on. Commissioner Taylor asked what the time frame would be. Ms. Drum stated that they would like to move quickly so they can meet an upcoming grant deadline. She stated that the item will go before the County Commission on January 7, 2025. Vice-Mayor Glas-Castro asked if a letter of support

would be helpful. Ms. Drum stated that it would be helpful. The Commission agreed to draft a letter of support.

Public Comment:

Patricia Leduc spoke in support of the Lake Park Scrub and feels that access from Silver Beach Road would be beneficial.

Brady Drew spoke in support of the Lake Park Scrub and also supports the entrances on the north side of the scrub.

Motion to accept the Palm Beach County request to proceed with the proposed text amendments to the Scrub Area Management Plan in order to enable the improvements as presented, to include a letter of support from the Commission and to include bicycle and pedestrian access from the north side of the scrub area made by Commissioner Taylor, Seconded by Commissioner Thomas.

Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas, Commissioner Hensley.

13. Discussion of the Legislative and Funding Priority List for the 2025 Florida Legislative Session.

Ms. Ellen Bogdanoff presented to the Commission (Exhibit E). She advised that the legislative session begins March 4, 2025.

Interim Town Manager McKibbin-Turner asked about the funding for the oval-about. Ms. Bogdanoff stated that transportation funding is difficult to obtain, but they will work with the Town on getting it approved.

Vice-Mayor Glas-Castro asked when they should visit. Ms. Bogdanoff recommended the Commission come up during the second or third week of the legislation session if possible. Commissioner Taylor asked if mobility issues would be a priority. Ms. Bogdanoff stated that park issues are difficult to get approved. Vice-Mayor Glas-Castro suggested to have Chief Public Information Officer/Grants Writer Merrell Angstreich work with Ms. Bogdanoff before they are ready to make a motion.

14. Resolution 117-12-24 Amendment to the Agreement between the Town of Lake Park and Becker & Poliakoff to increase the compensation from \$3,500 per month to \$5,000 per month (\$60,000.00) per year effective 10/1/2024 as budgeted for Fiscal Year 2025.
Motion to approve Resolution 117-12-24 made by Commissioner Thomas, Seconded by Vice-Mayor Glas-Castro.
Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Thomas, Commissioner Hensley.
15. Neighborhood Block Party Grant Discussion.
Special Events Director Riunite Franks explained the item. Commissioner Hensley suggested only 60% of the residents on the block need to agree within 45 days before the event. Consensus was reached for 50% of signature and verification of notice to residents.
16. Inform the Commission that the Town has received the Historic Preservation Grant funds for the design phase of ADA improvements to the Town Hall.
Public Works Director Jaime Morales explained.
Motion made to move forward with the procurement process for architectural services by Vice-Mayor Glas-Castro, Seconded by Commissioner Taylor.
Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor, Commissioner Hensley
Commissioner Thomas was away from the Dias during the vote.
17. Resolution 118-12-24 Authorizing and Directing the Mayor to Execute the Town Consent Agreement between Forest Development P3 LPM, LLC and the Town of Lake Park.
Attorney Baird explained the item. Commissioner Thomas sought clarification that the Town's involvement is limited to the ground leases and site plan approvals. Attorney Baird confirmed this to be correct.
Motion to approve Resolution 118-12-24 made by Vice-Mayor Glas-Castro, Seconded by Commissioner Taylor.
Voting Yea: Mayor Michaud, Vice-Mayor Glas-Castro, Commissioner Taylor,

Commissioner Thomas, Commissioner Hensley.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

Attorney Baird wished happy holidays.

Interim Town Manager McKibbon-Turner provided comments (Exhibit F). Consensus was reached to close Bert Bostrom Park for the duration of the upcoming construction for potential safety concerns. Consensus was reached to escalate the legal review of the Town Code to urgent. Interim Town Manager McKibbon-Turner advised that the consensus for the Brandano contract was no longer necessary. The Commission agreed that Brandano failed to complete their work by the specified date and they would like to withhold payment of the contract. The matter will be reviewed by Town Attorney Baird.

Commissioner Hensley requested discussion of a code enforcement committee. Town Attorney Baird stated that it is much more efficient for the Town to use a magistrate for code hearings.

Commissioner Thomas apologized for missing a few Town events and wished everyone a happy holiday.

Commissioner Taylor wished everyone a happy holiday.

Vice-Mayor Glas-Castro thanked Interim Town Manager McKibbon-Turner for her service over the last few months and wished everyone a happy holiday.

Mayor Michaud also thanked Interim Town Manager McKibbon-Turner and spoke about his children's accomplishments. He thanked staff for all of their contributions.

Commissioner Thomas asked for details about Martin Luther King Jr. Day event. Special Events Director Franks stated the event is on Friday January 17th from 6pm to 9pm.

REQUEST FOR FUTURE AGENDA ITEMS: NONE

ADJOURNMENT:

Motion to adjourn made by Commissioner Thomas, seconded by Commissioner Taylor. Voting Aye: All.

Meeting adjourned 9:52 P.M.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on January 15, 2025.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2025