



Lake Park Town Commission, Florida

Regular Commission Meeting

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

Wednesday September 03, 2025

Immediately Following the CRA Meeting

Roger Michaud	—	Mayor
Michael Hensley	—	Vice Mayor
John Linden	—	Commissioner
Michael O'Rourke	—	Commissioner
Judith Thomas	—	Commissioner
Richard J. Reade	—	Town Manager
Thomas J. 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

7:38 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner John Linden

Commissioner Michael O'Rourke

PLEDGE OF ALLEGIANCE

The Pledge was conducted during the CRA meeting

APPROVAL OF AGENDA:

Mayor Michaud announced that items number 11 and 13 have been pulled from the agenda. (see below items for explanation). Motion to approve the remaining agenda items 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 – United Way of Palm Beach County Hunger Action Month - September 2025.

Mayor Michaud presented the United Way representatives with the proclamation.

2. Discussion - Accessory Dwelling Unit (ADU) - Land Development Regulations (LDRs) Town Planner Anders Viane presented to the Commission (Exhibit A).

Commissioner Linden stated there would be an issue with parking and homesteading. He also feels that it would create more congestion in Town. Town Planner Viane stated that the homesteading could be specific to one dwelling but not the other. He also stated that they are currently unpre-empted on the parking and an Ordinance may need to be created. Mayor Michaud stated that the homesteading would be pro-rated based on usage and that it was preferred that homeowners obtain their property tax information on their own. Commissioner O'Rourke asked for clarification on the differences between attached and unattached units. Town Planner Viane explained that only the new unattached units would be subjected to the 10-foot rule of distance from the main structure. Commissioner O'Rourke asked if there is a parking standard in Town. Town Planner Viane stated that yes, each residence gets two parking spots and if there was an addition of an accessory dwelling unit, they would be granted two additional parking space allowances. Town Planner Viane stated that locating existing ADU's has been challenging but they have been able to identify some via various methods. Commissioner O'Rourke asked about properties with multiple ADU's. Town Planner Viane stated that the ADU allowances would be for one, but they could perform a clustering analysis, but that would be different

from ADU's. Commissioner Thomas stated she was not prepared for a discussion on this item and requested that it be deferred to a later meeting. The Commission agreed as a whole to table this item and bring it back for another meeting.

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.

-Katia Zhestkova spoke in appreciation of Town Manager Reade. She also spoke about the Marina project.

-Michael Steinhauer provided comments via Exhibit B.

-Don Palumbo spoke about Marina slip reduction and affordable boating. He spoke against the barge remaining in the canal.

-Joanne Robin spoke about the lease with Forest Development and presented questions to the Commission regarding the terms of the agreement with the developer.

-Terron Mercer spoke about his experiences within the community. He requested that the Commission consider resident input before making decisions moving forward.

-Chris Steele spoke about the agreement with Forest Development.

-Susan Lafontaine provided documentation as Exhibit C. She spoke about violations to the clean water act.

-Pablo Perhacs spoke about the mud being pumped into the Lake Park lagoon. He also spoke about concerns with the barge. He spoke in favor of Town Manager Reade.

-Nicholas Mastroianni spoke about his boat club at the Marina and their lease was expiring soon.

-Kelly Steele spoke in favor of Town Manager Reade and all he does for the Town. She spoke about salaries of staff and the civil lawsuit with Nautilus.

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.

Commission Thomas requested that item number 9 be pulled from the Consent Agenda.

Motion to approve the remaining Consent Agenda made by Vice Mayor Hensley, Seconded by Commissioner Linden.

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

3. Regular Commission Meeting Minutes - August 20, 2025
4. Resolution 55-09-25 – 2024-2025 - Community Development Block Grant (CDBG) Award Agreement - 1st Amendment (Re-Approval) - PBC Department of Housing & Economic Development (DHED) - Splash Pad/Water Feature (Kelsey Park) - \$400,916
5. Resolution 56-09-25 – Evaluation Committee Ranking and Authorization to Negotiate (RFQ #109-2025) – Professional Architectural Design and Consulting Services – Evergreen House Restoration
6. Resolution 57-09-25 - 2025-2026 Community Development Block Grant (CDBG) Award – PBC Department of Housing & Economic Development (DHED) – Kelsey Park Fitness Trail and Equipment Replacement Project – \$41,588
7. Resolution 58-09-25 – Evaluation Committee Ranking and Authorization to Negotiate – RFQ #116-2025 – Specialized Landscape Maintenance Services - Park Avenue Corridor, 10th Street Corridor, Downtown Alleyways, Centennial Memorial Park, CRA Parking Lot and Bert Bostrom Park
8. Resolution 59-09-25 – 2nd Amendment (Final Renewal) – Non-Exclusive Franchise Roll-off Container Collection Services – Waste Management, Inc.
9. PILOT Sanitation Pick-Up Schedule – Proposed to Permanently be Effective – Monday, September 22, 2025.

Commissioner Thomas asked about the permanent schedule versus the pilot schedule. Public Works Director Morales stated there was a slight modification to the pilot scheduled based on

feedback from the Commission and the residents. Commissioner Thomas expressed concern with how the permanent schedule will be rolled out because there were issues with the rollout of the pilot schedule. She also spoke about resident education of the rollout through simple forms. Public Works Director Jaime Morales stated that they propose creating video and utilizing door hangars. Commissioner Thomas made the suggestion of using QR codes to provide the new information to residents. Commissioner O'Rourke suggested having residents call in to Public Works to request a special pickup. Public Works Director Morales stated that some residents already do this, but some just put their trash out without scheduling a pickup.

Motion to approve Consent Agenda item number 9 made by Commissioner Thomas, Seconded by Commissioner Linden. Voting Yea: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

10. Ordinance 04-2025 - Amendment - Comprehensive Plan - Future Land Use and Intergovernmental Coordination Elements (Remove Bioscience Overlay).

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENTS TO THE TEXT OF THE FUTURE LAND USE ELEMENT AND INTERGOVERNMENTAL COORDINATION ELEMENTS; PROVIDING FOR THE AMENDMENT TO THE FUTURE LAND USE MAP TO REMOVE THE BIOSCIENCE RESEARCH PROTECTION OVERLAY; PROVIDING FOR THE TRANSMITTAL OF THE AMENDMENTS TO THE STATE DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Karen Golonka presented the item (Exhibit D).

Motion to approve Ordinance 04-2025 on First Reading made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

Town Attorney Baird read the Ordinance by title only.

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

OLD BUSINESS:

11. Request to Waive Conflict of Interest - Certificate of Appropriateness (COA) Petition to Demolish 918 Park Avenue (The Adler) - Locally Designated Historic Building (Proposed Kelsey on Park Project) - REG Architects.

This item was pulled from the agenda. Town Manager Reade explained that the applicant was not able to be in attendance tonight and requested the item to come before the Commission at a later date.

12. Resolution 60-09-25 - Town of Lake Park Master Fee Schedule – Fiscal Year 2026.

Town Clerk Mendez presented the Master Fee Schedule (Exhibit E).

Motion to approve Resolution 60-09-25 made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

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

13. Request - Forest Development (Nautilus 220) Sales Barge - Relocate to Non-Deed Restricted Area - Harbor Marina.

This item was pulled from the agenda. Town Manager Reade explained that they were notified by a Forest Development representative that they decided to move the barge rather than pursue a lease agreement with the Town.

14. Resolution 61-09-25 - Renewal - Property and Casualty Insurance - Florida Municipal Insurance Trust (FMIT) – Fiscal Year 2026.

Gehring Group Senior Consultant, Rommi Mitchell presented the item (Exhibit F).

Motion to approve Resolution 61-09-25 made by Commissioner Linden, Seconded by Commissioner O'Rourke.

Commissioner O'Rourke thanked the Gehring Group for their hard work.

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

15. Resolution 62-09-25 – Senate Bill 180 Lawsuit

Town Attorney Baird explained the item (Exhibit G).

Motion to approve Resolution 62-09-25 and join the lawsuit made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird provided an update on 1100 2nd Court. He advised that they missed their deadline for completing the project.

Motion to authorize enforcing the agreement made by Commissioner O'Rourke. Seconded by Vice Mayor Hensley. Voting Aye: Commissioner O'Rourke, Mayor Michaud, Vice Mayor Hensley, Commissioner Linden. Voting Nay: Commissioner Thomas.

Commissioner Thomas was opposed to the action and suggested fining the property owners instead. Commissioner O'Rourke asked the Town Attorney if a legal action against the owners would prevent them from issuing fines. Town Attorney Baird stated that it does not but he is unaware if there are code violations or not. Community Development Director Nadia DiTommaso advised that there was currently one code violation.

Town Attorney Baird spoke about recent communications with Forest Development attorney and that they have not come to an understanding as of yet. He anticipates some productive dialogue

in the near future. Vice Mayor Hensley asked about a workshop for the Planned Unit Development (PUD). Town Attorney Baird stated that no dates have been identified as of yet.

Town Manager Reade spoke about the Department of Environmental Protection (DEP) postponement but agrees that we need to have that meeting. Town Manager Reade announced the Department of Transportation (DOT) Open House on Thursday September 4th, from 4-7 P.M. at the Library. The Lake Park Library & Coastal Karma are hosting a family chess club at Coastal Karma on Tuesdays from 5pm to 7pm. He spoke about costs to repair some cracks at the tennis courts. The Commission came to a consensus to move forward with the repairs. The Commission came to a consensus to issue a Proclamation for Florida Government week on October 1st. He announced the Multicultural Festival on September 20th from 5pm to 9pm in Kelsey Park, the Sunset Celebration on September 26 from 6pm to 9pm in Kelsey Park and the Budget Workshop on September 4th at 6 P.M.

Commissioner O'Rourke spoke of someone who passed away.

Commissioner Thomas had no comments.

Commissioner Linden asked when the next year's budget workshops will begins. Town Manager Reade stated he would like to have one or two workshops in early August.

Vice Mayor Hensley had no comments.

Mayor Michaud thanked Finance Director Barbara Gould for her work on the budget and Marketing Specialist Lamar Gibbs for all his efforts in the budget process. He stated for the record that he has to do what he needs to do in order to conduct business the way it needs to go. He is 100% here for the Town, not for the good guy or bad guy moments.

REQUEST FOR FUTURE AGENDA ITEMS: NONE

ADJOURNMENT:

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

Voting Aye: All

Meeting adjourned 10:05 P.M.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on September 17, 2025.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2025