



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

April 15, 2026

Immediately Following the Special Called CRA Meeting

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

7:13 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 Special Called Community Redevelopment Development Agency Meeting.

APPROVAL OF AGENDA:

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

Commissioner O'Rourke commented that the agenda has 21 items and is almost 400 pages. He stated that something needs to change with the process.

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

SPECIAL PRESENTATION/REPORT:

1. Presentation – ICMA & FCCMA - 65 Year Recognition of Town of Lake Park Maintaining Council-Manager (C-M) Form of Government.
Tracey Stevens presented the Town with the recognition of 65-years of Council-Manager Form of Government.
2. Proclamation - Ms. Merry Ann Russell - Town Employee.
Mayor Michaud presented Merry Ann Russell with the proclamation honoring her 50-years of service to the Town.
3. Proclamation - National Library Week - April 19 to 25, 2026.
Mayor Michaud presented Judith Cooper, Library Director with the proclamation. Ms. Cooper stated that Libraries are important and necessary for a community.
4. Presentation - Palm Beach County Fire-Rescue – FY 2025 Annual Report.
Chief William "Bill" Rowley presented to the Commission the Fiscal Year 2025 Annual Report (Exhibit A). The Commission thanked Palm Beach Fire Rescue and Palm Beach Sheriff's Office (PBSO) for all the services they provide for the community. Commissioner Thomas suggested having Cardio-Pulmonary Resuscitation (CPR) training session twice a year for the public. Town Manager Reade explained the importance behind the ISO 1 Class certification.
5. Presentation - Fiscal Year (FY) 2026 Five Year Capital Improvement Plan (CIP) Update.
Finance Director Barbara Gould explained the Capital Improvement Plan (CIP) updates (Exhibit B). Commissioner O'Rourke asked for clarification regarding several line items. Finance Director Gould responded. Town Manager Reade explained the purpose of this

agenda item and the future of the projects. Commissioner Thomas asked if they could be provided more specific data than what is in the report.

6. Presentation - Town of Lake Park Marina P3 Project Quarterly Update - Forest Development.

Mr. Brian Terry representing Insight Studio, on behalf of Forest Development, explained that Mr. Larry Zabik was traveling this evening. He requested that any specific questions be consolidated by the Town Manager and submitted to Mr. Zabik.

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 his 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.

Commissioner O'Rourke asked to have items 8 and 11 pulled.

Motion to approve items 7, 9, 10, and 12 from 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.

7. Special Called Commission Meeting Minutes - March 25, 2026.
9. Resolution 29-04-26 – Renewal Agreement (1st Amendment) - Sunset Celebration Beverage Services (Various Locations) - Bonner Mobile Bar.

10. Resolution 30-04-26 – Renewal Agreement (1st Amendment) - Sunset Celebration Portable Restroom Services (Various Locations) - Porta Potty To Go.
12. Resolution 32-04-26 - Agreement (Renewal) - Statewide Mutual Aid Agreement - Florida Division of Emergency Management (FDEM).

This item pulled from the consent agenda and treated as a presentation item:

8. Proclamation - 2026 National Arbor Day - April 24, 2026.

Mayor Michaud presented Special Events Director Riunite Franks with the proclamation. Mayor Michaud invited everyone to the Arbor Day celebration on April 24, 2026 at 10:00 a.m. in Kelsey Park.

This item pulled from the consent agenda for discussion:

11. Resolution 31-04-26 – Agreement (RFQ #102–2026) - 2026 Red, White & Blue Sunset Celebration Fireworks Display - Explosive Touch Enterprises, LLC – \$33,000.

Commissioner O’Rourke stated that he pulled this item to make sure that Explosive Touch was going to be as good as some previous vendors. Special Events Director Franks advised that Explosive Touch provided the fireworks display last year. Mayor Michaud spoke about the possibility of having the fireworks display held in conjunction with the Fourth of July instead of at the Sunset Celebration in the future.

Motion to approve Resolution 31-04-26 made by Commissioner O’Rourke. Seconded by Vice Mayor Hensley. Voting Aye: Mayor Michaud, Vice Mayor Hensley, Commissioner Thomas, Commissioner Linden, Commissioner O'Rourke.

QUASI-JUDICIAL PUBLIC HEARING (RESOLUTION):

13. Resolution 33-04-26- Special Exception – The Culinary Project (Restaurant Use) - 748 A Park Avenue - Mr. Jamie Steinbrecher (Owner)

Mayor Michaud explained the Quasi-Judicial process. Town Attorney Brett Lashley swore in all witnesses. The Town Commission had no Ex-Parte communication to disclose. Vice Mayor Hensley stated that he attended the Planning & Zoning Board meeting. Community Development Director Nadia DiTommaso presented to the Commission (Exhibit D). Mr. James Steinbrecher introduced himself and gave a brief

description of the restaurant. Commissioner O'Rourke requested to have the 90-day requirement extended. Community Development Director DiTommaso explained that an extension would need to be presented in the form of a text amendment. Mr. Steinbrecher advised that they anticipated an opening sometime in May and will have a "lounge" theme and a full liquor license.

Motion to approve Resolution 33-04-26 made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

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

14. Resolution 34-04-26- Special Exception – Alzheimer's Community Care (Specialized Adult Day Care) - 1015 10th Street - 1015 LP, LLC (Owner).

Town Attorney Brett Lashley swore in all witnesses. The Town Commission had no Ex-Parte communications to disclose. Vice Mayor Hensley stated that he attended the Planning & Zoning Board meeting.

Town Planner Karen Golonka presented the item (Exhibit E). Applicant and Chief Executive Officer, Mr. David Franklin introduced himself and gave a history of his organization and the various services they provide. He stated they anticipate opening as soon as they can and they will most likely be allowed to house 50 residents, but they will not house more than 25 at any time. He also spoke about the security measures that will be in place to protect their housed residents. He stated that no food will be prepared on site. All food will be delivered and refrigerated on site.

Motion to approve Resolution 34-04-26 made by Commissioner Thomas, Seconded by Commissioner Linden.

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

15. Resolution 35-04-26- Special Exception – Kustom Kings (Auto Paint & Body Shop) - 1360 North Killian Drive - Unit #3 - JB Parasmu, LLC (Owner).

Town Attorney Brett Lashley swore in all witnesses. The Town Commission had no Ex-Parte communications to disclose. Vice Mayor Hensley stated that he attended the Planning & Zoning Board meeting.

Town Planner Karen Golonka presented the item (Exhibit F). The owners introduced themselves and explained the objectives of the business and the materials used. The Commission discussed the reason for the special exception which they determined to be the use of a spray booth on the premises.

Motion to approve Resolution 35-04-26 made by Commissioner O'Rourke, 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:

16. Ordinance 03-2026 Amending Chapter 78

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 78, ARTICLE III, SECTION 78-72; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Anders Viane explained the item (Exhibit G).

Motion to approve Ordinance 03-2026 made by Vice Mayor Hensley, Seconded by Commissioner Thomas.

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

Town Attorney Lashley read the Ordinance by title only.

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

17. Ordinance 02-2026 – Amendment – Town of Lake Park Comprehensive Plan - 5-year Update to Town's 10-Year Water Supply Facilities Work Plan – 2nd and Final Reading.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING ITS COMPREHENSIVE PLAN BY PROVIDING FOR AMENDMENTS TO THE TEXT OF THE SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER ELEMENT; CONSERVATION ELEMENT; INTERGOVERNMENTAL COORDINATION ELEMENT; AND CAPITAL IMPROVEMENTS ELEMENT, AND ADOPTING INTO

THE PLAN THE UPDATE TO THE TOWN'S 10-YEAR WATER SUPPLY AND FACILITIES WORK PLAN; PROVIDING FOR THE ADOPTION OF THE AMENDMENTS BY THE TOWN COMMISSION; PROVIDING THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

Town Planner Golonka explained the item (Exhibit H).

Motion to approve Ordinance 02-2026 made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

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

Attorney Lashley read the Ordinance by title only.

NEW BUSINESS:

18. Special Event Permit Application - 2026 FAPRE Haitian Flag Day Celebration - Faith-Based Academy of Patriots Returning to Eden (FAPRE) - Bert Bostrom Park - Saturday, May 16, 2026 (3:00 PM to 9:00 PM).

Special Events Director Riunite Franks explained the item (Exhibit I). She clarified the items that are requesting to be waived are; the refundable security deposit of \$2000 (which may increase due to excessive wear and tear to the field), the restroom cleaning fee of \$150, the restroom attendant fee of \$150, sanitation service of \$78, marketing assistance, use of the CRA parking lot, certificate of insurance requirements, and use of Town tents, tables and chairs. The Commission discussed the various items and the possible impact to the Town.

Motion to approve waiving only the use of the CRA parking lot, marketing assistance and use of Town Tents, tables and chairs made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

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

19. Special Event Permit Application - Garage Sale & Craft Market - VFW Post 9610 – May 16, 2026 (8 a.m. to 2 p.m.).

Special Events Director Riunite Franks explained the item (Exhibit J).

Motion to approve waiving the costs for marketing assistance made by Commissioner Thomas, Seconded by Commissioner O'Rourke.

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

20. Discussion - Public Noticing Requirements - Proposed Land Development Regulations (LDR) Text Amendment

Town Planner Anders Viane explained the item.

The Commission decided to move this item to May 6, 2026 due to lengthy discussion that may be needed.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Lashley stated that the Sunshine lawsuit was transferred into the same division as the Forest Development lawsuit, which means the two cases will be heard by the same judge which is Senior Justice Kastrenakes. He stated that Forest Development filed their answer to the Town's counter-claim and that next week there will be a hearing on Forest's motion to intervene on the Sunshine lawsuit.

-Town Manager Reade reminded the public about the Community Workshop on the Bert Bostrom Master plan being held Saturday, April 18th, and for the Arbor Day Ceremony on April 24th. He also announced that Sunset Celebration has been moved back to Kelsey Park for the April 30th event.

-Commissioner Linden stated he will be away for a few days.

-Commissioner O'Rourke spoke openly about his frustration with being a part of this Commission and has not enjoyed it. He stated that he does not trust Town Attorney Baird or Town Manager Reade and is considering resigning from his Commission seat.

-Commissioner Thomas encouraged Commissioner O'Rourke to stay because he was elected by the people to his position. She talked about her experiences with negativity as an elected official and how she handles it. Commissioner Thomas advised Town Manager Reade that she does not like having such a full agenda. She suggested having separate meetings that would be devoted to planning and Quasi-Judicial items. Commissioner Thomas stated for the record "as the Commission, we are here to support the residents and the businesses in our Town."

-Vice Mayor Hensley also suggested adding special called meetings when appropriate.

-Mayor Michaud reminded the Commission that they were made aware that because there were meetings that were cancelled, that it would create a few larger agendas but that this will normalize over time. He also spoke about the need to streamline the process even when there are smaller agendas. Mayor Michaud encouraged the Commission to stay united. He told Commissioner O'Rourke that he was elected to be on the dais to do a job and should not question his validity to be there.

ADJOURNMENT:

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

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

Meeting adjourned 10:23 P.M.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on May 6, 2026.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2026