



Town of Lake Park, Florida

Joint Meeting

Town Commission / Planning & Zoning Board

Minutes

Monday, June 02, 2025 at 6:00 PM

535 Park Avenue Lake Park, Florida

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
Richard Ahrens	—	Chair
Jon Buechele	—	Vice Chair
Evelyn Harris Clark	—	Regular Member
Karen Lau	—	Regular Member
Patricia Leduc	—	Regular Member

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, 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 contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER/ROLL CALL

6:11 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner Judith Thomas

Commissioner John Linden

Commissioner Michael O'Rourke

Chair Richard Ahrens

Vice Chair Jon Buechele

Board Member Evelyn Harris Clark

Board Member Karen Lau

Board Member Patricia Leduc

PLEDGE OF ALLEGIANCE

The Pledge was led by Mayor Michaud.

PUBLIC COMMENTS ON AGENDA ITEMS:

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

NEW BUSINESS:

1. Discussion - Park Avenue Downtown District (PADD) Planning Concepts/Recommendations - Kimley-Horn.

Mayor Michaud explained the logistics for the meeting. He stated Kimley-Horn will present, then they will go through all the public comments, then the Board Members and Commission will speak. At the conclusion of the meeting, staff will explain the next steps. There will be no decisions made at this meeting, therefore, there will be no motions made tonight.

Community Development Director Nadia DiTommaso Introduced Ruben Cruz of Kimley-Horn. Mr. Cruz presented the attached Exhibit A.

Public Comment:

1. Cristian Centeno, 1105 Duncan Circle, spoke in support of the development as new business owners to the Town.
2. Quinn Resnick, 301 Lake Shore Drive, spoke in opposition of the large development on 10th Street. He expressed concerns regarding the traffic the development would cause to the area. He expressed support for large-scale development along the waterfront area of the Town.
3. Pablo Perhacs, 221 E. Kalmia, spoke in support of the Kimley-Horn report and asked that they consider the proposals.

4. Kimberly Glas-Castro, 230 E. Ilex Drive, spoke in support of the Kimley-Horn report. She stated that as a planner she is hearing the 6-8-story development is the “sweet spot” for developers. She suggested moving away from the County Impact Fee and developing instead a Mobility Fee.
5. Kara Rosa, 1111 7th Street, suggested that everyone read the Kimley-Horn report. She spoke in support of sensible development on a smaller scale. She asked what the residents are going to get with a large development.
6. Daniel Naegele, 855 Hawthorne Drive, asked what the property taxes would be because of the development.
7. Joanne Robin, 301 Lake Shore Drive, asked about the proposed development on 10th Street. She asked if the units would be rental or owner occupied. She suggested the traffic be at the C range instead of the D or E range.
8. Richard Gollarza was not in attendance when his name was called.
9. Susan LaFontaine, 545 Evergreen Drive, spoke in opposition of any waiver request proposed by the development. She suggested straightening the definition of public benefit and removing waiver policies.
10. Steve LaFontaine, 545 Evergreen Drive, spoke in support of the Kimley-Horn report.
11. Brady Drew, 538 Sabal Palm Drive, spoke in support of high-rise development. He encourages more affordable housing options in Lake Park.
12. Kervens Jean Baptist, 592 W. Redwood Drive, spoke in support of the Kimley-Horn report as it relates to 6-7-story structure.
13. Mary Beth Taylor, 209 Park Avenue, spoke in support of the Kimley-Horn report related to the 6-story structures. She agreed with public private collaboration noted in the report.
14. Jess Furman, 748 Park Avenue, spoke in support of development in the Downtown. He explained that several business owners have begun the Lake Park Growth Coalition. He is frustrated that the Town is going backwards as development is taking place in Riviera Beach and Palm Beach Gardens.
15. Terence Davis, 918 Park Avenue, spoke about the culture and character in Town and improvements that can be made. He feels that Lake Park must move forward with development.
16. Millard Porter, 720 Park Avenue, Owner of Blue House Gallery spoke about the area desperately needing help and how it would increase tax revenues and bring better amenities to the public if the development was to move forward.
17. Amy Angelo, 1301 10th Street, Owner of Oceana Coffee spoke about local businesses not just needing to survive, but to thrive and she is in favor of development in the Town and urged the members to act quickly.
18. Michael Steinhauer, 935 Greenbriar Drive, spoke about the downtown area’s various needs. He suggested innovative designs in place of a high-rise.

19. Lambert Johnson, 911-927 Park Avenue, spoke about occupational licenses decreasing over the years. He spoke in favor of development moving forward.

Discussion:

- Board Member Lau introduced herself as a new member of the Planning & Zoning Board. She stated that we need to find a balance that satisfies businesses and residents.
- Board Member Clark spoke about the Kimley-Horn report and asked for clarification on a few points. She is concerned about how the infrastructure will be funded.
- Board Member Leduc felt the report was comprehensive. She suggested the possibility of alleviating the parking issue downtown by creating parking in the train station area.
- Vice Chair Buechele spoke about the downtown area. He spoke in favor of development but that there also needs to be improvements to the commercial properties downtown.
- Chair Ahrens stated that there has to be balance between the commercial side and residential side.
- Commissioner Linden thanked Kimley-Horn for their report. He stated that parking is an issue that needs to be examined further. He stated that the downtown is the wrong place for a high-rise. He believes we can all collectively work together to make everything happen.
- Commissioner O'Rourke had questions for Kimley-Horn. He stated he is not pleased with the report and believes that the report was skewed. He asked Mr. Cruz why they indicated on their report that the age of the structures in the downtown area begins at 1929 when there are no buildings that old. Mr. Cruz advised that they used the year 1929 because that is when the infrastructure was created and was then updated in 1950. Mr. Cruz stated that he is not aware of any historical buildings in the downtown area and he used the term "historic nature" in the report as it lends to character. Commissioner O'Rourke also questioned the transportation analysis and why they used the term "reasonable" buildout as one of the scenarios. Mr. Cruz stated that the intent was to provide a feasible look at what could take place. Commissioner O'Rourke stated that a six story building would not work in the proposed area.
- Commissioner Thomas Thanked the Planning & Zoning Board and spoke about the character and vision of the Town.
- Vice Mayor Hensley thanked Kimley-Horn for their report. He spoke about the proposed development creating more foot traffic, but he didn't see anything in the report about increased services such as recreation to accommodate the increased foot traffic.
- Mayor Michaud asked if any of the scenarios provided in the report contribute to the economic growth of the downtown district. Mr. Cruz stated that their report provided several options based on different visions for the Town that would need to be decided. Mayor Michaud asked if a fourth scenario could be considered that would include more density/height with an emphasis on public improvement such as parking and possibly off-site parking. He stated he would also like answers to how this would contribute to the economic growth in the Downtown District and requests that Downtown District business owners be able to have input.
- Board Member Clark spoke about filling in the gaps that were identified in the report.
- Chair Ahrens spoke about impact fees.
- Board Member Lau spoke about creating and maintaining charm in Town.
- Mayor Michaud thanked everyone and asked Town Manager Reade to elaborate on the next steps.
- Town Manager Reade stated that they expect to receive draft policy and land development code text amendments from Kimley-Horn by approximately mid-June followed by public input. By the end of June or mid-July the second draft of the text amendments would be available. In August the Planning & Zoning Board would hear the proposed comprehensive plan amendments and land development regulation amendments. If there is a recommendation, it would be presented to the Town Commission for review. If the Town Commission approves, there would be a requirement to submit the amendments

to the State. After that, it would come back before the Town Commission for final approval in possibly October or November of 2025.

-Commissioner Thomas requested expediting this process. Town Manager Reade stated that they could work on the timing.

ADJOURNMENT

Meeting adjourned 8:41 pm.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2025