



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

Wednesday January 21, 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
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

7:16 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 of Allegiance was bypassed.

APPROVAL OF AGENDA:

Mayor Michaud requested to move item 14 to before the consent agenda. Motion to move item 14 to be heard before the consent agenda made by Commissioner O'Rourke, seconded by Commissioner Linden. Voting Aye: All.

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.

-Connie Chabot provided comments via Exhibit D.

-Pat Welsh spoke about his displeasure with the halted growth and development in Town.

-Sheila Martin, new business owner of Lily Lac Spa & Boutique, announced an event she is holding at her business on February 10th.

-Natasha Quiza Almeida provided comments via Exhibit A.

-Igor Almeida provided comments via Exhibit B.

-Andrew Kaplan spoke about the need to continue redevelopment in Town. He welcomed all residents to their new restaurant at the Marina.

-Daniel Naegele spoke against high rises in Town.

-Amy Angelo provided comments via Exhibit C.

-Carmen Rodriguez, business owner in Town, spoke about the struggles she has had and the need for development.

-Oscar Caballero provided comments via Exhibit E.

-Zechariah Cesani, business owner, spoke about their clients not feeling safe in Town. He spoke in favor of development and growth.

-James Sullivan spoke about electric bike safety in Town.

SPECIAL PRESENTATION/REPORT: NONE

Item 14 moved up on the agenda:

14. Update, Discussion & Direction - Park Avenue Downtown District (PADD) Final Report and Recommendations & SB 180

Community Development Director Nadia DiTommaso provided a background for the item. Ms. Ali Palmer of Kimley-Horn presented the item (Exhibit F).

Mayor Michaud asked about the waiver process. Ms. Palmer stated that the waivers have not changed, only the waiver process in which applicants would need to demonstrate how a waiver would be beneficial. Mayor Michaud specifically asked about a seven story building. Ms.

Palmer stated that seven stories would not require a waiver, but anything above seven stories would. Vice Mayor Hensley asked if someone received a waiver to go higher, would that compromise the wastewater and transportation infrastructures. Ms. Palmer stated that the applicant would need to demonstrate that their plan included provisions for those things.

Commissioner O'Rourke asked if Kimley-Horn had taken any previous proposals into consideration when drafting their recommendations. Ms. Palmer stated that previous proposals were not a part of their analysis. Commissioner O'Rourke asked about limiting density to 48 dwelling units per acre. Ms. Palmer stated that they can do that if they wish but the code would need to be amended because it currently allows for more than 48 units. Commissioner O'Rourke asked if their recommendations would be for building only up to seven stories. Ms. Palmer confirmed this to be correct due to the impacts on infrastructures such as traffic. Commissioner Thomas spoke about development creating capacity issues and the possible impact on the community. Vice Mayor Hensley spoke about wastewater and the current code. Ms. Palmer stated that Seacoast Utilities has expressed a desire to work with the Town regarding wastewater capacities. Town Attorney Baird clarified that the current code of 48 dwelling units per acre is an average, not a limit. He stated that the recommendations are to establish 48 dwelling units per acre as a limit within the code. He explained the differences between Senate Bill 180 and Senate Bill 840 and that restrictions would only be until June of 2026.

Public Comment:

-Katia Zhestkova provided comments via Exhibit G.

-Michael Steinhauer provided comments via Exhibit H.

-Michael Steinhauer provided comments on behalf of Eli Banks via Exhibit I.

- Brady Drew spoke about the need for more residents to support businesses in Town.
- Mary Beth Taylor spoke about the need to take action with development and a mobility plan.

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 Thomas requested to pull items 3 and 4 from the consent agenda. Commissioner O'Rourke requested to pull items 3, 4 and 7 from the consent agenda.

Motion to approve the remaining consent agenda items 1, 2, 5 and 6 made by Commissioner O'Rourke, seconded by Commissioner Linden.

Voting Aye; All.

1. Regular Commission Meeting Minutes - January 7, 2026
2. Town of Lake Park Administrative Policy - Palm Beach County (PBC) Ethics Training Schedule
5. Resolution 07-01-26 – Amendment – General Contracting Construction Services Agreement – Bert Bostrom Green Infrastructure Improvement Project - DS Eakins Construction Corporation
6. Work Authorization - Stormwater Basin 22 Drainage Cleaning & Investigation - Shenandoah General Construction, LLC - \$41,644.00

Items 3, 4 and 7 were pulled from the consent agenda for discussion:

3. Resolution 05-01-26 - Agreement - PFM Financial Advisors

Commissioner Thomas suggested the item come back for review since the identical item on the CRA agenda was not passed.

Motion to approve Resolution 05-01-26 made by Commissioner O'Rourke, seconded by Commissioner Linden.

Commissioner O'Rourke stated he is opposed to this item. Commissioner Thomas stated she was not opposed to the item, but to the way it was written and would like to see the item come back with more clarity.

Voting Aye: Commissioner Thomas.

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

4. Resolution 06-01-26 - Amendment #1 - Florida Department of Environmental Protection (FDEP) Agreement (No. LPA0445) - Lake Park Lake Shore Drive Drainage Improvements Project.

Commissioner Thomas asked if the extension was related to the construction delay for the improvements. Finance Director Barbara Gould stated that certain language was being changed regarding how some costs are billed. Commissioner Thomas wanted to ensure that this would not impact the \$700,000.00 in funds. Finance Director Gould confirmed that to be correct and also that the delay was not related to the delay in construction or the project to the south. Commissioner O'Rourke asked if the extension changes the cost of the project. Finance Director Gould confirmed that it does not change the cost.

Motion to approve Resolution 06-01-26 made by Vice Mayor Hensley, seconded by Commissioner Thomas.

Voting Aye: All.

7. Town Manager Annual Performance Evaluation Form (Current & Future Evaluations)

Commissioner O'Rourke stated that the evaluation process should include a statement from the Town Manager regarding his accomplishments for the previous year. He stated that it is difficult to provide an evaluation when goals were never established. Vice Mayor Hensley agreed with this. Town Manager Reade agreed to provide the statement of accomplishments.

Motion to approve the Town Manager Annual Performance Evaluation Form made by Commissioner O'Rourke, seconded by Vice Mayor Hensley.

Voting Aye: All.

PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:

8. Ordinance 01-2026 - Amendment – Town of Lake Park Land Development Regulations (LDR’s) – Section 78-6 - Applications and Regulations for Reasonable Accommodation for Residents of Recovery Residences – First Reading

Town Planner Karen Golonka explained the item (Exhibit J). Town Attorney Baird provided a history of the ordinance and explained that the purpose of this item is to follow what the State has required all municipalities to do. He went on to say that this ordinance would not relax the current code in any way.

Motion to approve Ordinance 01-2026 made by Commissioner O'Rourke, Seconded by Commissioner Linden.

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

Town Attorney Baird read the ordinance by title only.

9. Ordinance 02-2026 – Amendment – Town of Lake Park Comprehensive Plan - 5-year Update to Town’s 10-Year Water Supply Facilities Work Plan – First Reading

Town Planner Karen Golonka explained the item (Exhibit K).

Motion to approve Ordinance 02-2026 made by Commissioner O’Rourke, seconded by Vice Mayor Hensley.

Voting Aye: 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

NEW BUSINESS:

10. Resolution 08-01-26 - Special Exception Request - Bent Tree Studio - Andrew M. Johnson (“Agent” and “Applicant”) & Dennis Catanzaro (“Property Owner”) – 1400 10th Court
No Ex-Parte Communication was disclosed. Town Attorney Baird swore in all witnesses.

Town Planner Anders Viane explained the item via presentation (Exhibit L).

Mr. Andrew Johnson, owner of Bent Tree Studio explained via presentation (Exhibit M).

Motion to approve Resolution 08-01-26 made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

11. Facility Rental Request - Coastal Middle & High School Prom - Town Hall - Friday, April 17, 2026 (7:00 PM - 11:00 PM – Setup Beginning at 4 PM).

Special Events Director Riunite Franks explained the item (Exhibit N). Commissioner O'Rourke announced that he would donate the direct cost in the amount of \$390.00 to the Town on behalf of the applicant.

Motion to approve waiver of the indirect cost and to accept the donation from Commissioner O'Rourke for the indirect cost made by Commissioner Thomas, Seconded by Commissioner O'Rourke.

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

12. Facility Rental Request – Ms. Micailah Lockhart Bridal Shower - Kelsey Park Indoor Pavilion - Thursday, May 21, 2026 (3:30 PM - 6:00 PM - Setup Beginning at 11 AM)
Special Events Director Franks explained the item (Exhibit O).

Motion to approve the waiver of indirect cost made by Commissioner O'Rourke, Seconded by Commissioner Linden. Commissioner Thomas stated for the record that she has previously rented facilities in Town and has paid the fees. She would like others to pay the fees as well. The Commission as a whole discussed the importance of maintaining the precedent that has already been established in regards to rental fee waivers.

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

13. Special Event Permit Application Request - Children's Home Society of Florida - Bridges at Lake Park - Annual ASP Pop-Up Family Event - Kelsey Park - Saturday, February 28, 2026 (11:00 AM - 2:00 PM - Setup Beginning at 8 AM)

Special Events Director Franks explain the item (Exhibit P).

Motion to deny waiver of direct costs and deny waiver of certificate of insurance made by Commissioner Linden, Seconded by Commissioner Thomas.

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

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird expects to be served soon with the lawsuit from Forest Development and stated that the attorneys from his office that will be litigating the case will need to be paid at a higher rate. He stated that he will be working with the Town Manager to establish an attorney-client session. Town Attorney Baird spoke about the lawsuit against Igor and Natasha Almeida and stated that they have not met their contractual obligations and he is awaiting an update from their attorney.

-Town Manager Reade announced Sunset Celebration on January 30th, Bert Bostrom Park Grand re-opening, dates to be selected. The Commission provided consensus for a proclamation for national bicycle month.

-Commissioner O'Rourke had no comments.

-Commissioner Thomas stated for the record in regards to the comments made by Igor and Natasha Almeida that the Town has given them \$100,000.00 and how dare they come and make the comments they did. They took money from the Town of Lake Park residents and she is disappointed with it.

-Commissioner Linden went to the regional transportation council meeting and he would like to provide the Commission with regular updates.

-Vice Mayor Hensley had no comments.

-Mayor Michaud gave credit to Community Development Director Nadia DiTommaso for her informative video. He also encouraged everyone to attend the Bert Bostrom Community Meeting on Saturday January 24th.

REQUEST FOR FUTURE AGENDA ITEMS:

-Commissioner O'Rourke requested to have future agendas available for review a week prior to meetings or to provide a prospective agenda so they can have an idea what items will be coming up.

- Commissioner O'Rourke requested the Commission discuss banning the public from reading public comments statements on behalf of a person who is not in attendance.
- Commissioner O'Rourke would like to discuss a prohibition in Lake Shore Park that does not allow the walking of animals on a leash.
- Mayor Michaud would like a future agenda item to discuss the rental fee waiver policy.
- Commissioner Linden requested a discussion on the control of electric bicycles.

ADJOURNMENT:

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

Voting Aye: All.

Meeting adjourned 10:50pm.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on February 4, 2026.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2026