



# Lake Park Town Commission, Florida

## Regular Commission Meeting Minutes

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

Wednesday May 06, 2026 6:30 pm

<b>Roger Michaud</b>	—	<b>Mayor</b>
<b>Michael Hensley</b>	—	<b>Vice Mayor</b>
<b>John Linden</b>	—	<b>Commissioner</b>
<b>Michael O'Rourke</b>	—	<b>Commissioner</b>
<b>Judith Thomas</b>	—	<b>Commissioner</b>
<b>Richard J. Reade</b>	—	<b>Town Manager</b>
<b>Thomas J. Baird</b>	—	<b>Town Attorney</b>
<b>Vivian Mendez, MMC</b>	—	<b>Town Clerk</b>

*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.*

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### CALL TO ORDER/ROLL CALL

6:38 P.M.

PRESENT

- Mayor Roger Michaud
- Vice Mayor Michael Hensley
- Commissioner Judith Thomas
- Commissioner John Linden
- Commissioner Michael O'Rourke

### PLEDGE OF ALLEGIANCE

The Commission led the Pledge of Allegiance.

## **APPROVAL OF AGENDA:**

Mayor Michaud announced that items 12 and 14 were being removed from the agenda.

Mayor Michaud requested that item 17 be heard before Public Comment. Vice Mayor Hensley requested that item 18 be heard before public comment as well. Motion to move items 17 and 18 before the Consent Agenda made by Vice Mayor Hensley; seconded by Commissioner Linden.

Voting Aye: All

Motion to approve the agenda as amended made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

## **SPECIAL PRESENTATION/REPORT:**

1. Proclamation - National Public Works Week - May 17, 2026 to May 23, 2026.

Mayor Michaud presented Public Works Director Jaime Morales with the Proclamation.

2. Presentation - Honorable Mention (2nd Place Finish) - Read for the Record 2026.

Library Director Judith Cooper presented the Commission with the certificate. Town Manager Richard Reade thanked staff for all their work in organizing the event. He congratulated the Town for the honorable mention.

3. Presentation, Discussion & Direction - Town of Lake Park Strategic Plan (3 to 5 Years).

Chief Public Information Officer/Grant Writer Merrell Angstreich presented the item (Exhibit A). Vice Mayor Hensley asked questions regarding the process. He thanked her for taking on this project. Mayor Michaud asked how the community would be engaged in this project. Chief Public Information Officer/Grant Writer Angstreich explained that staff would make suggestions regarding public engagement to the consultant hired to work on the plan for the Town. Commissioner Thomas suggested billboards around the Town to notify the public. She suggested a vision plan. Commissioner O'Rourke stated that the Town previously did a vision plan that was not followed and was glad that a consultant would be hired. Town Manager Reade explained that the plan would be updated each year as part of the budget process. Commissioner Linden voiced concerns with the plan being 5 years, which he feels is too long and he asked if the Town really needed a consultant. Town Manager Reade explained the advantage of having a

consultant. The Commission discussed the budget to hire a consultant. Mayor Michaud asked that they be provided with an updated timeline based on the variations discussed.

4. Discussion - 754 Park Avenue Project Update - Mr. Michael Aram - Property Owner.

Mr. Michael Aram and Mr. Scott Van Bommel introduced themselves and provided an update on the property and the 754 Park Avenue project. Mr. Aram explained that they already have a tenant in place for the building. He stated that the property is considered the outer core of the Park Avenue Downtown District (PADD) and is requesting the Commission consider reclassifying the property to inner core because the classification makes it difficult for them. Commissioner O'Rourke stated that the progress on the property has had issues with meeting deadlines. Mr. Aram spoke about some roadblocks they had come across such as code violations that they were not notified about. Mr. Van Bommel explained that a path forward would include a permitted use so that they can build out the space for the intended tenant. Mayor Michaud asked Community Development Director Nadia DiTommaso to explain the notification process for the code violations on the property. Community Development Director DiTommaso explained that there was return receipt mail sent and there were multiple emails sent. Mayor Michaud stated he has a hard time believing that he did not receive any notices and questions how invested Mr. Aram is in the Town. Vice Mayor Hensley stated that residents are always asking about the building and when it will be done and does not wish to allow years and years for the building to be completed. Mayor Michaud suggested that the goal be changed to a certificate of completion for the shell so that the property could be taxed. Commissioner Linden asked what the Town can do to speed up the process for completion. Mr. Aram stated that instead of helping him, he requests that they help his tenants who are struggling and help Park Avenue. He stated that without improvement in the Town, any efforts are useless. He also requested the re-classification to "core" and approval of the special exemptions. Commissioner Thomas stated that they have perpetuated the blight in Town by leaving the building in such a poor state for so long. She asked for an update on where they are with the build-out for the tenant. Mr. Van Bommel stated that the architecture is being done now, and they anticipate 6-8 weeks for the bakery but for the restaurant, it depends on what the tenant wants to do in the space. Community Development Director DiTommaso stated that the tenant has

indicated a desire to open in early 2027. Commission Thomas asked Mr. Van Bommel, as the General Contractor, to commit to this timeframe. Mr. Van Bommel stated that yes, but he is also waiting for the tenant to provide their architecture to him, which is out of his control. He stated that once the building permit is issued, then he will be fully responsible for completion. Commissioner O'Rourke asked about changing the "core" and "outer-core" categories, to add a third category that could be assigned to the 754 block. Community Development Director DiTommaso stated that this would need to be a separate conversation that would need to take place with the Town Commission. Town Manager Reade stated for the record that the Community Redevelopment Agency offers eight (8) different grant opportunities and provided a list of those grants and funding opportunities.

**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.*

-Gino Gargiulo spoke about the Town missing the deadline for the annual financial audit.

-Greg Morrison, owner of Primo Yachts, introduced himself and his business to the Town. He spoke about a loading restriction that presents a roadblock for their loading process.

-Marc Datelle, co-owner of Primo Yachts, spoke about the code requirement that presents a roadblock for them and they would like a proposal for a work around to be considered.

-Chris Steele spoke about Commissioner O'Rourke and suggested that resigning might be a good idea.

-Larry Zabik, Project Manager for Forest Development, spoke about the lift station for Nautilus 220 and the resulting easement grant and about the utilization of a partner by Forest Development. He asked that any allegations by the Town be correct and for the Town to honor their contractual agreement.

-Michael Steinhauer provided comments via Exhibit B.

-Kevin Kianka spoke about the benefit of having covered bus shelters along the Town's boundaries.

-Mary Taylor provided comments via Exhibit C.

*The Commission moved these two items up from New Business so they could be heard prior to the Consent Agenda.*

17. Town Grantmaking Program - Two (2) Grant Requests.

Grant Writer/Chief Public Information Officer Angstreich explained the item (Exhibit D).

Commissioner Linden was in favor of giving assistance that will help children and stated he would support giving them more money than what was being suggested for both applicants. Motion to award funding based on the percentage of Lake Park residents served and impacted through the proposed programs. Seconded by Vice Mayor Hensley. Commissioner O'Rourke expressed concern with the budget and that he was confused why the Town was moving away from having its own programs such as kid's sports. Commissioner Thomas stated that she does not agree with the award being based on a percentage of Lake Park children.

Voting Aye: None. Voting Nay: All.

Motion to award Coastal \$5,000.00 and the other entity \$8,500.00 made by Commissioner Linden. Seconded by Commissioner Thomas. Commissioner O'Rourke stated he was not in favor of this because he would prefer to see that money go to the Police Athletic League (PAL) Program instead.

Voting Aye: Commissioner Thomas, Commissioner Linden, Mayor Michaud.

Voting Nay: Commissioner O'Rourke.

Vice Mayor Hensley was not present at the time of the vote.

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

Community Development Director DiTommaso explained the item (Exhibit E).

Vice Mayor Hensley stated he was in favor of updating the noticing requirements. He also stated he would like to see the Town implement "coming soon" signs for upcoming development. Community Development Director DiTommaso stated that there was currently language allowing that, but it was not currently mandatory. Vice Mayor Hensley asked that the code requirements be updated to make it mandatory. Commissioner Linden stated he was in favor of the certified mail but would like the

radius expanded and also feels that public outreach was crucial. He also does not feel that newspapers are the best way to advertise public notices anymore and it was also costly. Commissioner Thomas stated that the Town was twenty-years behind on these requirements.

*Public Comment:*

- Brady Drew spoke about the pursuit of a perfect code and the drawbacks it presents.
- Susan LaFontaine provided comments via Exhibit F.
- Patricia Leduc spoke about having more communication with the public and agrees with keeping it simple and the “coming soon” signs.

Commissioner Thomas stated that there are small developers in Town and the costs associated with the noticing requirements could be significant and wants to caution the Commission about expanding the notification radius.

**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.*

Motion to remove items 7 through 11 from consent and approve items 5 and 6 made by Vice Mayor Hensley. Seconded by Commissioner O'Rourke.

Voting Aye: All.

5. Regular Commission Meeting Minutes - April 15, 2026.

Motion to approve items 5 and 6 made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

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

6. Proclamation - Water Conservation Month - April 2026.

*Items 7 through 11 have been pulled from the consent agenda for discussion:*

7. Resolution 36-05-26 - Resilient Florida Grant (Agreement #26PLN60) - Florida Department of Environmental Protection (FDEP) - Ilex Court Green Infrastructure and Stormwater Improvements Project - \$99,373.

Commissioner O'Rourke stated that he requested to pull this item because he was unsure of the status of the grant and what action was being sought. Public Works Director Jaime Morales stated that the action was to accept the grant that has been awarded and that it does not include construction costs.

Motion to approve Resolution 36-05-26 made by Vice Mayor Hensley, Seconded by Commissioner O'Rourke.

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

8. Resolution 37-05-26 – Resilient Florida Grant (Agreement #26PLN62) - Florida Department of Environmental Protection (FDEP) - Second Street Green Infrastructure and Stormwater Improvements Project - Phase II - \$297,938 (No Town Match Required).

Commissioner O'Rourke stated that he requested to pull this item because he was unsure of the status of the grant and what action was being sought. Public Works Director Jaime Morales stated that the action was to accept the grant that has been awarded and that it does not include construction costs.

*Public Comment:*

-Patricia Leduc spoke about a previous grant and was unsure if those funds were still available. She also spoke about some trees that may be affected by the project.

Motion to approve Resolution 37-05-26 made by Commissioner O'Rourke, Seconded by Commissioner Thomas. Vice Mayor Hensley stated that he would support this as long as we are not tearing up any trees. Commissioner Thomas identified that there are areas in Town where trees are a hazard and they would need to be addressed.

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

Voting Nay: Vice Mayor Hensley.

9. Resolution 38-05-26 - Town of Lake Park Master Fee Schedule (Update).

Commissioner O'Rourke asked what the current fee was for public records requests. Town Clerk Vivian Mendez stated there was no current fee in place. Town Attorney Baird explained that the Town should not include the information in the Master Fee Schedule because it was already prescribed by State Statute.

*Public Comment:*

-Susan Lafontaine provided comments via Exhibit G.

-Pablo Perhacs was in favor of following the statute for the fee. He also commended the Clerk's office for following the law.

Motion to approve Resolution 38-05-26 excluding the public records request fees made by Vice Mayor Hensley, Seconded by Commissioner Linden.

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

10. Resolution 39-05-26 - Clean Vessel Act (CVA) Agreement #CV004 - Florida Department of Environmental Protection (FDEP) - Replacement of Marina's Pump out System Motor - \$19,631.25 (25% Town Match Required - \$6,453.75).

Commissioner O'Rourke asked if the Marina had the funds to pay for this. Marina Director Jason Tenney stated that yes, the funds are in the Marina outlay account.

*Public Comment:*

-Nicholas Mariotis spoke about the Marina struggling financially and spoke in favor of development at the Marina. He spoke about the Town spending resident's tax money to fund a legal battle after breaching a contract.

Motion to approve Resolution 39-05-26 made by Commissioner Thomas, Seconded by Vice Mayor Hensley.

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

Voting Nay: Commissioner O'Rourke.

11. Resolution 40-05-26 – Agreement (ITB #109-2026) - LN50 Diesel All-Terrain Litter Vacuum – Exprolink Corp. – \$75,275.

Commissioner O'Rourke asked if this was a diesel engine. Public Works Director Morales confirmed that to be correct.

*Public Comment:*

-Brady Drew spoke against the use of diesel fuel vehicles and recommended alternative engines such as electric.

The Commission discussed the use of diesel.

Motion to approve Resolution 40-25-26 made by Commissioner Thomas, Seconded by Commissioner O'Rourke.

Voting Yea: Commissioner Thomas.

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

The Commission provided direction to put out another bid for this vehicle but not to limit it to diesel only. Public Works Director Morales stated that he would do that, but to keep in mind that those other types of vehicles would be more expensive.

*This item was removed from the agenda.*

12. Resolution 41-05-26 – Approve Purchase of Two (2) Sanitation Vehicles (Nexttran Truck Center) & Lease-Purchase Finance Agreements (TD Bank) - 2026 Mack LR64R Sanitation Truck Automatic Side Loader and 2026 Mack TE Sanitation Front-End Loader - \$797,612 (\$393,889 + \$403,723)

**PUBLIC HEARING(S) - ORDINANCE ON FIRST READING:**

13. Ordinance 04-2026 – Amending Chapter 18 Section 62 (1) Use of Town Parks and Public Facilities.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, PERTAINING TO USE OF TOWN PARKS AND PUBLIC FACILITIES; PROVIDING FOR THE AMENDMENT OF SECTION 18-62 (1) TO ALLOW DOMESTICATED ANIMALS IN KELSEY PARK AND OTHER TOWN PARKS; PROVIDING FOR THE CREATION OF SECTION 18-62 (m) TO PROHIBIT SMOKING AND VAPING IN TOWN PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR THE REPEAL OF ALL LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Director DiTommaso presented the item (Exhibit H). Commissioner O'Rourke expressed concern with the use of the term "domesticated animals" because it was broad and he also wasn't sure why the smoking was added. Commissioner Thomas spoke against trying to regulate people's behavior by saying they can't smoke or vape in the park.

Motion to approve Ordinance 04-2026 removing the language pertaining to smoking, defining "domestic animals" and requiring leashes 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.

*This item was removed from the agenda.*

14. Ordinance 05-2026 - Text Amendment - Expanding PADD Permitted Uses – Chapter 78 - Town of Lake Park Land Development Regulations (LDR's) – First Reading

15. Ordinance 06-2026 - Amending Chapter 67 to Comply with SB 784 – Administrative Plat.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING THE CODE OF ORDINANCES CHAPTER 67, ARTICLE I AND ARTICLE II TO COMPLY WITH SB784 REGARDING ADMINISTRATIVE PLAT APPROVALS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Motion to approve Ordinance 06-2026 made by Vice Mayor Hensley, 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.

**PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:**

16. Ordinance 03-2026 – Amending Chapter 78 Article 78-72 Land Development Code.

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.

Motion to approve Ordinance 03-2026 made by Commissioner Linden, Seconded by Commissioner Thomas.

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

Voting Nay: Commissioner O'Rourke.

Town Attorney Baird read the Ordinance by title only.

**NEW BUSINESS:**

19. Resolution 42-05-26 - Town Facility Rental and Special Event Fee Waiver and Reduction – Town of Lake Park Administrative Policy.

The Commission had a lengthy discussion regarding the elimination of fee waivers, providing discounts to residents, continuing the requirement for a certificate of insurance, amending the Town policy so that staff could make the waiver decisions internally. The Commission requested this item be revised and come back before them for review at a later date. They would like to eliminate the special event fee waiver entirely and offer a discount for residents of the Town.

This item is continued to a future meeting date.

**TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:**

-Town Attorney Baird advised the Commission that the petitioner in the Sunshine Law lawsuit had removed Mayor Michaud, previous Mayor O'Rourke and Commission Linden from the lawsuit and they are no longer named in the complaint. Commissioner O'Rourke asked if another petitioner could file a similar lawsuit and include them as respondents. Town Attorney Baird said yes, that was possible, but not with the current petition as they have already been removed. Town Attorney Baird stated that all pleadings should now be directed to them and not the Town. He

also provided an update on the Sales at Sea lawsuit and advised that they have established a mediator to mediate the case in May with hopes of a resolution so that the boat slips can become operational again. Town Attorney Baird also advised of a new lawsuit from a former employee, Bryant King, for racial discrimination. He said that the case was sent to the Town's insurance carrier and the carrier would be defending the Town in this matter. He stated that the petitioner was required to make preliminary filings with an outside agency before being able to file a petition against the Town, which they had, and the case was found to have no basis. Commissioner O'Rourke asked if another lawsuit was brought against the three of them for Sunshine Law violations, would they be covered for legal counsel. Town Attorney Baird stated that they would have to consult legal counsel as this type of action would not be covered under the Town.

-Town Manager Reade announced upcoming events; VFW Craft Sale on May 16<sup>th</sup>, Haitian Flag Day on May 16<sup>th</sup>, Memorial Day Ceremony on May 25<sup>th</sup> and Sunset Celebration on May 29<sup>th</sup>. He congratulated the Mayor for his recent election to serve on the Palm Beach County League of Cities and to the Florida League of Cities Board of Directors. He also congratulated the entire Commission for being Home Rule Heroes. He reminded the Commission to provide their budget priorities to his office so they could move forward with the budget process.

-Commissioner Linden spoke about the Cybersecurity Training he attended. He also commended Marketing Specialist, Lamar Gibbs, for his work on the recent Town videos. Town Manager Reade stated that the videos could be found on the Town's YouTube page under "shorts". Commissioner Linden requested there be a link to those on the Town's website. He also spoke about updating the Monthly Newsletter and there's also some confusion with the Community Watch Meeting dates on the calendar.

-Commissioner O'Rourke wished all mothers a Happy Mother's Day.

-Commissioner Thomas had a great time at the Allen B. Miller Hospital ribbon cutting. She requested the Special Events Department look into scheduling community trips in Town.

-Vice Mayor Hensley wished all teachers a happy teacher appreciation week and to the school board for giving them a raise.

-Mayor Michaud stated that we need to work on staying on track with the agenda items.

#### **REQUEST FOR FUTURE AGENDA ITEMS:**

Commissioner O'Rourke requested a discussion about PADD core categories.

**ADJOURNMENT:**

Motion to adjourn made by Commissioner O'Rourke. Seconded by Vice Mayor Hensley.

Voting Aye: All.

Meeting adjourned 10:55pm.

**FUTURE MEETING DATE:** Next Scheduled Regular Commission Meeting will be held on May 20, 2026.

\_\_\_\_\_  
Mayor Roger D. Michaud

Town Seal

\_\_\_\_\_  
Town Clerk, Vivian Mendez, MMC

\_\_\_\_\_  
Deputy Town Clerk, Laura Weidgans

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2026