



Lake Park Town Commission, Florida

Regular Commission Meeting Minutes

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

Wednesday October 22, 2025

Immediately Following the Community Redevelopment Agency 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

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 pledge was bypassed.

APPROVAL OF AGENDA:

Commissioner Thomas requested to move items 3 and 4 after the New Business item.

Motion to reorganize the agenda made by Commissioner Thomas, Seconded by Commissioner O'Rourke.

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

SPECIAL PRESENTATION/REPORT:

1. Proclamation – National Vote Early Day – October 28, 2025

Mayor Michaud presented Palm Beach County Supervisor of Elections Wendy Link with a proclamation.

Ms. Link thanked the Commission and explained the increase in early voting sites.

2. Proclamation – National Friends of Libraries Week – October 19th – 25th, 2025
Vice Mayor Hensley presented the Friends of the Libraries with the proclamation.

3. Discussion - Educational Advisory Committee - Town of Lake Park Library

Library Director Judith Cooper explained that Commissioner Thomas had requested they re-start the Education Board in order to coordinate education activities within the Town. Commissioner Thomas explained why she requested that the Town consider an Education Board. She asked that the Board have less than 12 members and that they provide quarterly updates. She wants to improve local school ratings that have dropped. The purpose would be to encourage students to enjoy reading and math and to see what residents and educators can do. She also wants to create a liaison with schools to assist with the needs of the schools and students in order to raise and maintain their skills. She said that there are a lot of educators in our community both active and retired.

Commissioner Linden asked about the purpose of the Library Board. Library Director Cooper stated that the Library Board advises on what the community is looking for in the way of programming, services, etc., and that they meet twice a year. Town Clerk Mendez clarified that the Library Board has met three times so far this year with a fourth meeting scheduled. Commissioner Linden suggested combining the Library and Education Boards into one Board. Library Director Cooper explained that while the

Library Board can be comprised of residents, the Education Board would need to include more specialized members such as teachers, Library staff, local non-profit, etc. Commissioner O'Rourke stated that he is not in support of creating an Education Board. He said that these issues should go before the School Advisory Council (SAC). He believes that the School District is responsible for improvement of school ratings.

Vice Mayor Hensley stated that if there was an Education Board that principals from all the local schools act as members of the board. Commissioner Thomas stated that other communities have Education Boards. She spoke about the decrease in parental involvement and the need for increased community involvement.

Mayor Michaud asked Library Director Cooper to contact the local principals to discuss their desire to join this board. He would also like the Commission to have input on the language of the Ordinance. The Mayor also asked that some non-profits and resident educators be contacted for their feedback regarding an education board.

4. Presentation - Marina P3 Project Quarterly Update - Forest Development

Forest Development representative Mr. Larry Zabik presented to the Commission (Exhibit D). Vice Mayor Hensley asked about the access to the roof top deck. Mr. Zabik stated that there would be a public stairwell that would allow access.

Town Manager Reade explained the status of the agreement which is currently being worked on with the Town Attorney to include proposed changes. Town Manager Reade stated that he had a good meeting with the developer. They came up with an agreement for replacement of property taxes, should property tax be abolished in Florida. Vice Mayor Hensley asked if residents will be informed and be able to have input. Town Manager Reade stated that residents would have an opportunity to provide input when this comes back before the Commission. Commissioner O'Rourke spoke about the recent delays with approval of the reverter clauses. Town Manager Reade confirmed that the approvals have been delayed until next year and the funds the Town will receive upon approval would also not be received until next year. Commissioner O'Rourke asked about any remaining boat clubs at the Marina. Town Manager Reade explained that there are boat clubs that remain in the non deed restricted area. Marina Director Jason Tenney anticipates having all boat slips backfilled by November.

Commissioner Linden asked when the meeting with the residents to present the report

from the financial consultant could possibly take place. Town Manager Reade is hopeful that this could take place in November.

Public Comment:

-Terron Mercer spoke about his excitement for the development at the Marina.

-Michael Steinhauer provided comments via Exhibit E.

-Katia Zhestkova provided comments via Exhibit F.

-Connie Chabot, owner of Nature's Way Café, spoke in favor of the Marina development.

-Pat Welsh, owner of Nature's Way Café, spoke about their decision to open a business in Town and spoke in favor of Marina development.

-Chris Steele stated he is opposed to this deal and does not think the Town chose the right developer.

-Cary Jones, owner of DV8 motorsports spoke in favor of Marina development and other potential development in Town. He believes the Marina needs to be kept public.

-Andrew Kaplan, director of new Marina restaurants, stated they are in support of Marina development and don't understand the slow-down in progress.

-Dianne Sophinos provided comments from Kelly Steele by proxy via Exhibit G.

-Evelyn Harris Clark spoke about resident access to the Marina and is concerned about access becoming limited.

-Zechariah Cesani, business owner in Town, spoke about progress and preservation coexisting.

-Oscar Caballero, business owner in Town, spoke in support of Marina development.

-Amy Angelo, owner of Oceana Coffee, spoke in favor of this project and development in Town.

Commissioner Thomas commented on the project before it came before the Planning & Zoning Board. She expressed concern that Nautilus is still not finished and wants to see the residents move into the building. She stated for the record that she is not happy with where things are right now and urged the developer to get it done. Mayor Michaud asked for Peter Baytarian to make a statement to the Commission and the residents. Mr. Baytarian explained that they are working hard to move forward. He stated he wants to continue to see the Town grow and stated that the Marina will always be a public space.

He anticipates the next thirty days being productive. He stated that the issues with the lift stations are being worked on right now and are fixable. Mayor Michaud clarified that the lift station is not only for the project area, but is for the entire surrounding area. Mayor Michaud emphasized that the project needs to be completed prior to December 31, otherwise the revenues from the tax rolls will be pushed back to 2028. He also spoke about the dire situation that would come about if the State abolishes property taxes.

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.

-James Sullivan spoke about a sidewalk problem on Old Dixie Highway. He also spoke about traffic on 10th Street and Park Avenue, kids not wearing helmets and trash being thrown out of car windows. He spoke about tax and insurance costs in Town.

-Susan LaFontaine provided comments via Exhibit A.

-Brady Drew thanked staff and the Commission for finishing the streets on the north side of Town. He also spoke about the use of center lines on streets and how it can affect vehicle speeds.

-Linda Bollbach - asked when Magnolia Drive will be paved.

-Richard Pallitto spoke about Development by the Marina and said that it seems like nothing is happening. He would like development plans to move forward.

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 stated for the record that Item number 5 is for the design consultant only and the public will still be able to provide feedback.

Commissioner O'Rourke pulled item number 6.

Motion to approve Consent Agenda items 5 and 7 made by Commissioner O'Rourke, Seconded by Vice Mayor Hensley.

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

Commissioner O'Rourke explained that item number 6 is not ready to move forward under consent. He explained that there are issues going on right now with the County with litigation pending. He would like to ensure that there is no legal conflict with Town Attorney Baird since he is representing another municipality in this litigation. He stated that having this agreement with the County may give them too much control over Town projects. Town Manager Reade explained that this agenda item only extends the current process by six months and that there is also a State law requiring an agreement with the County by October 1. He explained the options moving forward to ensure that dollars that are earned here are spent here. Town Attorney Baird explained that there is no conflict for him and he is aligned with Lake Park on maintaining the status quo for six months while they continue to work on something that is more fair to municipalities. Commissioner O'Rourke spoke about a book called "Smart Towns" that addresses this very subject.

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

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

5. Resolution 83-10-25 Evaluation Committee Ranking & Authorization to Negotiate – RFQ #121-2025 – Professional Architectural Design and Consulting Services - Kelsey Park Splash Pad
6. Resolution 84-10-25 Interlocal Agreement - Collection of Transportation Capacity Impact Fees - Palm Beach County (Six Months)
7. Minutes - Special Called Commission Meeting - October 8, 2025

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

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

NEW BUSINESS:

8. Resolution 85-10-25 - Proposed Northlake Promenade Outparcel Site Plan

Town Planner Anders Viane presented the item (Exhibit B). Mr. Jon Schmidt, agent for the applicant, presented to the Commission (Exhibit C). Commissioner Thomas suggested developing a cross access easement to connect with the Wendy's parking lot in order to create a useable, walkable community. Mr. Schmidt stated that they are improving three points of circulation with this development. Vice Mayor Hensley also expressed a concern about walkability and thanked them for the presentation. Mayor Michaud asked Town Planner Viane about the concerns that were raised. Town Planner Viane stated that it is something that they can explore.

Motion to approved Resolution 85-10-25 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, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird stated that Brett Lashley will attend the November 5th Commission meeting in his place. He clarified the memo that was included in the agenda packet.

-Town Manager Reade spoke about a Florida Redevelopment Association (FRA) award that the Town and Community Redevelopment Agency (CRA) received. He spoke about a donation from Lowe's that has been proposed. The donation is approximately \$1500.00. The Commission gave consensus to receive this donation. He announced Sunset Celebration on October 31st. Town Manager Reade also spoke about property taxes and how the Town would be affected if this was abolished by the State.

-Commissioner Linden announced he will not be present at the next Sunset Celebration.

-Commissioner O'Rourke stated that he will be in attendance for Sunset Celebration. He spoke about municipalities being in a bad political place.

-Commissioner Thomas thanked Kelly Steele who was not present tonight for all of her efforts. She also thanked Public Works staff for being present last week. She gave special thanks to Public Works Director Jaime Morales for working along with staff working on sidewalks. She spoke about the erosion of home-rule in municipalities. She announced that Oceana Coffee is having a Halloween activity on October 31st.

-Vice Mayor Hensley announced on November 7th there will be a Veteran's Day program at HL Watkins Middle School, at 9:45am.

-Mayor Michaud spoke about some legislative priorities including property tax, insurance, senate Bill 180 and CRAs, tri-rail funding and encouraged residents to become knowledgeable on these topics and write letters to their State Legislators.

REQUEST FOR FUTURE AGENDA ITEMS:

ADJOURNMENT:

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

Voting Aye; All.

Meeting adjourned 9:40 p.m.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on November 5, 2025.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2025