



Lake Park Town Commission, Florida

Regular Commission Meeting

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

Wednesday June 17, 2026 Immediately Following the

Special Called 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

9:00 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:

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

Voting Aye: All.

SPECIAL PRESENTATION/REPORT:

Motion to move item #3 to the next meeting agenda made by Commissioner O'Rourke.

Seconded by Commissioner Thomas.

Voting Aye: All.

1. Presentation - Palm Beach County Commission on Ethics.

Palm Beach County Commission on Ethics, Commission Liaison Gina Levesque provided an oral presentation on what the Commission does and how they serve the community.

2. Presentation - Palm Beach County Operation Crisis Outreach And Support Team (C.O.A.S.T.).

Dr. Courtney Phillips gave a presentation (Exhibit A).

This item was removed from the agenda:

3. Presentation, Discussion & Direction - Town of Lake Park Education Advisory Board
Moved to July 1.

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.

-Tracy Caruso expressed concerns with the marina fund budget for 2026/2027.

-Nick Maniotis expressed concerns regarding the P3 contract litigation.

-Jagger McCoy spoke about the performance review requirement of the Town Manager. He also expressed concern about 800 the Park Avenue rebid.

-Lesly Berry thanked the Commission for the Haitian Flag Day grant funds.

-James Sullivan spoke about electric bike regulations being needed for better safety.

-Kevin Kijanka spoke about parking at big box stores in town and feels there are better uses for the space. He also spoke about solid waste initiatives and managing waste through education in Town.

-Michael Steinhauer provided written comments (Exhibit B).

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 that items numbers 5 and 6 be pulled from the consent agenda for discussion.

4. Private Attorney-Client Session & Special Called Commission Meeting Minutes - June 3, 2026.

Motion to approve item #4 made by Commissioner O'Rourke. Seconded by Commissioner Linden.

Voting Aye: All.

Items 5 and 6 have been pulled from the consent agenda for discussion:

5. Resolution 50-06-26 – Library Information and Technology Act Grant Award – Florida Department of Library and Information Services (DLIS) – \$42,090 (33% Town Match Required - \$13,890).

Commissioner Thomas stated a concern regarding the LSTA Grant timeline and asked if research had been done to see where the laptops would be coming from. Library Director Judith Cooper stated that they had looked into all of that and that they would not need to go out to bid for the laptops and computers. She stated that they would utilize State contracted sources. She also explained that the Town match would be an in-kind contribution made through salaries and databases already purchased.

Motion to approve Resolution 50-06-26 made by Commissioner O'Rourke. Seconded by Commissioner Linden.

Voting Aye: All.

6. Resolution 51-06-26 Employee Benefits - Amendment - Accommodate Employees Not Eligible to Participate in Florida Retirement System (FRS) - MissionSquare Retirement Plan.

Commissioner Thomas asked several questions. She wanted to know how many individuals are currently affected; can the Town issue the funds directly to those individuals so that the employee

can direct the funds themselves; and does the Town still offers retirement funds outside of the Florida Retirement System (FRS).

Finance Director Barbara Gould stated that the Town has maintained MissionSquare as a supplemental program for various purposes. She stated that the Town wanted to be able to offer retirement funds to those individuals who could no longer contribute to FRS. She stated that there were originally two individuals affected, but one has recently retired. She explained that having this in place would allow them to attract and retain more retirees from FRS who wish to continue working with the understanding that they would need to be retired from FRS for at least 6 months before they could be hired. Commissioner Thomas asked if this would also cover the difference from when we started with FRS and where we are now because we were supposed to start in July 2025 and has the amount been captured retroactively back to that point. Finance Director Gould confirmed this to be correct. Commissioner Thomas stated that there were some issues with the employees' contribution being matched by the Town previously as she wanted to confirm that the matching contributions would be made and that the funds are available. Finance Director Gould stated that the Employee's contribution is 3% and the Town's contribution is 14.03% which can be adjusted each July by the State. Commissioner Thomas stated that there were concerns when we started FRS because the contributions that were made by employees don't match the amount shown in the FRS system. She wants to ensure this is not an issue moving forward. Finance Director Gould explained the process and stated that for individuals in the investment plan there is a gap between what contributions can be seen and what contributions the State is still working on uploading and that this process could take a couple of weeks to be completely resolved. She added that if someone has not made their election or they recently made their election, they will not see the money there and she does not have control over that piece of it.

Motion to approve Resolution 51-06-26 made by Commissioner Thomas. Seconded by Commissioner Linden.

Voting Aye: All.

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

PUBLIC HEARING(S) - ORDINANCE ON SECOND READING:

7. Ordinance 07-2026 - Amendment - Land Development Regulations (LDR) - Rezoning from R-2 to C-2 (PBC Parcel Control #36-43-42-20-01-048-0300) – 2nd Reading.

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING A PARCEL OF REAL PROPERTY AS SHOWN IN FIGURE 1 AND HAVING THE PARCEL CONTROL NUMBER AS LISTED IN EXHIBIT "A" FROM RESIDENTIAL (R-2) TO COMMERCIAL (C-2); PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE REZONING TO C-2; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion to approve Ordinance 07-2026 on second reading made by Commissioner O'Rourke.
Seconded by Commissioner Linden.

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

Town Attorney Baird read the Ordinance by title only.

NEW BUSINESS:

8. Resolution 52-06-26 - Site Plan and Special Exception - Twiggs Academy - 101 10th Street, Lake Park.

Town Attorney Baird announced that this is a Quasi-Judicial item.

Mayor Michaud disclosed that he has exchanged pleasantries with the property owner.

Commissioner O'Rourke had no ex-parte communication to disclose.

Vice Mayor Hensley had no ex-parte communication to disclose.

Commissioner Linden had no ex-parte communication to disclose.

Commissioner Thomas had no ex-parte communication to disclose.

Town Attorney Baird swore in all witnesses.

Town Planner Anders Viane explained the item (Exhibit C). He added that as part of the landscape review that the applicant could substitute required landscaping with a contribution of two times the equivalent value to the Towns tree fund which would amount to \$24,390.00. Town Planner Viane also spoke about the traffic plan for the site. The applicant has proposed that during peak hours the entrance on Silver Beach Road be closed and traffic would be routed to either 10th Street or Bayberry Drive from 7am to 9am and from 4pm to 6pm.

Owner/Applicant, Dr. Michel provided a presentation (Exhibit D). Commissioner O'Rourke asked how the expansion would affect enrollment and what are the age groups included. Dr. Michel stated that current enrollment is 93 students and after expansion they could

accommodate 135 students. The age groups start at 6 weeks old to 4 years old and they will be adding two voluntary prekindergarten (VPK) programs. Mayor Michaud asked if there would be a play area behind the new facility. Dr. Michel confirmed that to be correct and added that there will be high fencing surrounding the facility. Commissioner O'Rourke voiced concern with the special exceptions and wanted to ensure that they didn't affect the safety of the students, specifically access onto the property. Town Planner Viane stated that safety concerns had been addressed in the review, but they would go over all of that again in the permitting process to ensure solid safety measures are followed and also stated that there are gates for the three entrance areas. Mayor Michaud asked about the possibility of fencing around the entire property. Dr. Michel stated that there will be a fence around the entire property. Commissioner Thomas asked about a more reinforced barrier other than just chain link fencing where the playground abuts up to the residential area. Town Planner Viane stated that the northern and eastern boundaries will have a concrete wall and all residential properties will have a buffer. Commissioner Thomas asked about improvements on 10th Avenue and wanted to make sure they were consistent and compatible with this project. Public Works Director Jaime Morales confirmed they would be consistent and compatible.

Motion to approve Resolution 52-06-26 made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

Mayor Michaud stated that he is very excited for this project.

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

9. Presentation, Discussion & Direction - On-Street Parking – Residential Zoning Districts (Locations To Be Determined)

Motion to move this item to the next meeting agenda made by Commissioner O'Rourke. Seconded by Commissioner Thomas.

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

This item will be moved to the July 1st agenda due to lack of time remaining.

TOWN ATTORNEY, TOWN MANAGER, COMMISSIONER COMMENTS:

-Town Attorney Baird stated that the Town had served a notice of default on Forest Development. The notice requires them to cure the default issues. They have responded and requested a sixty-

day extension, and they believe it is another delay tactic and doesn't believe the information would be received in the sixty-days. Vice Mayor Hensley asked if another site plan proposal had been received from Forest Development. Town Attorney Baird stated no they have not. Commissioner Thomas stated she would be in favor of allowing fifteen-days, but not sixty. Motion to deny request from Forest Development made by Vice Mayor Hensley. Seconded by Commissioner Linden.

Voting Aye; Mayor Michaud, Vice Mayor Hensley, Commissioner Linden.

Voting Nay; Commissioner Thomas, Commissioner O'Rourke.

Town Attorney Baird also announced that he will be out the following week.

-Town Manager Reade announced a potential conflict with continuing services consultant Kimley-Horn and requests a waiver so they can perform work for Bethlehem Baptist Church. The Commission provided consensus for the waiver. Town Manager Reade also asked for consensus for a proclamation for national parks and recreation month which is proposed for July 1st. The Commission provided consensus for the proclamation. Town Manager Reade announced the following; Kickball & Dodgeball with the Mayor on June 20th, Red, White and Blue Sunset Celebration on June 26th with the fireworks beginning at 9pm, Town offices closed for Juneteenth. Town Manager Reade spoke about a visit to FAU and an internship program they have available. He also spoke about meeting with the County Administrator and some possible ways the Town could benefit from working with them in the future.

-Commissioner O'Rourke announced he will not be at the Sunset Celebration. He also spoke about adding names onto the memorial plaque. Town Manager Reade stated that Special Events Director Riunite Franks is working on that.

-Commissioner Linden emphasized what Commissioner O'Rourke said about the memorial sign and added that the sign needs to be changed.

-Vice Mayor Hensley had no comments.

-Commissioner Thomas expressed disappointment with the Town Manager because she learned that he had applied for another job; for lack of a strategic plan, and she said that she wished he had stated something to them instead of learning about it in the newspaper. Town Manager Reade stated that he had attended an interview via video and offered to provide reasons why either privately or publicly.

-Mayor Michaud requested the Town Manager's evaluation at future meeting.

REQUEST FOR FUTURE AGENDA ITEMS:

Mayor Michaud requested the Town Manager's evaluation.

ADJOURNMENT:

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

Voting aye: All.

Meeting adjourned 10:50 P.M.

FUTURE MEETING DATE: Next Scheduled Regular Commission Meeting will be held on July 1, 2026.

Mayor Roger D. Michaud

Town Seal

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Approved on this _____ of _____, 2026