



## Lake Park Town Commission, Florida

### Regular Commission Meeting Minutes

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

Wednesday August 19, 2026

Immediately following the Special Called CRA Meeting

|                           |   |                      |
|---------------------------|---|----------------------|
| <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

7:29 P.M.

PRESENT

Mayor Roger Michaud

Vice Mayor Michael Hensley

Commissioner John Linden

Commissioner Michael O'Rourke

ABSENT

Commissioner Judith Thomas

#### PLEDGE OF ALLEGIANCE

The pledge was conducted during the Commission Budget Workshop.

**APPROVAL OF AGENDA:**

Motion to approve the agenda made by Vice Mayor Hensley, Seconded by Commissioner Linden.

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

**SPECIAL PRESENTATION/REPORT:**

1. Presentation - Children's Services Council of Palm Beach County  
Mr. John Berstein of CSC presented (Exhibit A).
2. Presentation - Palm Beach County Sheriff's Office - District 10 - 2025 Annual Report  
Captain Terria Sanford presented to the Commission (Exhibit B).
3. Presentation - Palm Beach County Sheriff's Office Citizens Law Enforcement Academy (CLEA)  
Deputy Van Hoosier explained the program and provided a flyer. (Exhibit C).

**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.*

-Michael Steinhauer provided written comments via Exhibit D.

-Michael Nowick spoke about license plate readers.

-Sue Lafontaine provided written comments via Exhibit E.

**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 approve the consent agenda made by Vice Mayor Hensley, seconded by Commissioner Linden.

Voting Aye: All

4. Regular commission Meeting Minutes - August 5, 2026
5. Resolution 63-08-26 – Amendment (Renewal – Addendum #23) – Law Enforcement Service Agreement – Palm Beach County Sheriff’s Office – FY 2027 - \$4,061,845
6. Resolution 64-08-26 – Community Development Block Grant (CDBG) Grant Amendment #002 (Revised) - Palm Beach County Department of Housing and Economic Development (DHED) - Kelsey Park Splash Pad Project – \$37,209 (Total Grant Funding \$438,125)

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

7. Ordinance 08-2026 - Amendment - Town of Lake Park Code of Ordinances - Chapter 9 - Article II - Code Enforcement - Section 9-37(c) - Special Magistrates and Section 9-39(e) - Conduct of Hearing

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 9, ARTICLE II, SECTIONS 9-37(c) AND 9-39(e) OF THE TOWN CODE, ENTITLED “COLLECTION OF COSTS” AND “FILING OF LIEN”, PERTAINING TO HEARINGS AND FINES; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Director Nadia DiTommaso explained the item (Exhibit F).

Motion to approve Ordinance 08-2026 on first reading made by Commissioner O’Rourke. Seconded by Commissioner Linden.

Voting Aye; All.

Town Attorney Baird read the Ordinance by title only.

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

## **NEW BUSINESS:**

8. Resolution 65-08-26 - Collaborative Agreement - BRIDGES of Lake Park.

Item 8 was pulled and will be placed on the agenda for September 2<sup>nd</sup>. Town Attorney Baird stated that the legal review is still pending.

9. Resolution 66-08-26 - Town of Lake Park Master Fee Schedule (Update).

Motion to approve Resolution 66-08-26 made by Commissioner Linden, Seconded by Vice Mayor Hensley.

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

Public Comment was made after the vote:

-Susan LaFontaine stated that she did not agree with the Library room rental fee.

10. Resolution 67-08-26 – Construction Services Agreement (ITB #116-2026) – Evergreen House Restoration & Preservation – Phase 2 Interior Improvements with Limited Phase 1 Exterior Work – LaPorta Contracting, LLC – \$300,000.00.

Public Works Director Jaime Morales explained the item (Exhibit G). Commissioner Linden reported a concern with the floor in the back storage room being in danger of collapsing. Public Works Director Morales stated that it is included within the project as a modification. Commissioner O'Rourke asked what work will be included with this project. Public Works Director Morales stated that they will complete the interior improvements so that the society can move back in and then they would complete whatever exterior improvements they could with whatever remaining funds were left and anticipates the society being able to move back in by December.

Motion to approve Resolution 67-08-26 made by Commissioner Linden, Seconded by Commissioner O'Rourke.

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

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

-Town Attorney Baird announced that due to the results of the sunshine law lawsuit, their office expects to file a motion for summary judgement against Forest Development asking the judge to

void the selection of Forest, the adoption of the comprehensive agreement and leases. He requested an Attorney-Client session for a separate meeting date other than a Regular Commission meeting date. He would like to discuss the status of pending litigation and recommendations in terms of litigation costs and strategy.

-Town Manager Reade brought a discrepancy within the agenda item for the PBSO contract renewal to the Commissions attention and advised them that they had voted on the correct language. He also requested a proclamation for Florida Redevelopment Week, which was approved by the Town Commission. Town Manager Reade announced the upcoming Sunset Celebration and Multi-cultural festival and also a Budget Forum taking place Saturday August 22<sup>nd</sup>.

-Mayor Michaud offered condolences to Commissioner Thomas on the loss of her mother. He stated that Amendment 3 information was forthcoming on the Property Appraiser's website.

-Commissioner Linden spoke about wanting to discuss the millage rate and also wants to discuss Amendment 3.

-Vice Mayor Hensley enjoyed the Florida League of Cities conference and that Amendment 3 education is needed.

-Commissioner O'Rourke stated that he is disappointed with the Sunshine lawsuit because he was never given an opportunity to defend himself. He suggested going to the Governor's Office to have several members of the Commission removed from office. Mayor Michaud spoke about how the way to move forward is to be the best ambassadors to the residents that they can possibly be and to not allow anything to divide them.

#### **ADJOURNMENT:**

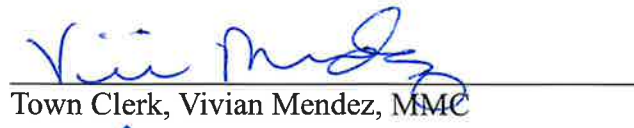
Motion to adjourn made by Vice Mayor Hensley. Seconded by Commissioner Linden.

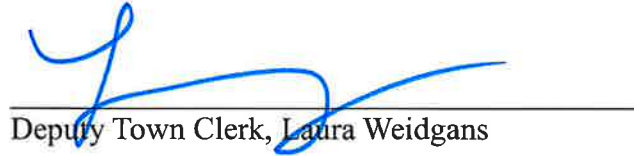
Voting Aye: All

Meeting adjourned 9:02 P.M.

**FUTURE MEETING DATE:** Next Scheduled Regular Commission Meeting will be held on September 2, 2026.

  
Mayor Roger D. Michaud

  
Town Clerk, Vivian Mendez, MMC

  
Deputy Town Clerk, Laura Weidgans



Approved on this 7 of September, 2026

## Exhibit A



40 Years of Impact



# Healthy. Safe. Strong.

- **Children's Services Council of Palm Beach County is celebrating our 40<sup>th</sup> year serving our county's children and families.**
- **More than 700 programs, nonprofits and child care sites in our county receive funding from CSC.**
- **You may not know our name, but you know our work.**



# What is Children's Services Council?

- **Palm Beach County voters approved CSC's creation in 1986 and reauthorized its continuation in 2014.**
- **CSC is funded through property tax.**
- **Each Florida county can vote to create its own CSC. To date, there have been 13 CSCs approved.**
- **Every dollar raised in our county for CSC stays in Palm Beach County for programs that serve children and families.**

# Who is the Council?



**Chair-  
Jose Luis Rodriguez**



**Vice-Chair-  
Thomas Weber**



**Secretary-  
Thomas Bean**



**School Board Member-  
Erica Whitfield**



**Palm Beach County  
Commissioner-  
Joel Flores**



**PBCSD School  
Superintendent-  
Mike Burke**



**DCF Official-  
Robert Shea**



**Palm Beach County  
Juvenile Court Judge-  
Kathleen Kroll**

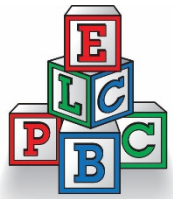
# CSC's mission and vision

**Mission:** Improving the lives of all children and families through dedicated funding, community partnerships, and innovative leadership, to build a stronger Palm Beach County.

**Vision:** All children grow up healthy, safe, ready for school, and ready for life.



# Some of CSC's funded agencies



**Early Learning Coalition  
of Palm Beach County**  
*Ready to Learn. Ready for Life.*



**Healthy Mothers,  
Healthy Babies**  
Coalition of Palm Beach County



**HomeSafe**

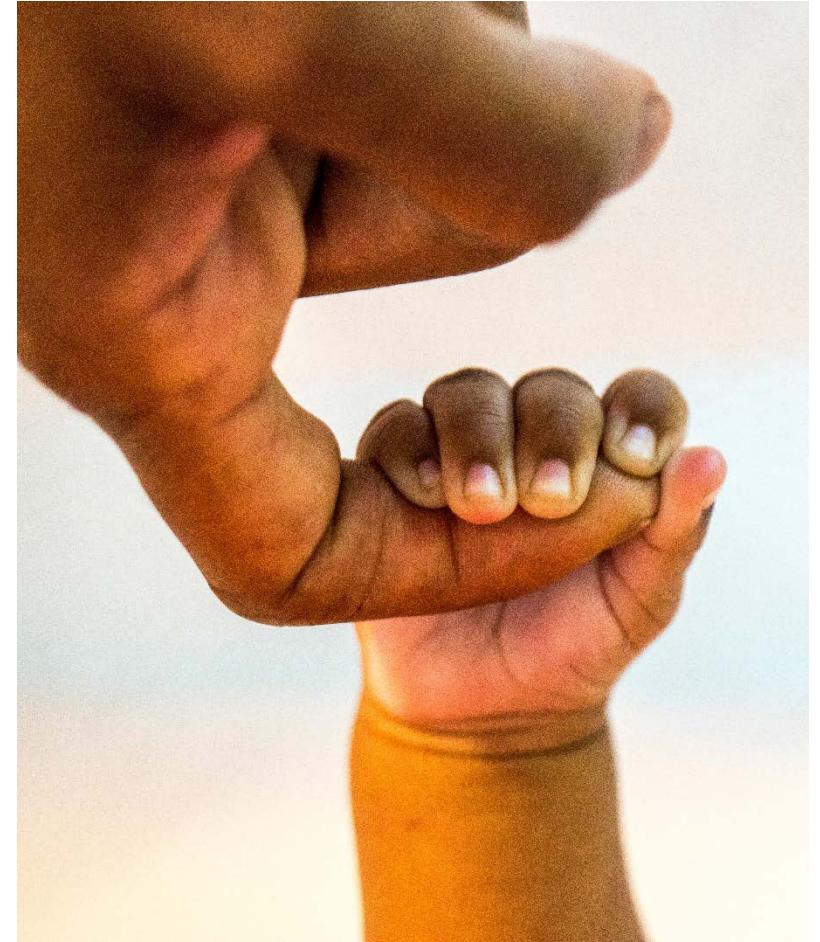


**LEGAL AID  
SOCIETY**  
OF PALM BEACH COUNTY



# This is what impact looks like

- **90%** of pregnant moms who received CSC-funded services had healthy babies born at 37 weeks.
- **99%** of children in families in a CSC-funded program were safe from abuse/neglect a year after finishing their services
- Children in CSC-funded programs had **55%** higher odds of being ready for kindergarten, compared to other children.



# Number of children served

# 52,268

**Palm Beach County  
children served by our  
annually-funded  
programs in fiscal year  
2024-25.**



# Scholarships



**32,538** children attended child care, afterschool care, summer camp and STEAM programming with CSC scholarships and match funding in the last fiscal year.

That's an investment of more than **\$40 million!**

# Healthy Beginnings

- A network of **30 programs** for expectant families and families with children ages 0-5.
- Expectant families enter the network through **Healthy Mothers, Healthy Babies Coalition of Palm Beach County**.
- Families with young children enter the network through **HomeSafe**.



# Investing in child care

Quality child care requires quality teachers. CSC invests more than **\$12 million** annually in:

- The CSC Supporting Teacher Advancement and Retention (STAR) Award
- Professional development opportunities and SEEK scholarships through Palm Beach State College



# BRIDGES

## 10 neighborhood hubs in Palm Beach County



# Investing in afterschool care

**CSC provides more than **\$8.4 million** in annual funding to Prime Time Palm Beach County, which supports 144 afterschool programs and their counselors.**



# Teen programs

- Wyman's Teen Outreach Program is in 39 middle schools and high schools in Palm Beach County.
- Teen Triple P (Positive Parenting Program) to strengthen the teen-parent bond.
- **\$2.6 million** invested by CSC in mentoring programs.



# Keeping children safe

- Swim lesson vouchers through the Drowning Prevention Coalition.
- Funding for car seats and bicycle helmets.
- A program covering the costs of teens to become lifeguards.
- Innovative work related to autism and drownings.
- New- **The Glades Swim Initiative**



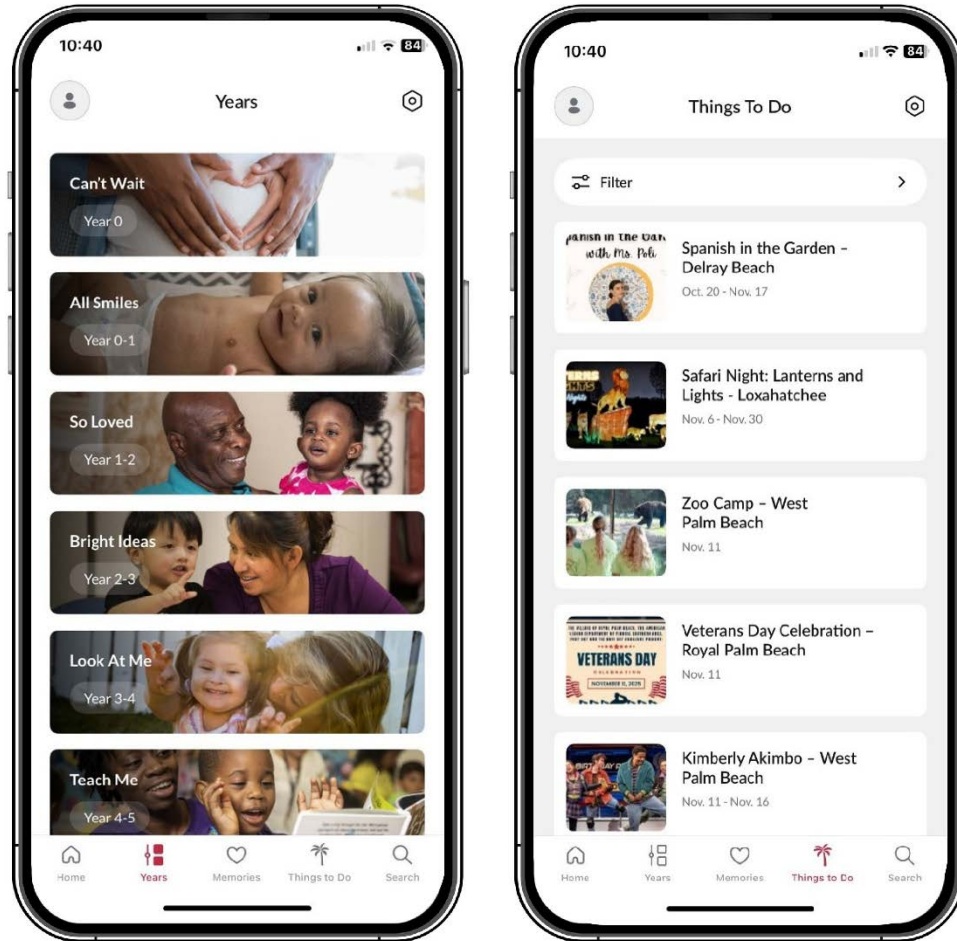
# Supporting grassroots nonprofits

## Great Ideas Initiative

- Grants for small nonprofits with budgets less than \$1 million that want to build a new program.
- Since 2016, more than 150 local nonprofits have received funding.



# EveryParent app and website



- Weekly 'Things to Do' in your community
- Timely notifications with info specific to your child's age
- Videos and articles that answer your toughest parenting questions
- Connections to local resources and programs that can help

**And it's all free! Available at the Apple App Store and Google Play Store!**

# CSC out in the community

**Do you have an upcoming event for children and families?**

**Do you have a group that would like to learn more about what CSC does?**

**Do you have a nonprofit needing a meeting space?**



**Contact me at [jon.burstein@cscpbcc.org](mailto:jon.burstein@cscpbcc.org)**

# Thank you!





# Annual Report Calendar Year 2025



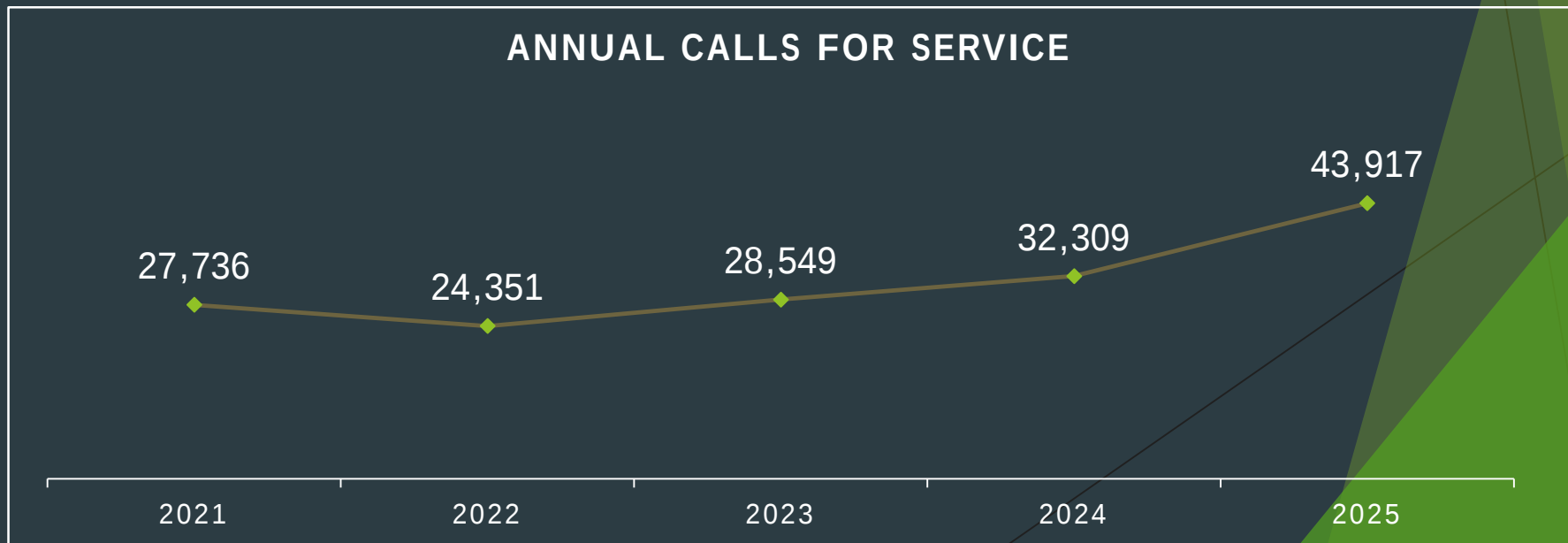
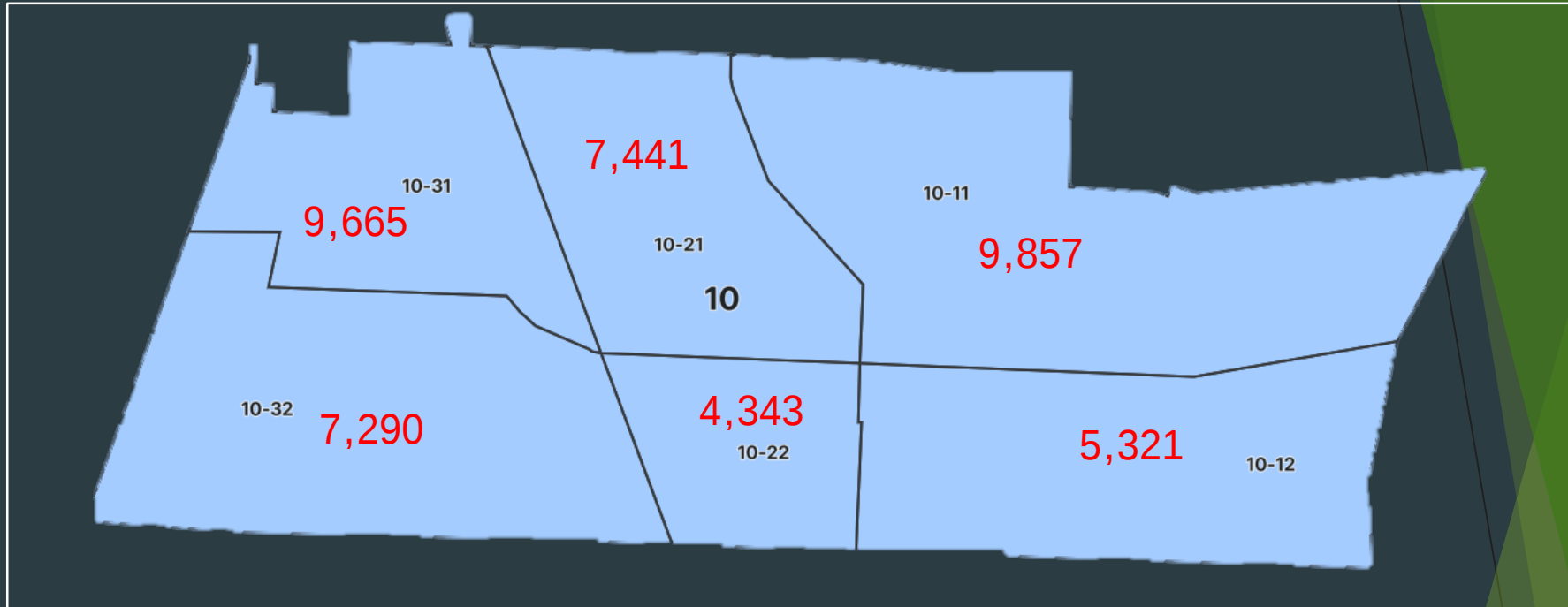
## Exhibit B



**PALM BEACH COUNTY SHERIFF'S OFFICE  
DISTRICT 10 – TOWN OF LAKE PARK**

# Calls For Service

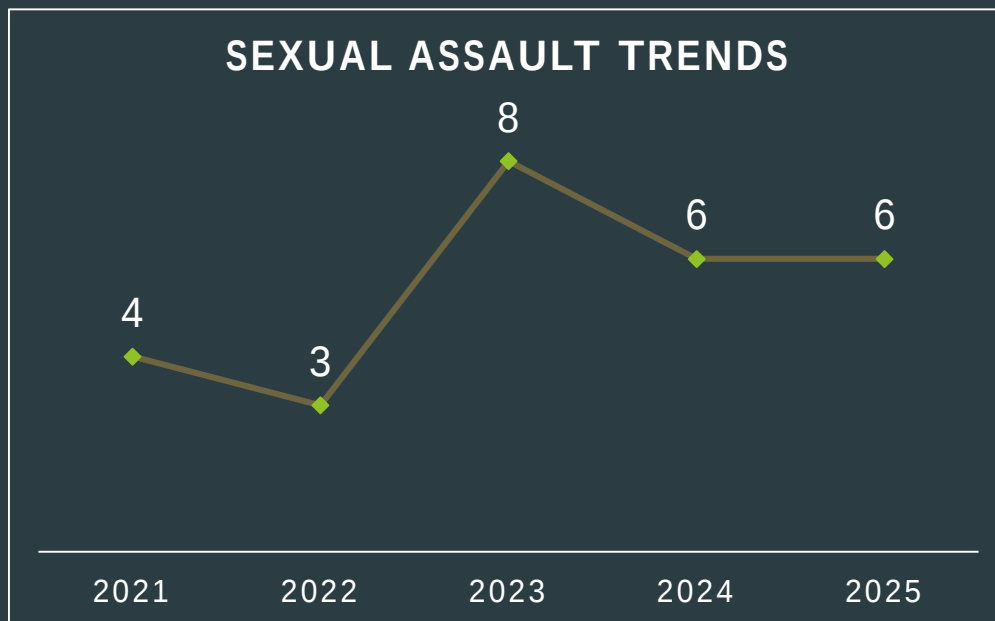
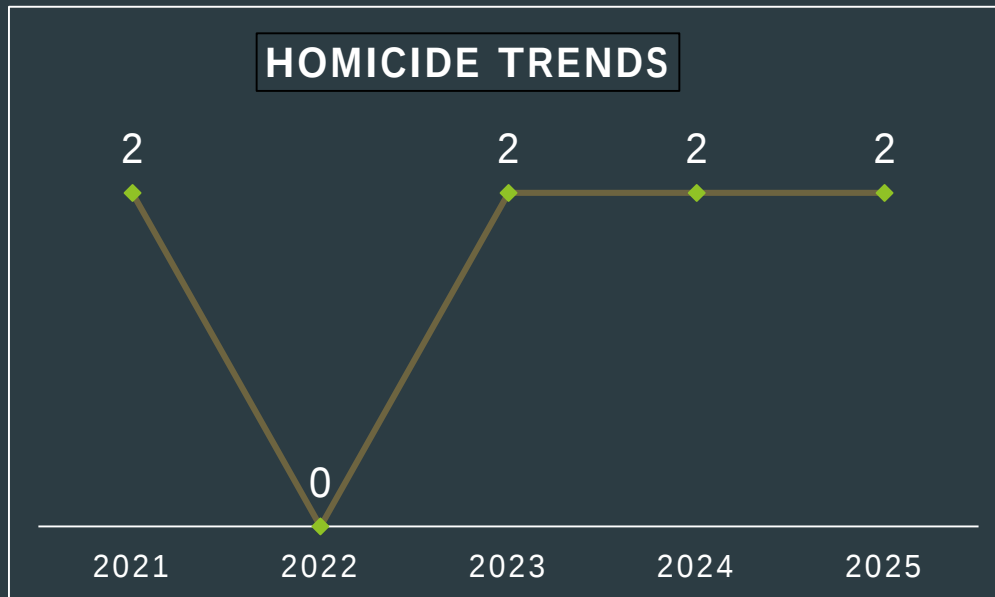
- CFS increased by 11,608 or 36% from 2024
- 30,488 or 69% CFS were self-initiated activities.



# Patrol Operations

- Total Events: **44206**
- Total Events w/Case Numbers: **2602**
- Total Cases Cleared by Arrest: **404**
  - Arrest: **353**
  - Notice to Appear: **51**
- Total Directed Patrols: **26844**
- Total Community Action Plan Events: **3669**
- Total Traffic Stops: **3641**
- Total Citations Written: **1229**
- Total Written Warnings: **1912**
- Total Town Ordinance Violations:
  - Citation: **55**
  - Warnings: **34**
- Total Gang FIR: **3**
- Total FIR: **535**

# Homicide / Sexual Assault

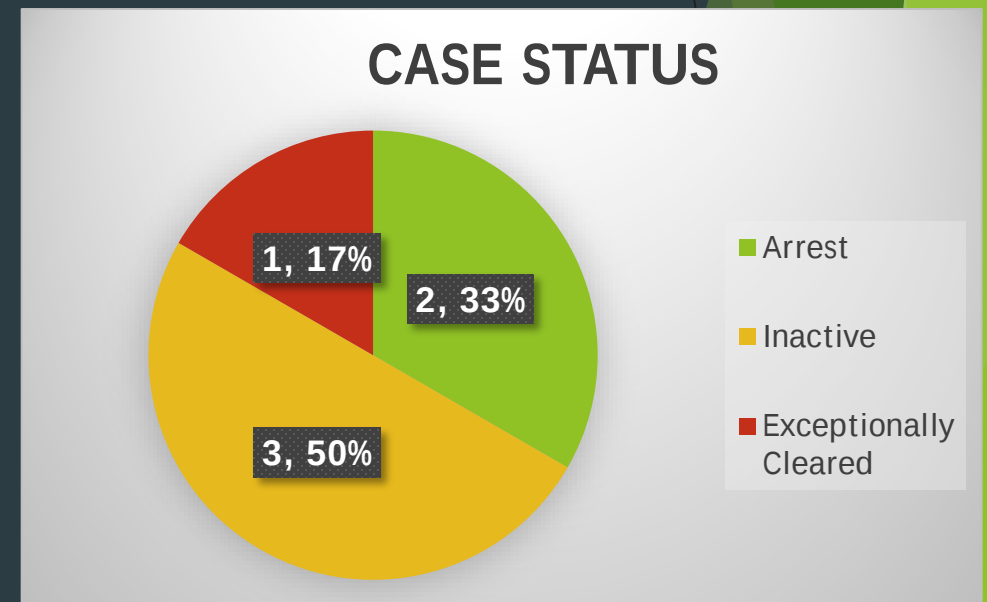
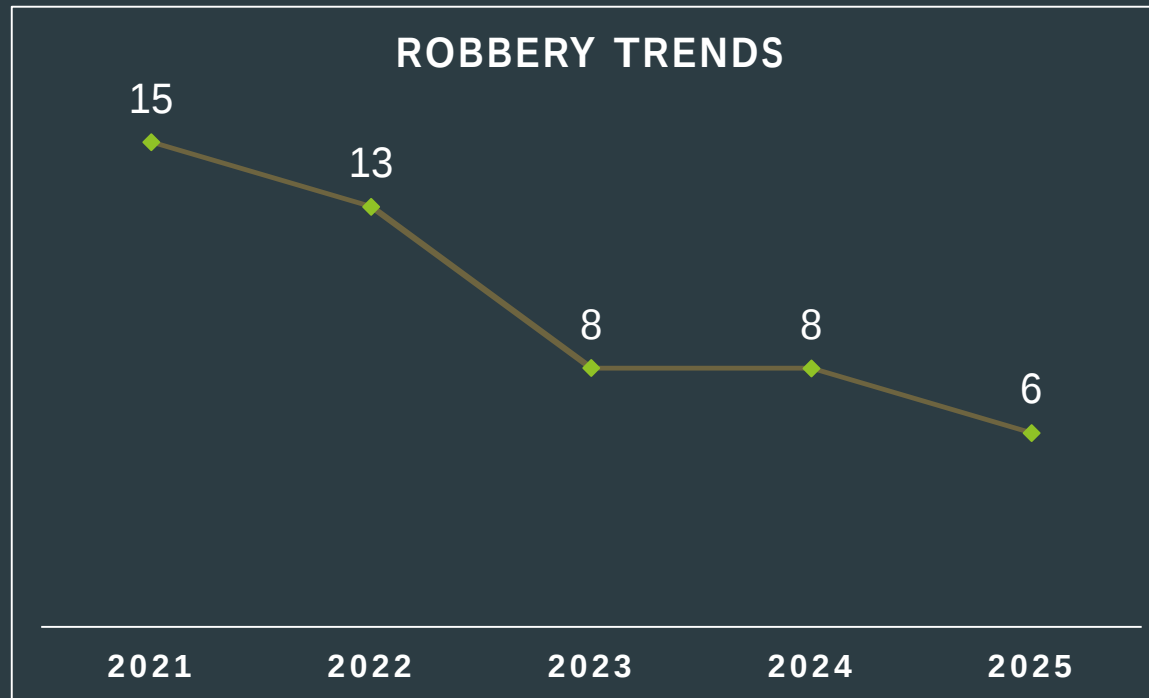


No Increase  
from 2024 to  
2025

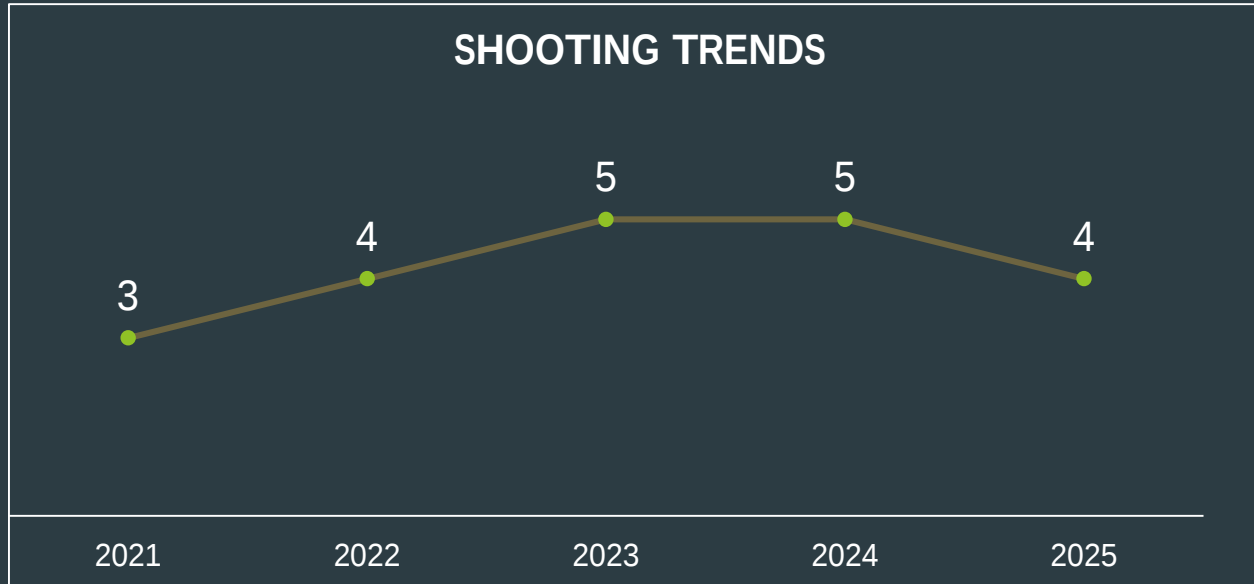
\*(5) Out of the (6) Sexual Assault cases were acquaintance related

# Robbery Incidents

25% decrease  
from 2024



# Shooting / Stabbings



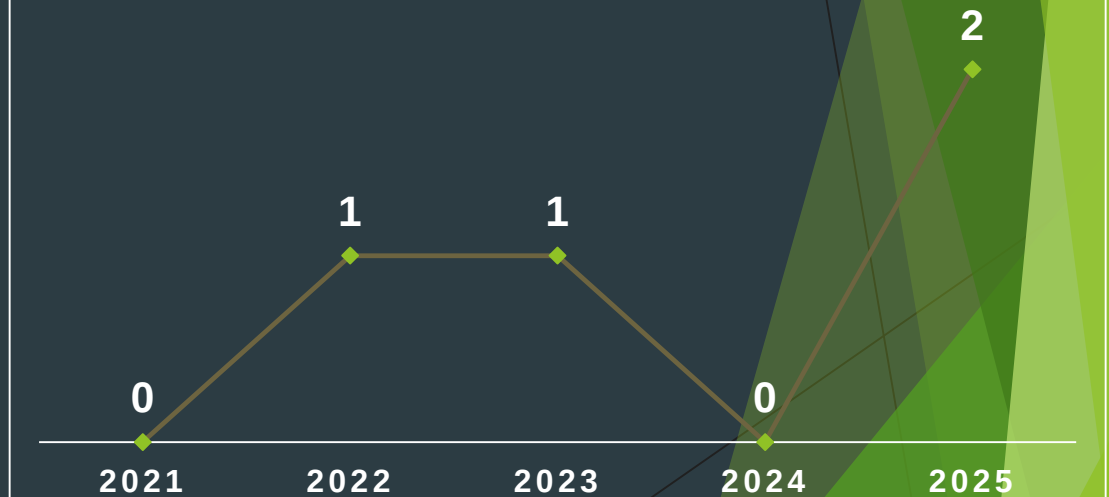
20%  
**Decrease**  
from 2024

## Case Status

Arrest  
Inactive



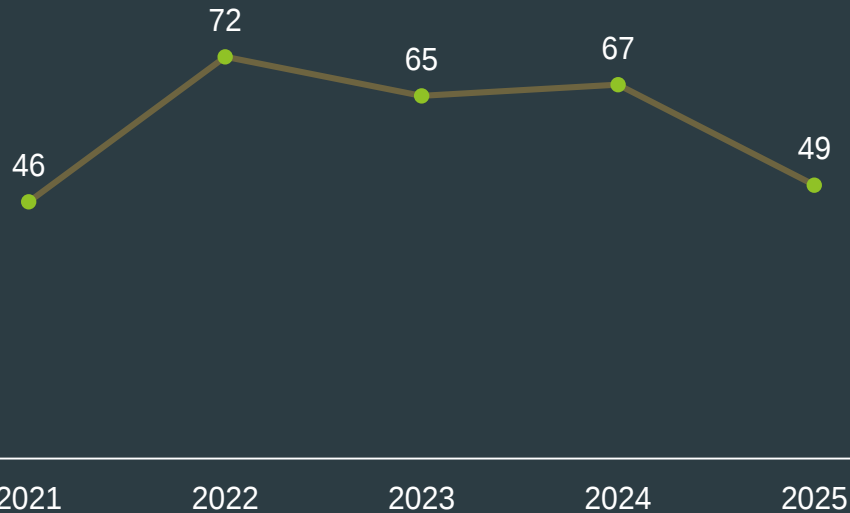
## STABBING TRENDS



\*2025: (1) Stabbing was acquaintance related

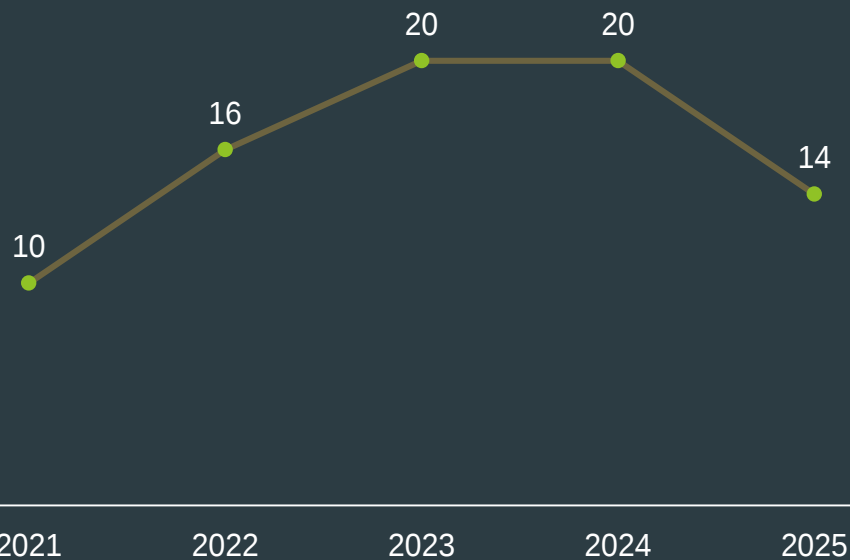
# Vehicle and Residential Burglary Incidents

## VEHICLE BURGLARY TRENDS



27% decrease from 2024  
(34) or 69% were unlocked

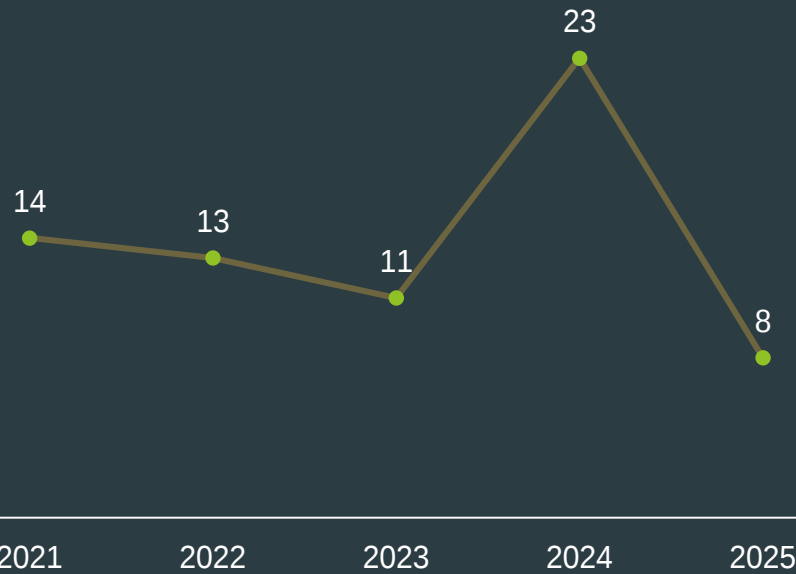
## RESIDENTIAL BURGLARY TRENDS



30% decrease from 2024  
(1) Arrest cleared (4) cases

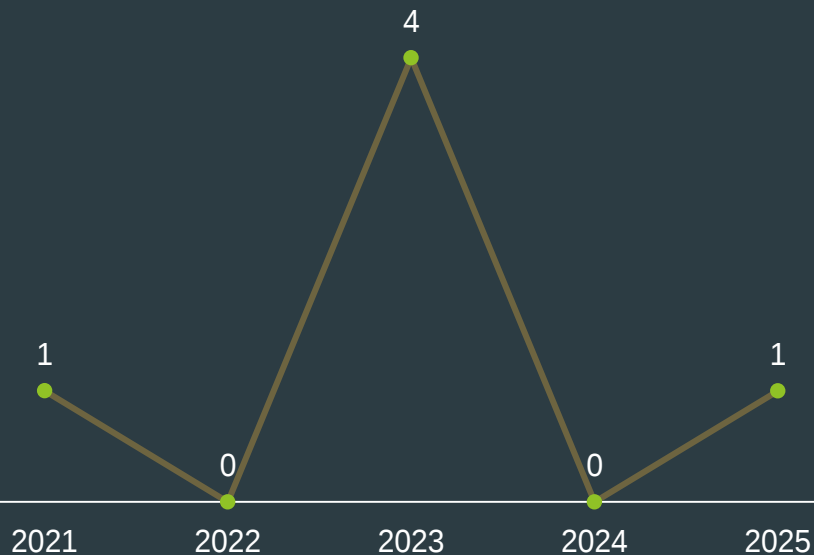
# Business and Construction Burglary Incidents

BUSINESS BURGLARY TRENDS



65% decrease from 2024

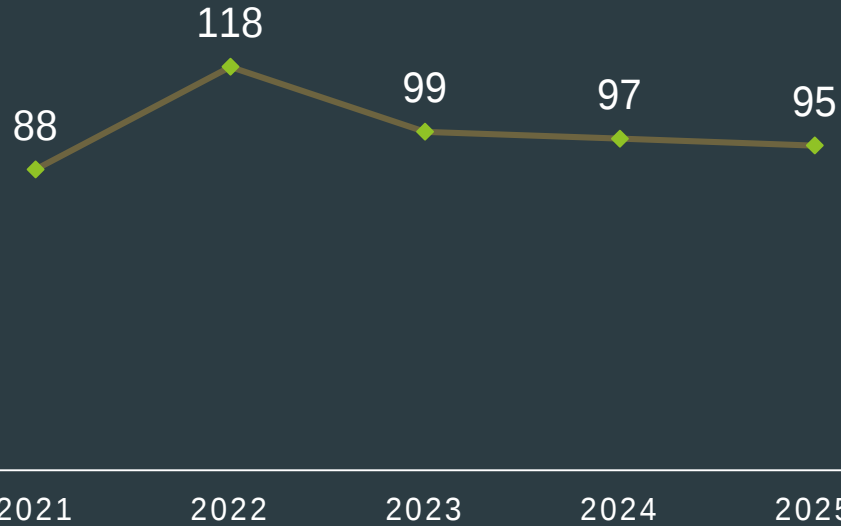
CONSTRUCTION BURGLARY TRENDS



27% decrease from 2024

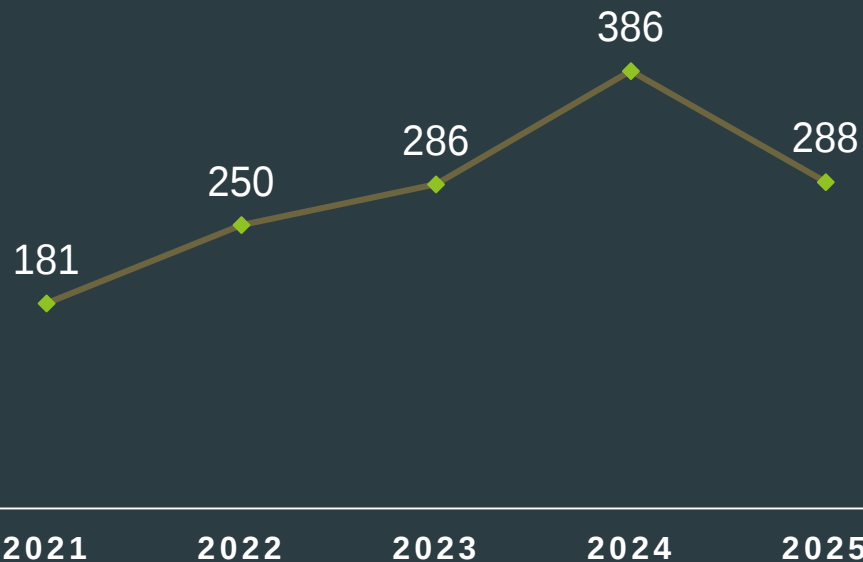
# Larceny / Shoplifting Incidents

LARCENY TRENDS



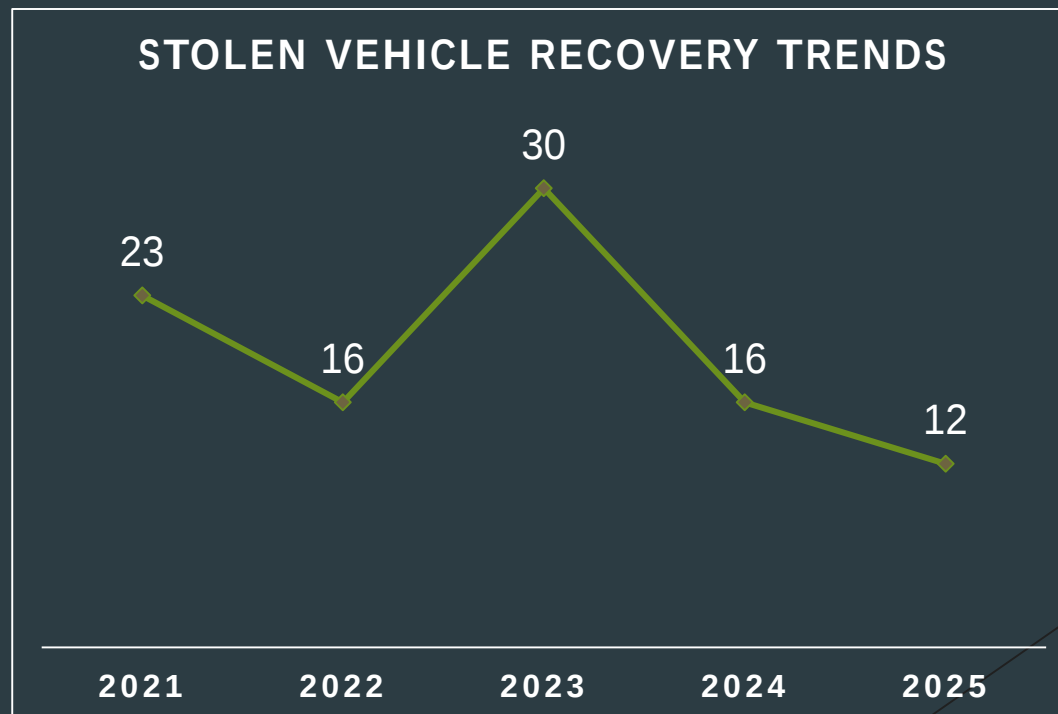
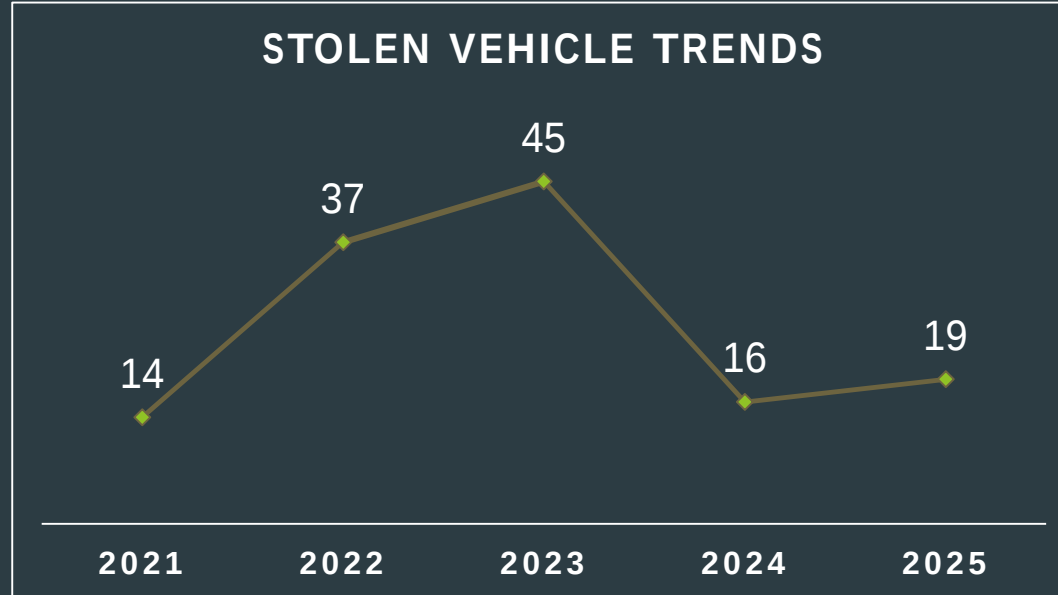
2% decrease from 2024

SHOPLIFTING TRENDS



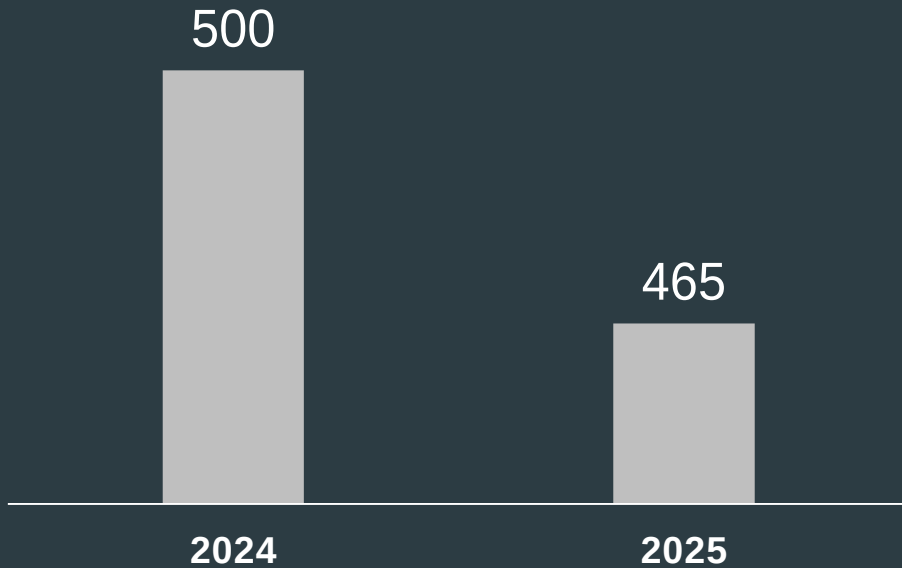
25% decrease from 2024  
(135) or 47% occurred at Target

# Stolen Vehicles / Recoveries



# Traffic

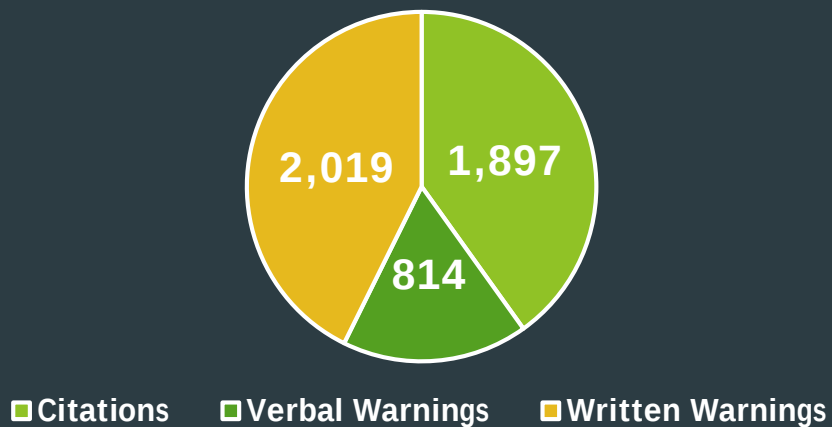
2025 CRASH STATISTICS



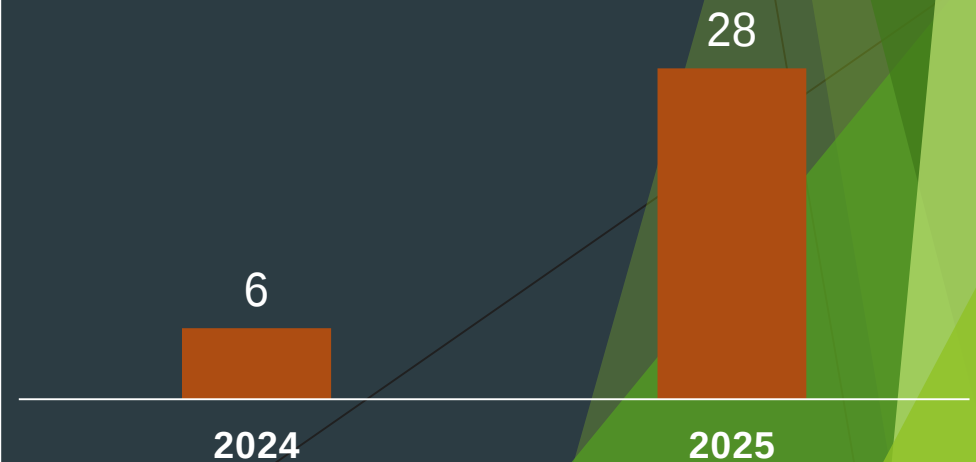
## Top (3) Crash Locations:

1. (25) 101 N. Congress Ave.
2. (16) 1262 Northlake Blvd.
3. (10) 500 N. Congress Ave & Northlake Blvd & Old Dixie Hwy.

2025 Traffic Relate Enforcement/  
Education



DUI ARRESTS



# LPR / Town of Lake Park Cameras



In 2025, the District 10 License Plate Readers and camera system detected **1,499** vehicles that were either stolen or involved in other crime/incidents.

# Community Policing

- MLK Family Night Out at Kelsey Park
- Back to School Backpack Giveaway
- LP Elementary Career Day
- Multicultural Festival
- Florida City Government Week
- Conversation with a Deputy at Target
- Shop with a Cop Wal-Mart
- Shop with a Cop Target
- Heroes and Helpers Event at Target
- Trick or Treat Events:
  - -Texas Road House
  - -Town of LP Sunset Celebration
  - -Embrace ABA Academy
- Walk to School Event with students from LP Elementary
- Summer Safety presentation with students at Bright Child Academy
- Literacy Day Carnival
- Mental Health / Teen Suicide Prevention with Bridges of LP



# Community Events



# Community Service Aide (CSA)

- Total Incidents: **1,318**
- Total Calls as Primary: **1,222**
- Motor Vehicle Crashes: **195**
- Directed Patrols: **857**
- Problem Solving Detail (Code Enforcement): **101**
- Town Ordinance Violations: **80**
  - Citations: **50**
  - Warnings: **30**
- Abandoned Vehicles: **11 cases pulled**
- Red Tags: **70**
- Vehicle Tows Forms: **29**
- Assists to Motorists (disabled vehicles): **18**
- Special Details (Assisting with events / Special Projects): **25**
- Information Reports: **24**



# Additional District Accomplishments

Provided 1080 extra duty patrol hours to include foot patrol and business checks in the Community Redevelopment Area through CRA Detail.

## Holiday & Action Plans:

- 2025 School Traffic Safety Action Plan
- 2025 Holiday Action (Kelsey Station Express)
- 2025 Business Burglary Action Plan

Maintain lobby Monday – Friday 8 AM to 4 PM

## Exhibit C



Palm Beach County Sheriff's Office

# CITIZENS

Law Enforcement Academy (CLEA)

**September 3 - October 8, 2026**  
**6:00 PM to 9:00 PM**

**District 10**  
**Town of Lake Park**

Academy will meet every Thursday  
for six (6) weeks at:

**Town of Lake Park**  
**Lake Park Town Hall**  
**535 Park Ave.**  
**Lake Park, FL 33403**

Refreshments and snacks will be provided.

The capacity is limited to the first  
50 participants and the deadline to register is **Monday, August 24, 2026**.  
Enrollment is limited to District 10 residents first, then others may apply.  
The best part is that the Academy is **TOTALLY FREE!**  
Background checks will be performed on all applicants.  
Participants must be 16 years and above.

**Some of the topics include:**

- ✓ **Gang and Homicide Unit**
- ✓ **Financial Crimes/Human Traffi**
- ✓ **Common Laws (Traffic)**
- ✓ **Marine Unit, K9, Aviation Unit**
- ✓ **Emergency Response**

**To register or for more information, please contact or  
scan the QR code for an application:**

**Rosalind Murray**  
**Community Relations Coordinator**  
**Palm Beach County Sheriff's Office Countywide Services**  
**561-485-2432**



Testimony Before Lake Park, FL Town Commission 8/19/2026

Public Comment on the Future of the P3 Marina Project Plan

Post Sunshine Law Court Judgement

Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547

Private Resident / Lake Park Society for the Advancement of Civic Engagement

## Exhibit D

Good evening.

**THE JUDGE HAS RULED.** The decision must be honored. **NOW THE COMMISSION MUST ACT.**

The question of whether Sunshine Law violations occurred during the Lake Park Marina P3 developer selection process has now been answered. Yes, they occurred!

The Circuit Court entered a finding that the Town held multiple, private meetings where Marina proposals were discussed and that they violated Florida's Sunshine Law. Mayor O'Rourke was presiding.

Objections have been filed and overruled. Now the responsibility belongs to the Town Commission.

The four 99-year ground leases agreement, that incredibly is enforceable for only 10 years, tying up our publicly owned waterfront for generations, should be terminated. Agreements can't stand if they were executed illegally. Obviously!

**WE DEMAND THAT THE COMMISSION TAKE EVERY LAWFUL STEP NECESSARY TO END THE CURRENT AGREEMENT WITH FOREST AND START THE MARINA P3 PROCESS OVER AGAIN - TRANSPARENTLY WITH A PROJECT WE CAN ALL EMBRACE.**

Once publicly known, residents fought over the loss of meaningful public parking, gathering areas, and waterfront access — the very things that allow ordinary people to enjoy their own marina, one of our most valuable public assets.

This has never been just about money, though the revenue opportunity for the town is a stunningly bad deal. It lacks a fundamental standard – common sense.

Control of our public waterfront for almost a century, on terms that many believe provides far too little in return, must be fixed. Resident testimonies have been provided for a long time now. You are keenly aware of our objections.

The marina does not serve only its residents. It serves boaters, fishermen, families, businesses, environmentalists, and visitors throughout South Florida. It is a local public asset with regional importance. Its future deserves a process that is lawful, open, competitive, and worthy of public trust.

Commissioners, **this is your opportunity to make a clean break.**

End the Forest deal. Start over and do the process the right way.

Give the public a transparent marina development process it should have had from the beginning.

The Judge has spoken. End an agreement that was illegally created. Demonstrate common sense leadership!

# Exhibit E

Aug 19 2026 Lake Park Commission & CRA

- Sue LaFontaine
- 545 Evergreen Dr

## • #6 Splash Pad

I know a flow-through water system for the splash pad is a lot less expensive and requires much less maintenance than a re-circulating system, but how can the town consider wasting enormous amounts of single-use water with a flow-through system, and then turn around and fine homeowners up to \$500 for watering their lawns on the wrong date or at the wrong time?

And if the drought gets worse, we could find restrictions limiting watering to just one day a week, as has happened on the west coast of Fla. Might that cause the splash pad to be completely shut down?

I read about another splash pad water system, **called Retain & Repurpose**, which re-uses the water for irrigation, rather than a one-time use it and waste it.

- I see in the agenda documents that a splash pad construction contract has to be awarded by Dec 31. That's 4 & a half months away.  
When you ask for bids, please request them for all three systems: Flow-through, Recirculating, and Retain & Repurpose.

## #9 MASTER FEE SCHEDULE - LIBRARY ROOM RENTAL FEES

From Zero to:

|                                                                                 |                                       |
|---------------------------------------------------------------------------------|---------------------------------------|
| <u>Room Rental</u>                                                              |                                       |
| <u>Large Study Room - 1 hour minimum</u>                                        | <u>\$25.00 per hour</u>               |
| <u>Schuyler Room - during operating hours. 1 hour minimum</u>                   | <u>\$75.00 per hour</u>               |
| <u>Schuyler Room - outside of operating hours. 1 hour minimum</u>               | <u>\$100 per hour, plus staff fee</u> |
| <u>Staff Fee</u>                                                                | <u>\$40 per hour</u>                  |
| <u>Refreshment Fee – applies when renter wishes to serve food/refreshments.</u> | <u>\$50.00</u> !                      |

I'm voicing my objection to these fees. Folks are already having a tough time making ends meet. At least wait until after the Nov vote to see what happens with property taxes.

The Palm Beach County library system has no rental fees or clean up charges, even for their largest rooms, & it doesn't charge a fee for bringing in your own refreshments.

Martin County's library room rental charges depend on the size of the room, AND if the room is for a non-profit or for a for-profit group. Their conference rooms for up to 25 people are only \$10-\$20 per hour and their large rooms for up to 183 people are only \$25-50 per hour.



# Exhibit F

## Town of Lake Park Town Commission

### Agenda Request Form

---

**Meeting Date:** August 19, 2026

**Originating Department:** Community Development Department

**Agenda Title:** Ordinance 08-2026 - Amendment - Town of Lake Park Code of Ordinances - Chapter 9 - Article II - Code Enforcement - Section 9-37(c) - Special Magistrates and Section 9-39(e) - Conduct of Hearing

**Agenda Category (i.e., Consent, New Business, etc.):** Ordinance on 1<sup>st</sup> Reading

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Cost of Item:** Legal Review **Funding Source:** Legal

**Account Number:** #108 **Finance Signature:** Barbara Gould

**Advertised:**

**Date:** NA **Newspaper:** --

**Attachments:** Ordinance 08-2026

\_\_\_\_\_

**Please initial one:**

\_\_\_\_\_ Yes I have notified everyone

ND \_\_\_\_\_ Not applicable in this case

#### **Summary Explanation/Background:**

At the request of the Town Attorney, the Town Commission is requested to consider a proposed Ordinance to eliminate the Town's ability to charge and assess interest on code compliance orders/liens.

As a result of the class action suit brought against Palm Beach County in 2019, the class action representative prevailed in their challenge to the County's assessment of interest on code violation orders. Thus, the Commission is recommended to amend the Town Code and stop charging interest related to code enforcement orders/liens.

The proposed Ordinance was prepared by the Community Development Director pursuant to the Town Attorney's request, and sent to the Town Attorney and reviewed by the Town Clerk, the Town Planner, the Executive Assistant to the Community Development Director, and the Finance Director.

The proposed Ordinance is being presented on 1st reading and, if approved, will be presented to the Town Commission on 2<sup>nd</sup> and Final Reading during their Regular Meeting on September 2, 2026.

Note: The proposed Ordinance will be properly advertised ahead of 2<sup>nd</sup> reading in accordance with state law.

**Recommended Motion:**

I move to approve Ordinance 08-2026 on 1st reading to amend the Town of Lake Park Code of Ordinances - Chapter 9 - Article II - Code Enforcement - Section 9-37(c) - Special Magistrates and Section 9-39(e) - Conduct of Hearing.



# Exhibit G

## Town of Lake Park Town Commission

### Agenda Request Form

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**Meeting Date:** August 19, 2026

**Originating Department:** Public Works

**Agenda Title:** Resolution 67-08-26 – Construction Services Agreement (ITB #116-2026) – Evergreen House Restoration & Preservation – Phase 2 Interior Improvements with Limited Phase 1 Exterior Work – LaPorta Contracting, LLC – \$300,000.00

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

---

**Cost of Item:** \$300,000 **Funding Source:** Historical Grant – Evergreen House Improvements Other Than Building

**Account Number:** 310-521-301-63821 **Finance Signature:** Barbara A. Gould

160-559-160-63000

**Advertised:**

**Date:** May 17, 2026 **Newspaper:** Palm Beach Post

**Attachments:**

Agenda Request Form

Resolution 67-08-26

Construction Services Agreement

Bid Submittal – LaPorta Contracting, LLC

ITB #116-2026 and Addenda

**Please initial one:**

JM Yes, I have notified everyone.

Not applicable in this case

### Summary Explanation/Background:

The Evergreen House, located at 601 U.S. Highway 1, dates to 1925 and is one of the original Kelsey City homes. The property represents an important part of the Town's history and heritage; however, the building is currently in disrepair and requires restoration and preservation improvements to support its continued durability, safety, and usefulness.

As a result, the Public Works Department has identified a need to complete various interior and exterior repairs to ensure the long-term preservation of this important historical Town building

Thus, the Town issued an Invitation to Bid (ITB #116-2026 - May 18, 2026), in accordance with the Town’s Procurement Policy. The intent of this ITB is to solicit competitive pricing from qualified general contractors to complete the Evergreen House Restoration & Preservation Project – Phase 1 (Exterior Building Hardening) & Phase 2 (Interior Building Modifications).

The Town received the following bids in response to ITB # 116-2026:

- |                            |                          |
|----------------------------|--------------------------|
| • FSV Construction Co.     | Bud submittal Incomplete |
| • LaPorta Contracting, LLC | \$464,286.62             |
| • Wingate Corp., LLC       | \$472,846.00             |

Note: Two (2) of the proposals were determined to be responsive and compliant and, following staff review and analysis, LaPorta Contracting, LLC’s proposal was determined to comply with the ITB requirements and to be in the best interest of the Town.

The Town was awarded a grant from the State of Florida Division of Historical Resources for \$198,500, with a required Town match of \$198,500 (FY 2026 Budget - Public Improvement Fund), establishing a total project budget of \$397,000.00 for design and construction. The Town subsequently retained a historic preservation architectural firm to assess the building’s deficiencies and prepare construction-ready Architectural and Engineering plans (RFQ #109-2025 - Baker Design Build - \$78,120 – December 17, 2025).

Thus, following the payment for engineering services and related expenditures, approximately \$300,000 in approved funding is remaining to support the construction of the project. However, according the pricing received during our competitive solicitation, the project construction will require an additional \$164, 286.62 to complete (Phase 1 - Exterior Building Hardening & Phase 2 - Interior Building Modifications).

Bid and Funding Comparison - LaPorta Contracting, LLC:

- |                                             |              |
|---------------------------------------------|--------------|
| • Phase 1 – Exterior Building Hardening     | \$274,215.72 |
| • Phase 2 – Interior Building Modifications | \$190,070.90 |
| • Combined Phase 1 and Phase 2 Bid          | \$464,286.62 |
| • Proposed Construction Award               | \$300,000.00 |
| • Unfunded/Deferred Portion of Combined Bid | \$164,286.62 |

Note: The proposed scope of work to be included within this portion of the work includes: Complete a portion of Phase 2 – Interior Building Modifications (i.e., plumbing; heating, ventilation and air-conditioning electrical and interior modifications) and a portion of Phase 1 Exterior Preservation Work (i.e., repair or replacement of exterior wood framing and exterior cleaning, patching, waterproofing, and painting). The remaining work that is included in Phase 1 (i.e., roof replacement, new gutters and downspouts, exterior door and window replacement, sidewalks and related exterior ADA-access work, building permits) will be deferred until additional (non-Town) funding is identified.

It should be noted that the Town has set aside a contingency amount of \$71,273.90 (18% of total funding available) to support unforeseen conditions during the project construction. This funding will be available to support the remaining deferred exterior construction items if it is not required during the initial work of this project. This funding will be brought back to the Town Commission for authorization to be utilized, if available and prior to utilization.

As a result, the Public Works Department is recommending the Town Commission consider the selection of LaPorta Contracting LLC (ITB #116-2026) to complete Phase 2 and portions of Phase 1 of the Evergreen House Restoration & Preservation Project in the amount of \$300,000.00.

If approved, the Town Commission would accept LaPorta Contracting, LLC's approved pricing, including all terms, conditions, and pricing therein. The Town will not expend more than the amount within the approved budget as it may be adopted/amended each year for these goods and services over the term of this contract.

The proposed award follows the Town of Lake Park's Procurement Policy – Sec. 2-246, Thresholds for the procurement of goods and services.

“The town commission hereby establishes \$35,000 as the threshold at which a formal competitive solicitation process shall be used, unless otherwise provided for herein. A formal competitive solicitation process shall be employed for all invitations to bid, requests for proposals, requests for qualifications, or requests for information. When employing these formal competitive solicitations, the invitation or request shall be published such that it is available simultaneously to all Offerors and shall include the time and date for the town's receipt of bids, proposals, and replies. All formal competitive solicitations shall include provisions relating to compliance with the regulations of the Palm Beach County Office of Inspector General.”

Note: Various documents related to this ITB process are attached and/or available for review by contacting the Town Clerk's Office, including ITB #116-2026, the published addenda, Architectural and Engineering plans, project specifications, required bid forms, and the bid proposals received.

Funding to support this project is available within the Town's Fiscal Year 2026 Budget - Historical Grant – Evergreen House and the Public Improvement Fund.

If approved, construction will begin within two (2) weeks of receiving a Notice to Proceed from the Town and is expected to be completed within 145 calendar days (Winter 2026/Spring 2027).

Note: The Town will maintain various manufacturer (materials) warranties and the contractor will remain responsible for a one-year labor and workmanship warranty.

The proposed Agreement was prepared by the Public Works Project Manager - Capital Projects and Public Works Director and reviewed by the Town's proposed contractor, LaPorta Contracting, LLC, the Grant Writer/Chief Public Information Officer, the Special Events Director, the Finance Director and the Town Attorney.

The Town has prior experience working with LaPorta Contracting, LLC and is familiar with the Contractor's performance on municipal projects. In addition to the Town's direct experience, staff's research identified multiple Florida municipalities that have awarded construction and roofing projects to

LaPorta Contracting, further demonstrating the Contractor's experience performing work for public-sector agencies. Based on the Town's previous experience and the Contractor's documented municipal project history, staff considers LaPorta Contracting, LLC to have relevant experience performing work of this nature for governmental entities.

**Recommended Motion:**

I move to approve Resolution 67-08-26 and authorize the Town to enter into a Construction Services Agreement with LaPorta Contracting, LLC for the Evergreen House Restoration & Preservation Project, consisting of Phase 2 interior improvements and limited Phase 1 exterior work, in the amount of \$300,000.00; and authorize the Mayor to execute the proposed Agreement.

Commission

Meeting Date 8/19/26

Cards must be submitted before the item is discussed!!

\*\*\*Three (3) minute limitation on all comments

Name: Michael Steinhilber  
Address: 435 Greenbrier

If you are interested in receiving Town information through Email, please provide your E-mail address: pipestone1992@gmail

I would like to make comments on the following Agenda Item:

I would like to make comments on the following Non-Agenda Item(s):  
#13 P 3 after Sunshine Ruling

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

**Testimony Before Lake Park, FL Town Commission 8/19/2026**

**Public Comment on the Future of the P3 Marina Project Plan**

**Post Sunshine Law Court Judgement**

**Michael Steinhauer, 435 Greenbriar Dr. pipestone1992@gmail.com 608-332-5547**

**Private Resident / Lake Park Society for the Advancement of Civic Engagement**

# Exhibit D

Good evening.

**THE JUDGE HAS RULED.** The decision must be honored. **NOW THE COMMISSION MUST ACT.**

The question of whether Sunshine Law violations occurred during the Lake Park Marina P3 developer selection process has now been answered. Yes, they occurred!

The Circuit Court entered a finding that the Town held multiple, private meetings where Marina proposals were discussed and that they violated Florida's Sunshine Law. Mayor O'Rourke was presiding.

Objections have been filed and overruled. Now the responsibility belongs to the Town Commission.

The four 99-year ground leases agreement, that incredibly is enforceable for only 10 years, tying up our publicly owned waterfront for generations, should be terminated. Agreements can't stand if they were executed illegally. Obviously!

**WE DEMAND THAT THE COMMISSION TAKE EVERY LAWFUL STEP NECESSARY TO END THE CURRENT AGREEMENT WITH FOREST AND START THE MARINA P3 PROCESS OVER AGAIN - TRANSPARENTLY WITH A PROJECT WE CAN ALL EMBRACE.**

Once publicly known, residents fought over the loss of meaningful public parking, gathering areas, and waterfront access — the very things that allow ordinary people to enjoy their own marina, one of our most valuable public assets.

This has never been just about money, though the revenue opportunity for the town is a stunningly bad deal. It lacks a fundamental standard – common sense.

Control of our public waterfront for almost a century, on terms that many believe provides far too little in return, must be fixed. Resident testimonies have been provided for a long time now. You are keenly aware of our objections.

The marina does not serve only its residents. It serves boaters, fishermen, families, businesses, environmentalists, and visitors throughout South Florida. It is a local public asset with regional importance. Its future deserves a process that is lawful, open, competitive, and worthy of public trust.

Commissioners, **this is your opportunity to make a clean break.**

End the Forest deal. Start over and do the process the right way.

Give the public a transparent marina development process it should have had from the beginning.

The Judge has spoken. End an agreement that was illegally created. Demonstrate common sense leadership!

Regular  
Commission

Meeting Date 8/19

Cards must be submitted before the item is discussed!!  
\*\*\*Three (3) minute limitation on all comments

Name: Michael Nowik  
Address: 627 W Illex Dr

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:

63-08-26 ALPS

I would like to make comments on the following Non-Agenda Item(s):

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

Meeting Date 8/19/26

Commission

Cards must be submitted before the item is discussed!!  
\*\*\*Three (3) minute limitation on all comments

Name: Sue LaFontaine  
Address: 545 Evergreen

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following Agenda Item:

Commission # 6 Splash Pad

I would like to make comments on the following Non-Agenda Item(s):

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.

# Exhibit E

Aug 19 2026 Lake Park Commission & CRA

- Sue LaFontaine
- 545 Evergreen Dr
- 
- #6 Splash Pad
- 

I know a flow-through water system for the splash pad is alot less expensive and requires much less maintenance than a re-circulating system, but How can the town consider wasting enormous amounts of single-use water with a flow-through system, and then turn around and fine homeowners up to \$500 for watering their lawns on the wrong date or at the wrong time?

And if the drought gets worse, we could find restrictions limiting watering to just one day a week, as has happened on the west coast of Fla. Might that cause the splash pad to be completely shut down?

I read about another splash pad water system, **called Retain & Repurpose**, which re-uses the water for irrigation, rather than a one-time use it and waste it.

- I see in the agenda documents that a splash pad construction contract has to be awarded by Dec 31. That's 4 & a half months away.  
When you ask for bids, please request them for all three systems: Flow-through, Recirculating, and Retain & Repurpose.

## #9 MASTER FEE SCHEDULE - LIBRARY ROOM RENTAL FEES

From Zero to:

| <u>Room Rental</u>                                                              |                                       |
|---------------------------------------------------------------------------------|---------------------------------------|
| <u>Large Study Room - 1 hour minimum</u>                                        | <u>\$25.00 per hour</u>               |
| <u>Schuyler Room - during operating hours, 1 hour minimum</u>                   | <u>\$75.00 per hour</u>               |
| <u>Schuyler Room - outside of operating hours, 1 hour minimum</u>               | <u>\$100 per hour, plus staff fee</u> |
| <u>Staff Fee</u>                                                                | <u>\$40 per hour</u>                  |
| <u>Refreshment Fee - applies when renter wishes to serve food/refreshments.</u> | <u>\$50.00</u> !                      |

I'm voicing my objection to these fees. Folks are already having a tough time making ends meet. At least wait until after the Nov vote to see what happens with property taxes.

The Palm Beach County library system has no rental fees or clean up charges, even for their largest rooms, & it doesn't charge a fee for bringing in your own refreshments.

Martin County's library room rental charges depend on the size of the room, AND if the room is for a non-profit or for a for-profit group. Their conference rooms for up to 25 people are only \$10-\$20 per hour and their large rooms for up to 183 people are only \$25-50 per hour.

meeting Date 8/19/26

Commission

**Cards must be submitted before the item is discussed!!**

**\*\*\*Three (3) minute limitation on all comments**

Name: Susan LaFontaine

Address: 545 Evergreen Dr

If you are interested in receiving Town information through Email, please provide your E-mail address: \_\_\_\_\_

I would like to make comments on the following **Agenda Item**:

Commission #9 master fee  
Library Room Rental

I would like to make comments on the following **Non-Agenda Item(s)**:

\_\_\_\_\_

**Instructions:** Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.