



Town of Lake Park, Florida

Planning and Zoning Board Meeting Minutes

Monday, April 06, 2026 at 6:30 PM

535 Park Avenue Lake Park, Florida

Richard Ahrens	—	Chair
Jon Buechele	—	Vice Chair
Evelyn Harris Clark	—	Regular Member
Karen Lau	—	Regular Member
Patricia Leduc	—	Regular Member

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Planning & Zoning Board, 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 contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER

6:32 PM

PLEDGE OF ALLEGIANCE

Vice Chair Buechele

ROLL CALL

PRESENT

Vice Chair Jon Buechele

Board Member Evelyn Harris Clark

Board Member Patricia Leduc

ABSENT

Chair Richard Ahrens

Board Member Karen Lau

APPROVAL OF AGENDA:

Motion made by Board Member Leduc, Seconded by Board Member Harris Clark.

Voting Yea: Vice Chair Buechele

APPROVAL OF MINUTES:

Motion made by Board Member Leduc, Seconded by Board Member Harris Clark.

Voting Yea: ALL

1. P & Z Meeting Minutes from 3/2/2026

PUBLIC COMMENTS ON AGENDA ITEMS:

Any person wishing to speak on an agenda item is asked to complete a Public Comment Card located on either side of the Commission Chambers, and provide it to the Recording Secretary. Cards must be submitted before the agenda item is discussed.

NONE

ORDER OF BUSINESS:

The normal order of business for Hearings on agenda items as follows:

- Staff Presentation
- Applicant Presentation (when applicable)
- Board Member questions of Staff and Applicant
- Public Comments -3 minute limit per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on the floor
- Vote of Board

NEW BUSINESS:

2. Commercial-2 (C-2) Text Amendment - Town Code Section 78-72 (8) b.

The Director of the Community Development Department, Nadia DiTomasso, presents the item seeking approval, which currently permits a portion of the C2 commercial zoning district to be used for educational facilities. However, it specifies that any outdoor or recreational areas are not allowed. This restriction may lead to conflicts with the requirements of other educational facilities, whether mandated by the State or other agencies. Therefore, the staff is requesting a minor text amendment to the C2 district 78-72(B) to clarify that in the event educational facilities need to meet other requirements that would require outdoor structure, and or any recreational activities. Regarding any site-specific areas, such as related projects or sites within

the town, the application will be submitted to the Board Members for approval, whether through a special exception or site plan approval.

Town Planner, Anders Viane inquired whether any of the Board Members had questions. Board Member Harris-Clark responded that this is a mandate from the Florida Department of Children and Families Services, specifically requiring outdoor facilities for Pre-school. How does this relate to a Charter School that may include a pre-school and an elementary school, etc., which do not possess a playground facility and seek to obtain property that was previously designed for a structured facility that are brand new? The planner responded, indicating that they possess the capability to designate what is referred to as an urban area (limited in its geography), typically developed to its maximum potential and subject to area restrictions. Therefore, based on this, if the town were to assert such a position, there would be a means to waive or mitigate the requirement and permit the establishment of an indoor playground.

Motion made by Board Member Leduc, Seconded by Board Member Harris Clark.

Voting Yea: ALL

PLANNING & ZONING BOARD MEMBER COMMENTS:

NONE

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

ADJOURNMENT:

7:30 PM

FUTURE MEETING DATE: P & Z Meeting – June 02, 2026 at 6:30 PM

Richard C. Adam, Chair
Town of Lake Park Planning & Zoning Board

Elizabeth Jimenez
Elizabeth Jimenez, Executive Assistant



Approved on this 4th of May, 2026