



# **Town of Lake Park, Florida**

## **Planning and Zoning Board Meeting Minutes**

Monday, April 3, 2023 at 6:30 PM

535 Park Avenue Lake Park, Florida

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<b>Richard Ahrens</b>	—	<b>Chair</b>
<b>Jon Buechele</b>	—	<b>Vice-Chair</b>
<b>Lauren Paxton</b>	—	<b>Regular Member</b>
<b>Elizabeth Woolford</b>	—	<b>Regular Member</b>

***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.***

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### **CALL TO ORDER**

6:32 P.M.

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

#### **PRESENT**

Richard Ahrens

Jon Buechele

Elizabeth Woolford

#### **ABSENT**

Lauren Paxton

### **APPROVAL OF AGENDA:**

Motion made to approve the Agenda by Buechele, Seconded by Woolford..

Voting Yea: Ahrens

**APPROVAL OF MINUTES:**

Motion made to approve the February 6, 2023 Planning & Zoning Board Meeting Minutes by Buechele,  
Seconded by Woolford. Voting Yea: Ahrens

**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.*

There were no Public Comments.

**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:**

Chair Ahrens disclosed that he has been in contact with the owners and the architect on the project. He has had no contact with the client. The Town Attorney questioned the remaining Board Members if they have had any discussions with Staff or the Applicant. Chair Buechele responded no contact. Board Member Woolford responded no contact. Because this is a quasi-judicial Item, Nadia DiTommaso, Community Development Director, was sworn in by the Town Attorney prior to presenting the Item to the Board.

**PZ23-02: AN APPLICATION TO AMEND THE DEVELOPMENT ORDER PREVIOUSLY APPROVED PURSUANT TO RESOLUTION 82-12-21 FOR A PROPERTY LOCATED AT 1301 10<sup>TH</sup> STREET.**

Nadia DiTommaso, Community Development Director, addressed the Board stating this Application is for a Site Plan Amendment submitted by Oceana Coffee. Community Development Director Nadia DiTommaso explained that in December of 2021 the Board recommended approval of the original Site Plan Application to the Town Commission for the property located at 1301 10<sup>th</sup> Street for Oceana Coffee for a Small-Scale Food and Beverage Production and they have been working closely with the Town. Since then, Oceana Coffee has encountered significant price increases in construction costs which has forced them to redesign their project, which is the Application that is being presented to the Board this evening. Community Development Director DiTommaso proceeded to present the details of the Staff Report (see Exhibit A), and upon conclusion, stated that Staff recommends approval of the Site Plan Amendment for the Special Exception Use of a Small Scale Food & Beverage Production with Conditions, as detailed within the Staff Report.

Emilio Lebolo, President of One A Architecture and Agent for CDIC of Lake Park, LLC., Property Owner and Applicant, addressed the Planning and Zoning Board. Mr. Lebolo stated he would highlight a couple of items reinforcing what Nadia stated so that we understand how the reduction of the square footage came about. Nothing on the site corresponding to landscaping, circulation or parking requirements have changed. Mr. Lebolo presented to the Board (see Exhibit "B"). The main change on the site plan is the 6' reduction of the square footage from west to east, 1<sup>st</sup> floor and 2<sup>nd</sup> floor. The 2<sup>nd</sup> floor has the greatest reduction of square footage. Mr. Lebolo detailed the changes.

**BOARD COMMENTS:**

Chair Ahrens offered comments that by reducing the size/vertical height and by moving the seating from the 3<sup>rd</sup> floor to the 2<sup>nd</sup> floor will get more interaction from people walking in the neighborhood; the building now looks much softer; reduced the overall impact on the site by still maintaining the parking spaces; and eliminating the oval shape glass enclosure creates more green space/open space/visibility and softens the impact of the project on the side streets. Chair Ahrens commended Mr. Lebolo for doing an awesome job, for getting the numbers down from where they were and for giving a better product than the original design.

Vice-Chair Buchele: No other comments other than he likes the new design.

Board member Woolford: Thinks the new design is beautiful. Questioned pedestrian safety in the drive-thru area. Mr. Lebolo responded and explained the site-triangle.

Vice-Chair Buchele questioned when the anticipated ground-breaking would occur. Mr. Lebolo stated they will be submitting for a demo permit after Town Commission approval on April 19<sup>th</sup>, and should will be ready by May 1<sup>st</sup>.

A Motion to approve the Site Plan Amendment with Conditions was made by Buechele, Seconded by Woolford.

Voting Yea: Ahrens

**PLANNING & ZONING BOARD MEMBER COMMENTS:**

The Board Members had no comments.

**COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:**

Community Development Director DiTommaso had no comments.

**ADJOURNMENT:**

Motion made to adjourn by Ahrens, Seconded by Buchele. The meeting adjourned at 6:59 p.m.

Voting Yea: Ahrens

**FUTURE PZ MEETING DATE: MAY 1, 2023**

Richard C. O'Hea  
Chair  
Town of Lake Park Planning & Zoning Board

Vivian Mendez, MMC  
Deputy Town Clerk  
Town Clerk, Vivian Mendez, MMC

Town Seal



Approved on this 1st of May, 2023