



Town of Lake Park, Florida

Historic Preservation Board Meeting Minutes

Monday, August 3, 2026 at 6:30 PM

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

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 Historic Preservation 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

6.59 PM

PLEDGE OF ALLEGIANCE

Chair Richard Ahrens

ROLL CALL

PRESENT

Chair Richard Ahrens

Board member Evelyn Harris Clark

Board Member Karen Lau

Board Member Patricia Leduc

Vice Chair Jon Buechele

APPROVAL OF AGENDA

Motion made by Board member Leduc Seconded by Board Member Harris- Clark

Voting Yea: Chair Ahrens, Board member Harris Clark, Board Member Lau, Board Member Leduc

APPROVAL OF MINUTES

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

Voting Yea: Chair Ahrens, Board member Harris Clark, Board Member Lau, Board Member Leduc

Minutes of the July Historic Preservation Board Meeting

PUBLIC COMMENTS

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.

Ms. Katia, stated that Mr. Spirits stated that the town asked them to purchase 918 Park Ave property, and that the Town promised them that they would be able to build whatever they want and that the gang activity are really bad in the down town district. She then realized that these properties were left to decay on purpose. She pleads with the Board member not to be fooled so they can build high-rise building, so they won't lose their historic properties.

ORDER OF BUSINESS

The normal order of business for Hearings on agenda items is 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 floor
- ☐ Vote of Board

NEW BUSINESS

Community Development Director, Nadia DiTommaso, discuss the historic building 918 Park Ave and presented a (2) page document regarding the property. (See Exhibit A).

COMMUNITY DEVELOPMENT DIRECTOR COMMENT

None

BOARD COMMENTS

None

ADJOURNMENT 7:30 PM

 ^{Vice-Chair} Jon Buechele
Town of Lake Park Historic Preservation Board


~~Elizabeth Jimenez, Executive Assistant~~
Laura Weidgans, Deputy Town Clerk



Approved on this 5th of October, 2026



NEW BUSINESS ITEM
Cover Memo

918 Park Avenue (Historically Designated Building) Updates:

The purpose of this agenda item is to provide an update on this property. Town Staff and the Town Attorney have worked through several matters associated with the non-compliance status of this property. The Alder at Lake Park LLC is the current property owner (the “Property Owner”). In order to summarize the various action steps in the last couple of years, here is a timeline of events:

- ➔ **August/September 2023** – Property Owner submitted an application for De-designation with the intent to demolish the structure.
- ➔ **October 2, 2023** – Historic Preservation Board (HPB) denied the request for de-designation.
- ➔ **February 27, 2024** – Property Owner appealed the denial of the HPB to the Town Commission. The Town Commission upheld the HPB’s decision.
- ➔ **March 2024 through November 2024** – Property Owner worked with the CRA on possibly moving the historic structure and indicated they would be moving forward with their site plan for the redevelopment of the properties.
- ➔ **January 2025 through March 2025** – Building Official investigated the property and performed some site inspections as a courtesy.
- ➔ **April 2025** – Code Compliance cited the property given the inactivity and lack of maintenance and structural repairs to the building (and determination by the Building Official).
- ➔ **May 15, 2025** – The Special Magistrate found the property in violation and requested (1) on or before May 20, 2026, a fence is installed to secure the property (Property Owner Complied), and (2) on or before July 14, 2025 the Property Owner must fully reapply to the HPB for demolition (Property Owner did not comply).



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Meeting Date: August 3, 2026**

**NEW BUSINESS ITEM
Cover Memo**

- ➔ **August 21, 2025** – Due to inactivity, the Property Owner presented their case to the Special Magistrate again requesting an extension. The Special Magistrate granted an extension through December 18, 2025 for the Property Owner to either receive the necessary approvals for demolition, or receive the necessary building permits for the necessary repairs to render the building structurally sound. Failure to comply, would result in a \$100/day fine.
- ➔ **December 19, 2025** – Due to non-compliance, the Town recorded the Special Magistrate Order and a lien (with fines) is currently accruing on the property at \$100/day, with approximately \$22K+ currently accumulated in fines (growing daily).
- ➔ **February 2026 and April 2026** – Property was additionally cited by Code Compliance for additional property maintenance issues due to ongoing lack of maintenance.
- ➔ **June 2026** – Property was scheduled for the Special Magistrate Hearing for the additional code compliance matters however, the Property Owner's attorney requested a continuance in order to work with the Town Attorney on possible solutions. A continuance was granted and a Special Call Special Magistrate Hearing is currently scheduled for Monday, August 17, 2026 at 10:00am for these matters, along with other code compliance matters associated with separate properties owned by the Property Owner in the downtown area.

Additional updates will be provided by Staff and the Town Attorney at the meeting.

Meeting Date August 3

Cards must be submitted before the item is discussed!!

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

Name: Ratia Zhestkova
Address: 7th Street Lake Park

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:

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.