



Town of Lake Park, Florida

Planning and Zoning Board Meeting Minutes

Monday, June 01, 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

6:30 P.M

PLEDGE OF ALLEGIANCE

Chair, Ahrens

ROLL CALL

PRESENT

Chair Richard Ahrens

Vice Chair Jon Buechele

Board Member Evelyn Harris Clark

Board Member Karen Lau

Board Member Patricia Leduc

APPROVAL OF AGENDA:

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

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

1. P & Z Meeting Minute 5/4/2026

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

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

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. Twiggs Academy Rezoning Request

Town Planner Anders Viane presented to the Board (Exhibit A).

Motion made by Board Member Leduc, Seconded by Vice Chair Buechele.

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

3. Twiggs Academy Site Plan and Special Exception Request

Town Planner Anders Viane presented to the Board (Exhibit A).

Motion made by Board Member Leduc, Seconded by Vice Chair Buechele.

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

PLANNING & ZONING BOARD MEMBER COMMENTS:

None

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

Community Development Director, Nadia Di Tommasso, shared updates concerning the 754 Park Ave and Avalon Bay projects.

ADJOURNMENT:

7:25 P.M

Motion made by Board Member Leduc, Seconded by Board Member Lau.

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

FUTURE MEETING DATE: P&Z Meeting – August, 03, 2026 at 6:30 PM


_____, Chair
Town of Lake Park Planning & Zoning Board



Elizabeth Jimenez, Executive Assistant



Approved on this 3rd of August, 2026

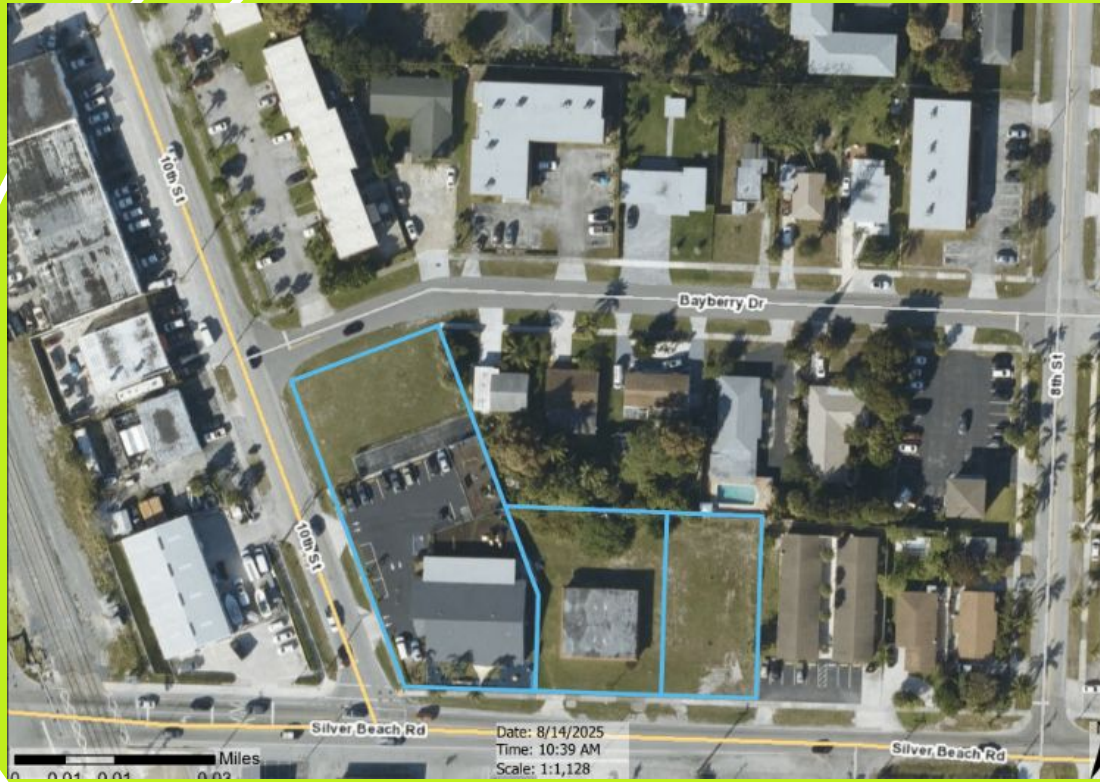
Exhibit

A

**TWIGGS ACADEMY
PROPOSED DAY CARE BUILDING AND
PARKING IMPROVEMENTS
829 SILVER BEACH ROAD, LAKE PARK, FL**



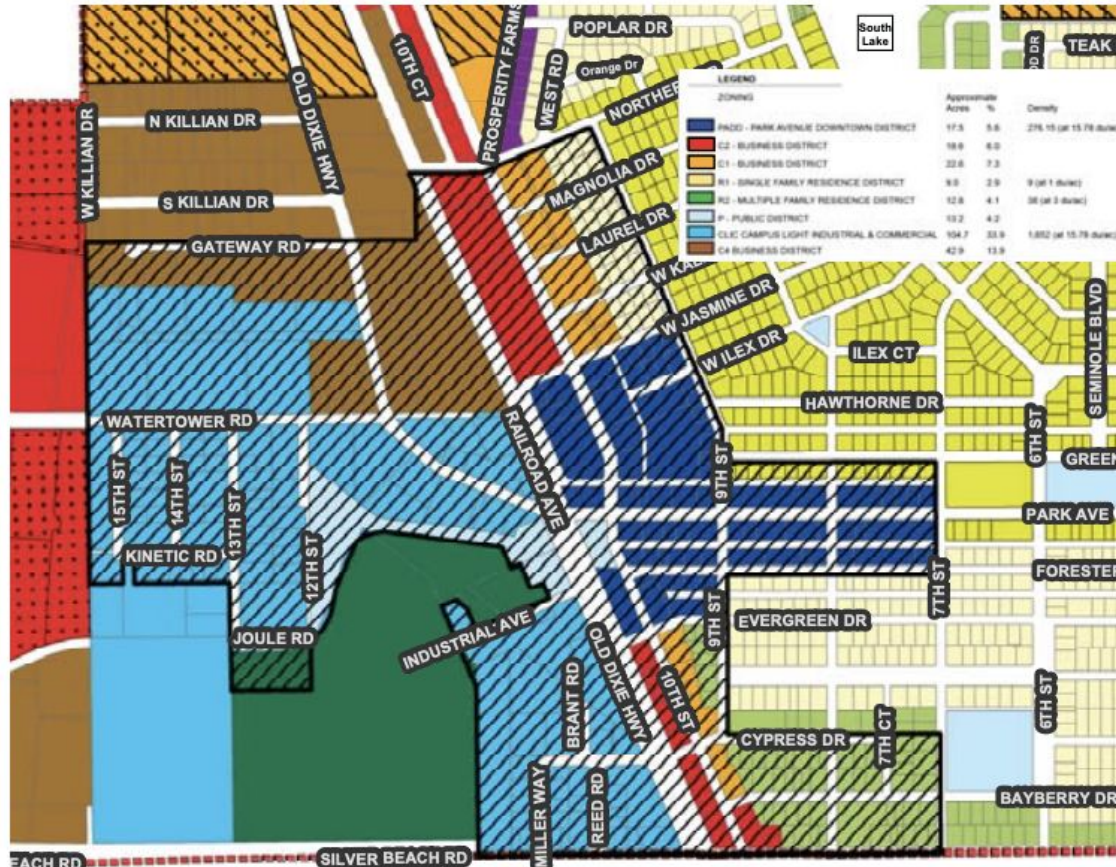
Location Map





TOWN OF LAKE PARK CRA REDEVELOPMENT INITIATIVES

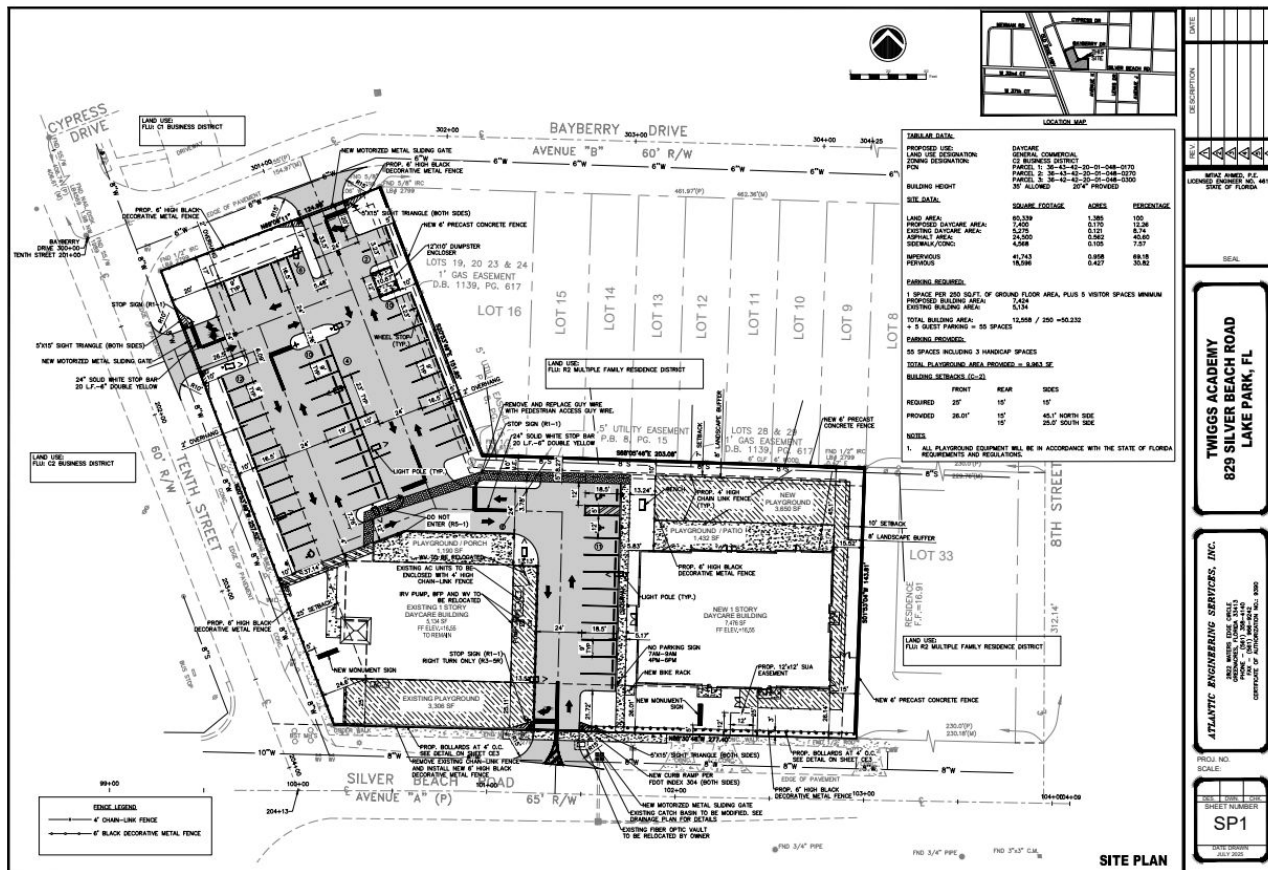
Zoning/ Land Use



REDEVELOPMENT GOALS!

RETAIN AND EXPAND TARGETED
ANCHOR INDUSTRIES

EXPAND MARKETING AND PROMOTION EFFORTS
TO GROW AWARENESS OF THE TOWN OF LAKE
PARK



LAND AREA:

1.385 ACRES

PROPOSED USE:

7,476 S.F. DAYCARE

HANDICAP PARKING REQUIRED:

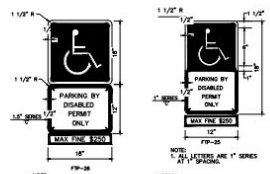
3 SPACES

TOTAL PARKING REQUIRED:

55 SPACES

DUMPSTER ENCLOSURE:

1 SPACE (12' X 10')

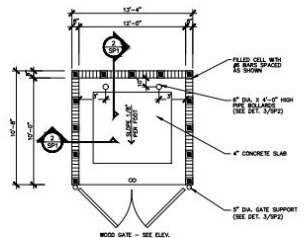


NOTE: 1. ALL LETTERS ARE 1/2\"/>

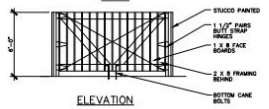


NOTE: 1. FINISHED PAVEMENT SYMBOLS IN HANDCAPPED PARKING SPACES, THE SYMBOL SHALL BE BLUE IN COLOR. 2. ALL RAMP / SPACES TO MEET ADA 3. NO RAMP / SPACES ALLOWED

PARKING SPACE DETAIL

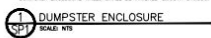


PLAN

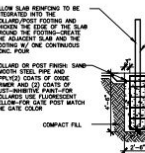


ELEVATION

NOTE: DUMPSTER GATES SHALL BE PAINTED TO MATCH THE BUILDING. DUMPSTER ENCLOSURE WALLS SHALL BE FINISHED SMOOTH STUCCO.



DUMPSTER DETAIL



BOLLARD / POST FTG. DET.



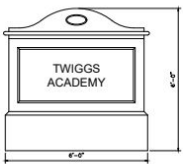
STOP SIGN (R1-1)



RIGHT TURN ONLY SIGN (R3-30)



NO PARKING (R3-30)



MONUMENT SIGN DETAIL



AUTOMATIC ROLLING GATE DETAIL

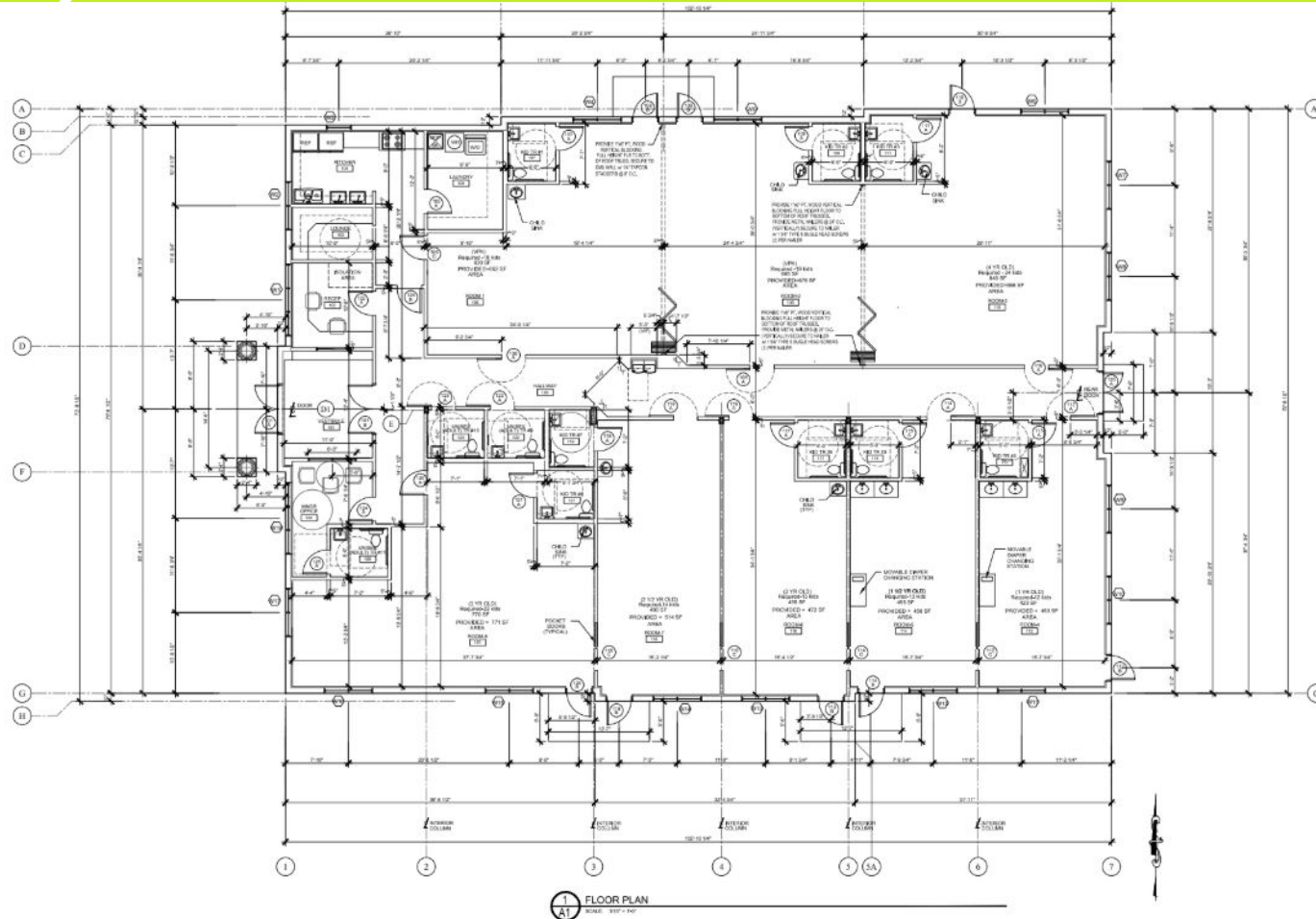


6' HIGH BLACK DECORATIVE METAL FENCE DETAIL

SITE PLAN DETAILS

REV.		DESCRIPTION	DATE
NOTED: AMEND. 2-2			
LICENSED PROFESSIONAL ENGINEER NO. 46752			
STATE OF FLORIDA			
SEAL			
TWIGGS ACADEMY 829 SILVER BEACH ROAD LAKE PARK, FL			
ATLANTIC ENGINEERING SERVICES, INC. 10000 W. BAYVIEW BLVD. SUITE 200 MIAMI, FL 33156 TEL: (305) 673-1100 FAX: (305) 673-1100 CERTIFICATE OF AUTHORIZATION No. 1000			
PROJECT NO. SHEET NO. SP2 DATE PREPARED DATE REVIEWED			

Floor Plan



DESCRIPTION	
REV	
Intiaz Ahmed LICENSED ENGINEER, No. 44102 STATE OF FLORIDA Digitally signed by Intiaz Ahmed Date: 2024.04.20 14:41:01 -0400	
SEAL	
TWIGGS ACADEMY 101 10th STREET LAKE PARK, 33403	
ATLANTIC ENGINEERING SERVICES, INC. 10001 E. US HWY 1, SUITE 100 JUPITER, FL 33457 PHONE: (561) 768-4444 FAX: (561) 768-4444 CERTIFICATE OF AUTHORIZATION NO. 9390	
PROJ. NO. 0000 SCALE: AS SHOWN	
DATE	DATE
04/20/24	04/20/24
A1 SHEET NUMBER 1 OF 1	

1 FRONT ELEVATION (WEST)
A2 SCALE: 1/8" = 1'-0"



- | | | |
|---|---|------------------------------------|
| ① |  | SW 1000 VEDUTIAN YELLOW ----- 70% |
| ② |  | SW 1001 ADVENTURE ORANGE ----- 25% |
| ③ |  | SW 6025 EMER PURPLE ----- 9% |
| ④ |  | SW 7078 CYBERSPACE ----- 5% |
| ⑤ |  | SW 7080 CARL GRAY ----- 8% |
| ⑥ |  | SW 6024 TROICEN BLACK ----- 8% |
| ⑦ |  | SW 7008 EXTRA WHITE ----- 5.9% |

- COLOR LEGEND

- ① SH 1000 VIOLETAN YELLOW 10%
 ② SH 1000 ADVENTURE ORANGE 2%
 ③ 0%
 ④ 0%
 ⑤ 0%
 ⑥ SH 1000 TROICORN BLACK 8%
 ⑦ SH 1000 EXTRA WHITE 2%

REV	DESCRIPTION	DATE
1		
2		
3		
4		
5		

INTRUST ENGINEERING, P.E.
 LICENSED ENGINEER NO. 46
 STATE OF FLORIDA

Digitally signed by Intiaz Ahmed
Date: 2026.02.13 06:51 -04'

TWIGGS ACADEMY
101 10th STREET
LAKE PARK, 33403

FRONT and REAR ELEVATIONS

ATLANTIC ENGINEERING SERVICES, INC.

PROJ. NO. 0000
SCALE: AS SHOWN

A2

DATE DRAWN

Exit to Silver Beach



School Entrance



Silver Beach side view





**Special thanks to the Town of Lake Park Community Development Department
and Palm Beach County Department of Housing & Economic Development**



An aerial architectural rendering of a school campus. The scene includes a large asphalt parking lot with several cars, a playground with a green slide and yellow equipment, and two main buildings. One building is a single-story structure with a dark roof and yellow walls, while the other is a larger, two-story building with a flat roof and yellow walls. The campus is surrounded by greenery, including trees and grass. A road with yellow lane markings and several cars is visible in the foreground.

DR. MICHEL AND IMTIAZ AHMED, P.E., C.G.C.

QUESTIONS & ANSWERS

