



Town of Lake Park, Florida

Historic Preservation Board Meeting Agenda

Monday, August 03, 2026 at

Immediately Following the Planning & Zoning Board Meeting

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.

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
 - Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
 - Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
 - Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
 - A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
 - All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.
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CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

1. March 2, 2026 Historic Preservation Board Meeting Minutes

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.

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

2. 918 Park Avenue Updates

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

BOARD COMMENTS

ADJOURNMENT



Town of Lake Park, Florida

Historic Preservation Board Meeting Minutes

Monday, March 02, 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

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CALL TO ORDER

7:32 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

ABSENT

Vice Chair Jon Buechele

APPROVAL OF AGENDA

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

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 Lau.

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

Minutes of the October 6, 2025 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.

As a resident of Lake Park, Diane Sophinnas shared a brief account of the Town of Lake Park's history. She suggested that the Town should allocate a specific area for residents and visitors to convene and discover the town's historical narrative.

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- ☐ Motion on floor
- ☐ Vote of Board

NEW BUSINESS

Educational Series-

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS

None

BOARD COMMENTS

None

ADJOURNMENT 8:17 PM

Meeting Date

3/2/2026

Cards must be submitted before the item is discussed!!

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

Name:

Diane Spina

Address:

338 Bayberry 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**:

Town Historic Preservation Board -
New business - 8 minute video

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.



**Town of Lake Park
Historic Preservation Board Meeting
Meeting Date: August 3, 2026**

Item 2.

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).



**Town of Lake Park
Historic Preservation Board Meeting
Meeting Date: August 3, 2026**

Item 2.

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.