



Town of Lake Park, Florida

Planning and Zoning Board Meeting Minutes

Monday, March 02, 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

6:31 P.M

ROLL CALL

PRESENT

Chair Richard Ahrens

Board Member Evelyn Harris Clark

Board Member Karen Lau

Board Member Patricia Leduc

ABSENT

Vice Chair Jon Buechele

PLEDGE OF ALLEGIANCE

Board Member Evelyn Harris Clark

APPROVAL OF AGENDA:

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

Voting Yea: ALL

APPROVAL OF MINUTES:

1. Minutes of the January 5, 2026 P & Z meeting

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

Voting Yea: ALL

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

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

Voting Yea: All

NEW BUSINESS:

2. **PZ 26-03: PUBLIC HEARING - APPLICATION FOR SPECIAL EXCEPTION TO APPROVE A “SPECIALIZED ALZHEIMER’S SERVICES ADULT DAY CARE CENTER” WHICH PROVIDES SERVICES TO PARTICIPANTS AND THEIR CAREGIVERS AND IS LICENSED FOR COMPLIANCE WITH FLORIDA STATUTES 429.918.**

Since this item was quasi-judicial, Town Attorney Tom Baired had everyone sworn in and inquired whether the Board Member had discussed the item with anyone outside of those present in the room.

All Board Member Responded: No

Town Planner Karen Golonka presented a request to the Board for a special exception approval to operate an adult daycare facility (Alzheimer Community Care) specializing in dementia and

Alzheimer's care on 10th Street. The materials provided to the Board members included photographs of the facility, details regarding its square footage, and its specific location. Town Planner Golonka highlighted that the parking arrangements will comply with code requirements and that traffic will not be impacted due to how of operations are 8 am-5p.m Monday – Friday. The facility will accommodate a maximum of 35 individuals including 7 staff members. Additionally, she assured the Board that the facility will be licensed by the State of Florida and will have a licensed nurse on-site to oversee all care activities. She also stated that the application has been thoroughly evaluated against all six criteria for special exceptions and confirmed that each standard has been satisfied.

David Franklin, CEO and President, introduced himself along with the other members of his organization. Mr. Franklin then provided information about his non-profit organization, which is dedicated to supporting individuals affected by dementia and Alzheimer's. He emphasized the aim of offering greater assistance to caregivers who are caring for loved ones battling these diseases, noting that the organization has been in operation for 30 years.

Board Member Leduc inquired of Mr. Franklin whether one of the entrance doors would be closed and if they would utilize a dual entrance in conjunction with the adjacent existing business. Mr. Franklin stated that the Tender Care business will continue to use their own entrance and they will use their own.

Board member Lau inquired of Mr. Franklin about the worst-case scenario should an emergency arise with any of the patients. He responded that 911 should be called immediately. All patients must have a diagnosis of dementia or Alzheimer's to be eligible for the facility.

Board Member Harris-Clark inquired about the security measures in place should a patient attempt to open a door. Mr. Franklin responded that all facility doors are equipped with an alarm system to alert staff. Additionally, redirecting patients so they won't wonders off.

Motion to approve the site plan amendment and special exception application made Board Member Lau, Seconded by Board Member Leduc.

Voting Yea: All.

3. PZ 26-04: PUBLIC HEARING- APPLICATION FOR SPECIAL EXCEPTION TO APPROVE AN AUTO PAINT AND BODY SHOP, IN ACCORDANCE WITH THE C-4 BUSINESS DISTRICT, SECTION 78-74 (3) a. OF THE TOWN CODE AT 1360 N KILLIAN DRIVE, #3.

Town Attorney Tom Braied had Business Owner Sworn in.

Town Planner Karen Golonka presented a request to the Board for a special exception approval for an Auto Paint and Body Shop located on 1360 N Killian Drive #3 (Industrial Area).

Golonka is seeking approval for this request due to the business being smaller than the average auto body shop. Additionally, it is expected to generate minimal traffic and other issues typically associated with a standard-sized auto body shop. This business will occupy a location that already contains a spray booth and a sanding booth. The town cited the previous business owner regarding the spray booth and was unable to determine whether any permits were ever applied for. If permits were not obtained, one of the conditions for the new owner is to secure the necessary permits. All special extension criteria have been met for approval with condition. The following requirements must be met: the site must be consistently occupied as per the submitted special exception application; proper permits must be obtained; a Business Tax Receipt (BTR) license must be secured; and a Palm Beach County fire inspection must be completed.

Business Owners, Anais, Dayan, and John explained that the business involves the restoration of classic vehicles. They will not be performing any mechanical work or replacing vehicles; their focus will solely be on painting vehicles.

Anais indicated that the business will not be handling 15 cars per week, as that would be significantly less due to the extensive time required for restoration per vehicle.

Board Member Harris-Clark inquired whether the vehicles would be stored outside or indoors. The business owners responded that the vehicles would always be stored indoors, except when they are being washed.

Motion to approve the site plan amendment and special exception application made Board Member Leduc, Seconded by Board Member Lau.

Voting Yea: All.

4. PZ 26-05: PUBLIC HEARING - APPLICATION FOR A SPECIAL EXCEPTION TO APPROVE A GENERAL RESTAURANT WITH OUTDOOR SEATING IN ACCORDANCE WITH THE PARK AVENUE DOWNTOWN DISTRICT, SECTION 78-70, TABLE 78-70-1 OF THE TOWN CODE at 748 PARK AVE. SUITE 3.

Town Attorney Tom Braied has sworn in Nadia and the business owner. He also inquired whether anyone had discussed this application with others, to which the board members responded that they have not.

Community Development Director Nadia DiTomasso is requesting a special exception approval for a restaurant located at 748 Park Ave STE 3 (DownTown Area). She stated this space was previously utilized as a restaurant, and the former owner vacated over six months ago. Our current code classifies this block area for restaurant use as a special exception. The applicant must apply for this special exception and follow the necessary procedures. The operations will remain consistent, with an interior space of 1,942 square feet and potential outdoor seating of 380 square feet.

Nadia is requesting approval with the following four conditions: The applicant must occupy the site in accordance with the special exception application and the submitted floor plans. The owner must reopen the driveway access to the site, which has been closed due to construction at 754 Park Avenue. The owner shall install a sign directing customers to additional parking available at the CRA parking area, located just behind the restaurant. Lastly, cost recovery fees must be paid by the applicant.

Business owner James Steinbrecher stated that he developed a business plan four years ago. Given his and his partner's extensive background in fine dining, they aimed to create a venue that was both classy, reasonably priced.

Board Member Lau inquired about the hours of operation and whether there would be any live entertainment.

The response indicated that the hours are from 7 PM to 10 PM, seven days a week, with the possibility of brunch on Sundays, contingent upon community feedback. There will be no live entertainment.

Board Member Harris Clark inquired about the restaurant's capacity for the dinner area.

The response indicated that the interior can accommodate 70 to 75 people, while the exterior can accommodate 20 to 24 people.

Chair Arhens inquired whether any changes in zoning would be presented to the Board Members. The Community Development Director confirmed that this was indeed the case.

Board Member Harris inquired whether the landscaping plans will accommodate the existing landscaping in the surrounding areas. Nadia responded that the application is already under review, and the applicant confirmed that it will include minor landscaping changes.

Motion made by Board Member Lau, Seconded by Board Member Harris-Clark.
Voting Yea: Chair Ahrens, Board Member Leduc

PLANNING & ZONING BOARD MEMBER COMMENTS: NONE

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

Community Development Department Director Nadia DiTommaso provided an update on 754 Park Ave, stating that the previous timeline for compliance was not met and that the Town is currently awaiting an updated timeframe. She also stated that the Town has an open code case, and a lien has been placed on the property.

ADJOURNMENT:

7:30 PM

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

Voting Yea: All

FUTURE MEETING DATE: P & Z Meeting– May, 06, 2026 at 6:30 PM