



**Town of Lake Park, Florida**  
**Special Call Planning and Zoning Board**  
**Meeting Minutes**

Thursday, June 13, 2024 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>Evelyn Harris Clark</b>	—	<b>Regular Member</b>
<b>Gustavo Rodriguez</b>	—	<b>Regular Member</b>
<b>Patricia Leduc</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**

6:30 P.M.

**PLEDGE OF ALLEGIANCE**

Richard Ahrens

**ROLL CALL**

**PRESENT**

Richard Ahrens  
Jon Buechele  
Evelyn Harris Clark  
Patricia Leduc  
Gustavo Rodriguez

**APPROVAL OF AGENDA:**

Motion made to approve the agenda by Board Member Rodriguez, Seconded by Vice-Chair Buechele. Voting Yea: Ahrens, Vice-Chair Buechele, Board Member Harris Clark, Board Member Leduc, and Board Member Rodriguez.

## APPROVAL OF MINUTES:

Motion made to approve the May 2, 2024 Joint Planning & Zoning Meeting Minutes by Vice-Chair Buechele, Seconded by Board Member Leduc. Voting Yea: Chair Ahrens, Vice-Chair Buechele, Board Member Harris Clark, Board Member Leduc, and Board Member Rodriguez.

1. May 2, 2024 Meeting Minutes

## 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. **PZ-24-05:** Variance request for 211 Park Avenue from Town Code Section 78-144(b)(1)a. to reduce the side yard setback for a driveway from 4 feet to 2 feet. Applicant: Property Owner – Thomas G. Holland III.

Town Clerk Vivian Mendez swore in all witnesses.

Town Planner Karen Golonka explained the item. Mr. Holland was asked questions regarding drainage sloop. Town Planner Golonka stated that the property meets the drainage sloop requirements.

Motion made to approve PZ-24-05 by Board Member Leduc, Seconded by Vice-Chair Buechele. Voting Yea: Chair Ahrens, Vice-Chair Buechele, Board Member Harris Clark, Board Member Leduc, and Board Member Rodriguez.

### **3. PZ-24-06 Residences at 10th Street and Park Avenue Site Plan and Special Exception.**

Town Planner Anders Viane explained the item (see Exhibit "A"). Mr. Brian Terry of Insite Studio, Inc. presented to the Board (see Exhibit "B").

Board Member Harris Clark suggested that all the residents in Town be made aware of this project. She asked Traffic Engineer Brian Kelly with Simmons & White if traffic growth was taking under consideration when building such a large projects. Mr. Kelly explained that future growth was taking into consideration and are monitored by Palm Beach County.

Board Member Rodriguez asked questions regarding the increase in density. Town Planner Viane explained that it was a desire of the Commission to increase the density in certain districts in Town. The developer has complied with all the requirements stated for this district. Board Member Rodriguez asked if the parking was adequate for resident and retail. Mr. Terry outlined all the parking requirements and how this project exceeded the requirement by 133 spaces.

Board Member Leduc asked if there would be any green space. Mr. Terry explained that Greenbriar Court would be improved to include green space. Board Member Leduc asked if additional crosswalks would be installed. Mr. Terry stated that additional crosswalks would be installed along 10th Street.

Vice-Chair Buechel expressed concerned with the amount of parking spaces to the number of units being built. Mr. Terry explained that there would be a total of 798 parking spaces.

Chair Ahrens expressed several concerns regarding the Town's ability to maintain the vertical green on the design of the building. He fully supported the vertical green design

#### Public Comment:

Carlo Vernia, property owner across the street from the proposed development, stated that he has filed for permitting to add a new facade. His plans for his property was to include a specialty market and more restaurants. The Board thanked him for his comments.

Board Member Harris asked that additional communication be sent to the residents. She stated for the record that the developer conduct charrette or communicate with the residents and get feedback. She suggested that the developer get in touch with staff and understand the Town's vision moving forward.

Motion to approve PZ-24-06 with staff conditions of approval made by Board Member Rodriguez. Seconded by Vice-Chair Buechel.

Voting Aye: All

#### **PLANNING & ZONING BOARD MEMBER COMMENTS: NONE**

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

**NONE**

**ADJOURNMENT:**

8:40 P.M.

**FUTURE MEETING DATE:** Special Call Meeting – July 15, 2024 @ 6:30 P.M.

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Town of Lake Park Planning & Zoning Board

, Chair

Town Seal

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Town Clerk, Vivian Mendez, MMC

Approved on this \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_

**DRAFT**