

**SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR THE STRUCTURE AT
535 PARK AVENUE, LAKE PARK, FLORIDA 33403**

WHEREAS, Town of Lake Park (Town) owns the Town Hall building located at 535 Park Avenue, Lake Park, Florida, 33403, legally described as City Block 19, (less E 130 Feet) (the “subject property”); and

WHEREAS, on September 3, 1981, the subject property was listed on the National Register for Historic Places; and

WHEREAS, the Town has adopted regulations which are intended to protect, enhance and perpetuate properties of historical, cultural, archeological, aesthetic and architectural merit in furtherance of the public health, safety and general welfare; and

WHEREAS, in accordance with Town Code § 66-10, the Owner submitted an application for a Special Certificate of Appropriateness to the Town’s Community Development Department (“Department”) pertaining to the subject property whereby it is seeking an approval to upgrade two existing doors and three existing windows with storm-resistant impact materials and add an ADA accessible ramp and sidewalk at the rear patio adjacent to the doors to the Town Commission chambers (the Application); and

WHEREAS, pursuant to the Town Code, the Town’s Historic Preservation Board considers applications for Special Certificates of Appropriateness; and

WHEREAS, because the subject property has been locally designated, the Town Code requires that a Special Certificate of Appropriateness be approved by the Town’s Historic Preservation Board before the architectural features of a designated structure are altered, restored, or renovated; and

WHEREAS, the Application was reviewed by the Department and the Town's historic architectural consultant TFH Architectural Services; and

WHEREAS, based upon the review of TFH Architectural Services, the Department prepared a report which analyzed whether the Application was in compliance with the regulations of the Town Code; and

WHEREAS, in accordance with Town Code § 66-10(e)(2), a notice was properly published in a newspaper of general circulation that a public hearing will be held by the Lake Park Historic Preservation Board on October 6, 2025; and

WHEREAS, the Lake Park Historic Preservation Board considered the Application at a quasi-judicial hearing on October 6, 2025; and

WHEREAS, the Lake Park Historic Preservation Board has determined that there is competent substantial evidence, based upon the testimony and evidence at the quasi-judicial hearing, to approve a Special Certificate of Appropriateness for the subject property; and

WHEREAS, this Certificate of Appropriateness shall apply to the Owner, and its successors or assigns.

Section 1. The whereas clauses are hereby incorporated as true and correct as the findings of fact and conclusions of law of the Lake Park Historic Preservation Board.

Section 2. The Lake Park Historic Preservation Board hereby approves the Application and directs the Department to issue a Special Certificate of Appropriateness for the subject property.

DONE AND ORDERED this ____ day of October, 2025.

ATTEST:

TOWN OF LAKE PARK, FLORIDA:

Vivian Mendez, Town Clerk

By: _____
Richard Ahrens, Chairman, Lake
Park Historical Preservation Board

[TOWN SEAL]