



# Town of Lake Park, Florida

## Planning and Zoning Board Meeting Minutes

Monday, April 06, 2026 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>Karen Lau</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

6:32 PM

### PLEDGE OF ALLEGIANCE

Vice Chair Buechele

### ROLL CALL

PRESENT

Vice Chair Jon Buechele

Board Member Evelyn Harris Clark

Board Member Patricia Leduc

ABSENT

Chair Richard Ahrens

Board Member Karen Lau

### APPROVAL OF AGENDA:

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

Voting Yea: Vice Chair Buechele

**APPROVAL OF MINUTES:**

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

Voting Yea: ALL

1. P & Z Meeting Minutes from 3/2/2026

**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. Commercial-2 (C-2) Text Amendment - Town Code Section 78-72 (8) b.

The Director of the Community Development Department, Nadia DiTomasso, presents the item seeking approval, which currently permits a portion of the C2 commercial zoning district to be used for educational facilities. However, it specifies that any outdoor or recreational areas are not allowed. This restriction may lead to conflicts with the requirements of other educational facilities, whether mandated by the State or other agencies. Therefore, the staff is requesting a minor text amendment to the C2 district 78-72(B) to clarify that in the event educational facilities need to meet other requirements that would require outdoor structure, and or any recreational activities. Regarding any site-specific areas, such as related projects or sites within the town, the application will be submitted to the Board Members for approval, whether through a special exception or site plan approval.

Town Planner, Anders Viane inquired whether any of the Board Members had questions.

Board Member Harris-Clark responded that this is a mandate from the Florida Department of Children and Families Services, specifically requiring outdoor facilities for Pre-school. How does this relate to a Charter School that may include a pre-school and an elementary school, etc., which do not possess a playground facility and seek to obtain property that was previously designed for a structured facility that are brand new?

The planner responded, that based on an incident at another district, that they possess the capability to designate what is referred to as an urban area (limited in its geography), typically developed to its maximum potential and subject to area restrictions. Therefore, based on this, if the town were to assert such a site, there would be a means to waive or mitigate the requirement and permit the establishment of an indoor playground. This text amendment pertains solely to the C2, which is applicable only if you are undergoing the special exception process 78-72(8) that permits special criteria for educational facilities. Subsection D mandates compliance with State laws, while Subsection B imposes restrictions on playgrounds. The town's intention is to alleviate any conflict.

Board Member Harris-Clark asked if there if this were an urban area scenario, would the criteria differ. The Town Planner interjected and noted that he had mentioned this because he had a side conversation with a representative of DCF regarding another facility and that is not applicable to the Town. However, based on the question, he thought it pertinent to bring it up. The Planner stated that this is merely to modify the exception for the educational facility located in the C2 district. Board Member Harris Clark inquired whether the DCF departments establish the criteria and if the municipality is required to comply with their regulations. He replied yes.

Board Member Luduc inquired whether the DCF policies implemented following the ordinance were drafted because it has been established for some time. Town Planner, responded affirmatively; however, he was uncertain about their internal policies. He mentioned that he had spoken to a representative from DCF, who indicated that they employ private contractors to enforce their regulations.

Member Luduc inquired that if this alleviates any other application from going through the applications or does it just modify the exception. Towner planner, replied and stated applicant still has to following the application process. Board Member Harris-Clark asked whether there is any grandfather clause and noted that any issues will not be advised if they choose to make modifications.

Town Planner, replied No, that it will lessen the regulations.

Vice-Chair Buechele inquired whether the original provision 78-72 prohibited outdoor structures for recreational outdoor facilities on-site. However, it was noted that Lake Park does have other educational

facilities that include outdoor amenities. How did this situation arise, or was it overlooked by DCF? The Town Planner responded that it was not overlooked by DCF; rather, it likely fell under a different use classification due to changes in the code over time.

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

Voting Yea: ALL

**PLANNING & ZONING BOARD MEMBER COMMENTS:**

NONE

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

Community Development Director, Nadia DiTommaso, stated that the town commissioner requested the property owner to provide an update on their timeline for the completion of construction. The update indicated that completion would occur in 2-3 months. This issue was also addressed in our Special Magistrate meeting, where it was noted that there is currently a lien on the property accompanied by a daily fine. The magistrate indicated that the fees are not eligible for reduction or waiver.

**ADJOURNMENT:**

7:30 PM

**FUTURE MEETING DATE:** P & Z Meeting – June 02, 2026 at 6:30 PM