



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

**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).



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- ➔ **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.