



Town of Lake Park, Florida

Planning and Zoning Board Meeting Minutes

Monday, January 05, 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

Vice Chair Jon Buechele

Board Member Evelyn Harris Clark

Board Member Karen Lau

Board Member Patricia Leduc

PLEDGE OF ALLEGIANCE

Chair Richard Ahrens

SELECTION OF CHAIR AND VICE-CHAIR

1. Selection of a Chair and Vice-Chair - Annually, each board shall elect a chair and vice-chair who shall preside at all meetings. The Vice Chair has chosen Richard Arhen to continue serving as Chair. All other board members have consented. Board Member Patricia Leduc has nominated

Jon Buechele to retain the position of Vice Chair. All members have concurred. The Town Attorney has announced that, by acclamation, the Chair and Vice Chairs are permitted to resume their roles.

APPROVAL OF AGENDA: Motion to approve agenda made by Vice Chair Buechele, Seconded by Board Member Leduc. Voting Yea: All.

APPROVAL OF MINUTES:

2. June 13, 2024 Special Call Planning & Zoning Board Meeting Minutes. Motion to approve minutes made by Board Member Leduc, Seconded by Board Member Harris- Clark. Voting Yea: All.

3. September 22, 2025 Special Call Joint Planning & Zoning Board Meeting with the Village of North Palm Beach Minutes. Motion to approve minutes made by Board Member Leduc, Seconded by Board Member Lau. 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

NEW BUSINESS:

1. PZ 26-01: 1402 10th Court (Bent Tree Studio) Special Exception

Town Planner Anders Viane presented to the Board (Exhibit A).

Bent Tree Studio, Owner Andrew Johnson presented to the Board (Exhibit B). Board Member Leduc asked who would actually access or utilize the bike racks. Mr. Johnson responded that he was uncertain, as it was included in the code requirements.

Vice-Chair Buechele inquired whether the building would be painted upon approval. Mr. Johnson affirmed that it would. Additionally, Vice-Chair Buechele asked if there would be a showroom accessible to the public. Mr. Johnson indicated that it will be accessible to the public; however, there will be no showroom or cabinets available for viewing.

Board Member Harris-Clark inquired about who Mr. Johnson believes would be the primary users of the parking space, as well as the access point for the delivery driver. Mr. Johnson responded that employees would occupy some of the parking spots, and the delivery driver would need to park and make deliveries from the rear of the building. Board Member Lau inquired about the size of the dumpster that would be placed on the property and whether all fire safety requirements have been fulfilled. Mr. Johnson confirmed that the fire safety requirements have indeed been met and stated that the dumpsters would be of a standard size (8x4) situated at the rear of the property, which would be sufficient for the volume of work they handle. She also asked how they plan to manage the sawdust generated from wood chopping. Mr. Johnson responded that they possess equipment that dematerializes the sawdust into a bag that collects the dust.

There were no public comments on this item.

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

Voting Yea: All.

5. PZ 26-02: Proposed amendments to section 78-6 of the Town's zoning code entitled "Applications and Regulations for Reasonable Accommodation for Residents of Recovery Residences", to include certain provisions required by the recently enacted Senate Bill 954 and additional modifications. Town Planner Karen Golonka gave a verbal presentation to the Board of the item see (Exhibit C). Board Member Harris-Clerk inquired whether the staff has looked at other municipalities for language, given that the goal is to strengthen the ordinance regarding

Sober Living Homes. She also mentioned that she was uncertain about how Tallahassee's new regulations are being implemented in other municipalities and whether they are being adhered to. Town Planner Karen Golonka responded and stated that she did look at other Municipalities and some are following legislation word for word. She also stated the State requires that some of the language to be verbatim. Board Member Harris-Clark inquired whether the staff or Magistrate fails to provide a response within a 30-day timeframe would the applicant automatically approved, or if there's any flexibility to change that so it would favor the Municipality more than the Sober Living Home. Town planner Karen Golonka confirmed that based on this Florida Statue that is correct. Town Attorney Tom Baird also responded no, Tallahassee did not write this legislation. State Attorney Substance Abuse Task force, was responsible for the language and provided to the legislator who sponsor bills to prevent Municipality to deprived individual with disability(who are protected by the Federal and State law) reasonable exception. Board Member Lau asked how many recovery residences Lake Park currently have. Town Planner Karen Golonka responded that there is just one at the moment. Board Member Lau asked if it would be a good idea for the Town to handle the recertification. Town Attorney Tom Baird also responded, that Federal Acquisition Regulations (Far), handles the recertification for Sober Living Homes, which they must pass annual inspection to get recertified. Board Member Harris- Clark asked what the Town's procedures are if a resident would have a complaint regarding a Sober Living Home. Town Planner Karen Golonka responded that they would need to contact Community Development (Code Compliance) to file a complaint and we would investigate further.

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

Voting Yea: All.

PLANNING & ZONING BOARD MEMBER COMMENTS:

Board member Leduc commented that Mr. Johnson has the ability to use the parking on the Northern side (10 Ct) of building due to less traffic travel.

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

Chair Richard Ahrens inquired about the status of the property situated at the intersection of Park Ave and 10th (North East). Community Development Director Nadia DiTommaso responded that there are currently no applications under review. She also provided an update on the following:

The project at 754 Park Ave is progressing, with exterior enhancements expected to be finalized by the end of January.

Nautilus has successfully completed their project and has obtained their Certificate of Occupancy.

Seahawk Restaurant has also finished their project.

ADJOURNMENT: 7:35 P.M