



Town of Lake Park, Florida

Planning and Zoning Board Meeting Minutes

Monday, May 04, 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

6:33 P.M

PLEDGE OF ALLEGIANCE

Chair Richard Ahrens

ROLL CALL

PRESENT

Chair Richard Ahrens

Vice Chair Jon Buechele

Board Member Evelyn Harris Clark

Board Member Karen Lau

Board Member Patricia Leduc

APPROVAL OF AGENDA:

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

Voting Yea: All

APPROVAL OF MINUTES:

Motion 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.

1. Commissioner Michael O'Rourke stated that Senate Bill 180 is a piece of legislation focused on emergency management and disaster recovery.

He is requesting that the Board refrain from granting blanket approval and instead allow the Commission Board to make that decision.

2. Commissioner Michael O'Rourke objects to legislation that should not tell the Commissioner that they will be undertaking the administrative process of the platting approval.

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. PADD Use Table Amendments

The Director of the Community Development Department, Nadia DiTommaso, is seeking approval and stated the item is being presented in accordance with the directives provided to staff following the Town Commission's review of the Park Avenue Downtown District (PADD)

throughout 2025. This review coincides with the Kimberly Horne studies conducted during the same period. The staff is recommending the implementation of selected changes to the PADD use table, which outlines the uses permitted by right or by special exception in the two sub-districts of the PADD. Additionally, the Community Redevelopment Area Plan promotes business-friendly initiatives aimed at attracting, retaining, and expanding business ventures, as well as encouraging restaurant and entertainment uses within the PADD area.

Ms. DiTommaso indicated that the usage table provided to the Board Member for review demonstrates that the current uses listed are special exception uses, and the proposal aims to convert these into permitted uses. She further noted that not all recommendations from the Kimberly Horne study can't be actively implemented at this time due to the ongoing restrictions imposed by Senate Bill 180; however, aspects that are less restricted may be advanced. The text amendments that meet this criteria are being recommended and, as indicated, include a variety of special exception uses alongside permitted uses. This proposed Ordinance was prepared by the Community Development Department in accordance with the Kimberly Horne studies conducted at that time. These documents have been reviewed by the CDD, Town Manager, CRA, and Town Attorney. She also stated, that these document may be subject to change at any time due to alterations in uses. Additionally, this item will be brought to our Commissioner on the May 20th, 2026.

Board Member Harris-Clark sought clarification regarding the staff's proposals and the reasons behind them.

Chair, Ahrens expressed his belief that the Commissioner was stating that the Commissioners are better suited to determine if a use can be a special exception or permitted under certain conditions.

Town Attorney Tom Braid clarifies the distinction between a special exception use and a permitted use. He mentioned that the staff indicated it would be less burdensome and less restrictive. He used a gas station with a convenience store as an example of a special exception use, as it would meet the standard requirements that a permitted use would not. He also mentioned that it would be more difficult to get a special exception use than a permitted use.

Board Member Leduc mentioned that the Community should be more informed and updated about the PADD, as the changes will impact the residents and neighborhoods within the Community. She also mentioned that she should be provided the accurate documents so she can have a reasonable amount of time for review.

Community Development Director, Nadia DiTommaso has taken note of the concerns from bored members and will make sure to provide any necessary information. As for the Town notifying the public we go base on the Town ordinance for what is required for advertisement.

Motion made by Vice- Chair Buechele, Seconded by Board Member Harris Clark

Voting Yea: Chair, Ahrens, Vice Chair Buechele, and Lau

Voting Nay: Board Member Leduc, and Harris Clark

3. Platting Procedure Amendments

Town Planning, Anders Vaines is seeking approval for amendments to the platting procedure. This amendment is being presented due to Senate Bill 784, which implements several changes in the processing and approval of plats. Plates are process and approved by the administrative rather than being approved by the Town Commissioners. Additionally, modifications to Chapter 67 of the Land Development Code are include the language of senate bill 78 making those changes that were amending indicating that the Commissioner should be the one to approve, With detailing the process.

Chair, Ahrens inquired whether the state implemented any stipulations to expedite the process. Since there been some case that it taken quite a while for a plats to be approved. Town Planner, replied, yes!

Motion made by Vice- Chair Buechele, Seconded by Board Member Leduc

Voting Yea: All

PLANNING & ZONING BOARD MEMBER COMMENTS:

None

COMMUNITY DEVELOPMENT DIRECTOR COMMENTS AND PROJECT UPDATES:

ADJOURNMENT: 7:17 P.M

FUTURE MEETING DATE: P & Z Meeting – July 06, 2026 at 6:30 PM