



Town of Lake Park, Florida

Planning and Zoning Board Meeting Minutes

Monday, August 04, 2025 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

6:30 p.m

PRESENT

Richard Ahrens

Jon Buechele

Evelyn Harris Clark

Patricia Leduc

Karen Lau

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Ahrens

APPROVAL OF AGENDA:

Motion to approve agenda made by Vice Chair Buechele, Seconded by Board Member Leduc.

Voting Yea: All.

APPROVAL OF MINUTES: NONE

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. 1220 10th Street Site Plan Amendment and Special Exception Application

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

Board Member Lau stated she was very impressed with the project and feels that it will be an enhancement for the community.

2GHO representative, Mr. George Gentile presented to the Board (Exhibit B). Board Member Harris Clark asked if the car collection was in the center building. Mr. Gentile confirmed that to be correct. She also asked about philanthropic activities of the company and parking spaces allotted. Mr. Gentile stated that there are parking spaces on site for various activities. Chair Ahrens thanked Mr. Gentile for the property improvements. Board Member Lau asked about Fire Department inspections and all of the hazards in regards to painting have been addressed. Mr. Gentile confirmed this to be correct. Board Member Harris Clark asked if the vehicles on site will be restored. Mr. Gentile confirmed that yes, if there are vehicles that need restoration, they will do that but not all vehicles that come into the facility will need restoration. Chair Ahrens stated for the record that the Fire Department does inspections twice per year so if there were any issues, the Town would be notified immediately. Board Member Leduc asked about

the conditions being solely conveyed to the owner. Community Development Director Nadia DiTommaso that the use will attach to the current ownership and a future owner would have to come to the Board for approvals.

There were no public comments on this item.

Motion to approve the site plan amendment and special exception application made by Vice Chair Buechele, 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 DiTommaso advised the Board about 754 Park Avenue, which is moving forward with exterior improvements. She mentioned some other projects in town that are progressing with construction such as Nautilus 220, Clean Sweep and Avalon Bay which has started construction and anticipates completion by spring of 2027. Chair Ahrens asked what happened with the project on 10th Street north of Park Avenue. Community Development Director DiTommaso stated that the project is held up and there have been no submittals received for that project.

ADJOURNMENT:

Meeting adjourned 7:03 pm

FUTURE MEETING DATE: Special Call Meeting September 22, 2025.

_____, Chair
Town of Lake Park Planning & Zoning Board

Town Clerk, Vivian Mendez, MMC

Town Seal

Approved on this _____ of _____, _____