



**Town of Lake Park, Florida  
Planning & Zoning Board  
Meeting Minutes  
Monday, August 2, 2021 6:30 P.M.  
535 Park Avenue, Lake Park, Florida 33403**

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE**

Vice-Chair Rice led the Pledge of Allegiance.

**ROLL CALL**

Judith Thomas, Chair	Excused
Joseph Rice, Vice-Chair	Present
Jon Buechele	Present
Lauren Paxton	Present
Richard Ahrens	Present

Also in attendance were Community Development Director Nadia DiTommaso, Town Planner Anders Viane, Attorney Thomas Baird, and Town Clerk Vivian Mendez

**APPROVAL OF AGENDA**

**Motion: Board Member Buechele moved to approve the agenda; Board Member Ahrens seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Ahrens	X		
Board Member Buechele	X		
Board Member Paxton	X		
Vice-Chair Rice	X		
Chair Thomas			Absent

Motion passed 4-0.

**APPROVAL OF MINUTES**

- Planning & Zoning Board Meeting minutes of May 3, 2021.

**Motion: Board Member Ahrens moved to approve the Planning & Zoning Board Meeting minutes of May 3, 2021; Board Member Paxton seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Ahrens	X		
Board Member Buechele	X		
Board Member Paxton	X		
Vice-Chair Rice	X		
Chair Thomas			Absent

Motion passed 4-0.

**Public Comment**

Vice-Chair Rice explained the Public Comment procedure. There were no public comments.

**ORDER OF BUSINESS**

The normal order of business for Hearings on agenda items are as follows:

- Staff presentation
- Applicant presentation (when applicable)
- Board Member questions of staff and applicant
- Public Comments – limited to 3 minutes per speaker
- Rebuttal or closing arguments for quasi-judicial items
- Motion on floor
- Vote of Board

**NEW BUSINESS – SITE PLAN APPLICATIONS:**

**1. TOWN CODE TEXT AMENDMENT; AMENDING SECTION 78-2 OF CHAPTER 78; AMENDING THE DEFINITION OF THE TERM “SHED”.**

Community Development Director Nadia DiTommaso explained the item. Board Member Ahrens suggested including the property setback language in the definitions. Board Member Buechele clarified the dimension size of a Shed at 144 square feet. Community Development Director DiTommaso stated “yes”. Board Member Paxton clarified the only one Shed’s was allowed on each property. Community Development Director DiTommaso stated “yes”. Vice-Chair Rice suggested that the setback from the main structure on a property should be included.

Public Comment open:

None

Public Comment closed:

**Motion: Board Member Ahrens moved to approve PZ-21-007; Board Member Buechele seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Ahrens	X		
Board Member Buechele	X		
Board Member Paxton	X		
Vice-Chair Rice	X		
Chair Thomas			Absent

Motion passed 4-0.

**2. TOWN CODE TEXT AMENDMENT; TO SPECIFICALLY IDENTIFY TOWNHOUSE DEVELOPMENT CLUSTER IN THE R-2 ZONING DISTRICT.**

Community Development Director Nadia DiTommaso explained the item (see Exhibit “A”). There were no questions from the Board.

**Motion: Board Member Ahrens moved to approve PZ-21-008; Board Member Paxton seconded the motion.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Ahrens	X		
Board Member Buechele	X		
Board Member Paxton	X		
Vice-Chair Rice	X		
Chair Thomas			Absent

Motion passed 4-0.

**Planning & Zoning Board Member Comments**

There were no member comments.

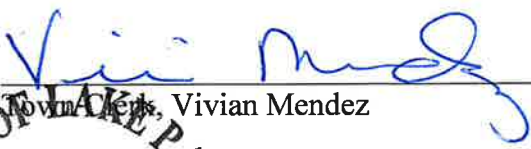
**Community Development Director Comments**

Community Development Director Nadia DiTommaso gave a brief update on the projects in Town that are all moving forward, such as Coston Marine, an Office Warehouse project that was in for permitting, and Nautilus 220 has completed their model units. Board Member Buechele asked for a status on the Goody Project. Community Development Director Nadia DiTommaso explained that there were some issues the property owner was working through, including material delivery delays. Board Member Buechele asked what the timeline was to get that project completed. Community Development Director Nadia DiTommaso explained that they had 18-months to begin the project and then 18-months from the starting timeframe to complete the project.

**ADJOURNMENT**

There being no further business to come before the Planning & Zoning Board and after a motion to adjourn by Board Member Ahrens and seconded by Board Member Buechele, and by unanimous vote, the meeting adjourned at 6:42 p.m.

  
\_\_\_\_\_  
Chair  
Town of Lake Park Planning & Zoning Board

  
\_\_\_\_\_  
Town Clerk, Vivian Mendez



Approved on this 6 of December, 2021



Town of Lake Park  
Planning & Zoning Board Meeting  
Meeting Date: August 2, 2021 – 6:30pm  
PZ ITEM 21-008 – TOWN CODE TEXT AMENDMENTS (R-2 District)

### STAFF MEMO & PROPOSED CODE MODIFICATIONS

#### PROPOSAL

It was recently brought to Staff's attention that the R-2 zoning district requires some housekeeping. The R-2 District is a multi-family residential district as identified in the enclosed Town Official Town Zoning Map. This district is intended to house multi-family type development such as, in part, duplexes, triplexes, apartment buildings and townhouses. Multi-family development projects (as are intended for in this district) are generally identified as projects containing more than one dwelling unit within one or more parcels of land that either retain single ownership or are sold under multiple ownership scenarios. This is in line with townhouse cluster developments ( a use that is already identified as a multi-family use in the Town Code and that is already permitted in the R-2 District). These uses require the ability to develop on smaller lots and with the utilization of interior zero lot lines (i.e. interior zero foot setbacks), without which, their development is technically unfeasible.

Consequently, the intent of this agenda item, is to specifically identify townhouse development clusters in the R-2 district in some of the respective land development regulations, since 'Townhouse' is already defined in Town Code Section 78-2 as a type of multi-family dwelling that is already a permitted use in Town Code Section 78-65 for the R-2 District (as identified herein). The definition also already intends for townhouses to develop in clusters with the ability to have individual townhouse lots therefore, the proposed amendments simply serve to clean up the language so that townhouse developments and other similar multi-family developments can be built and operate efficiently and as intended. The proposed amendments do not change the intent of the Code or zoning district in any way and preserve the perimeter buffers required for screening from neighboring lots.

#### **Staff Recommendation**

#### **Approval.**

**See next page for proposed Town Code amendments and the Townhouse definition. The Official Town of Lake Park Zoning Map is also enclosed.**

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**Sec. 78-2. Definitions.**

(...)

*Townhouse* means a single dwelling unit in a group of such units that are attached horizontally in a linear arrangement to form a single building, with each unit occupying space from the ground to the roof of the building, and located or capable of being located on a separate townhouse lot. A townhouse development is considered a type of multifamily dwelling.

**Sec. 78-66. R-2 residence districts.**

Within R-2 residence districts, the following regulations shall apply:

(...)

- (3) *Building site area.* Every parcel of land on which a dwelling structure is erected shall have an area of not less than the following:
- a. Single-family dwellings, 7,500 square feet.
  - b. Two-family duplex dwellings, 10,000 square feet.
  - c. Three-family dwelling, 12,000 square feet.
  - d. Structures have more than three dwelling units, 2,000 square feet for each additional unit added to the base of 12,000 square feet.
  - e. Townhouse clusters, pursuant to the number of dwellings as provided for above; the total required building site area shall be met on either a single parcel or a group of parcels composing the townhouse cluster. Townhouse clusters shall consist of two or more townhouses as defined in section 78-2 and may be constructed upon a single platted lot or multiple individual lots pursuant to subsection f. below.
  - f.
  - ~~1.~~ The minimum width of lot at the building line shall be 75 feet for interior lots and 100 feet for corner lots, except in townhouse cluster developments whereby these standards shall apply to the overall townhouse cluster development site. Individual townhouse lots shall not be limited.
  - ~~g.~~
  - ~~2.~~ No building or structure with its accessory buildings shall occupy more than ~~65~~ 50 percent of the lot or parcel area, exclusive of front and side yards.

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(...)

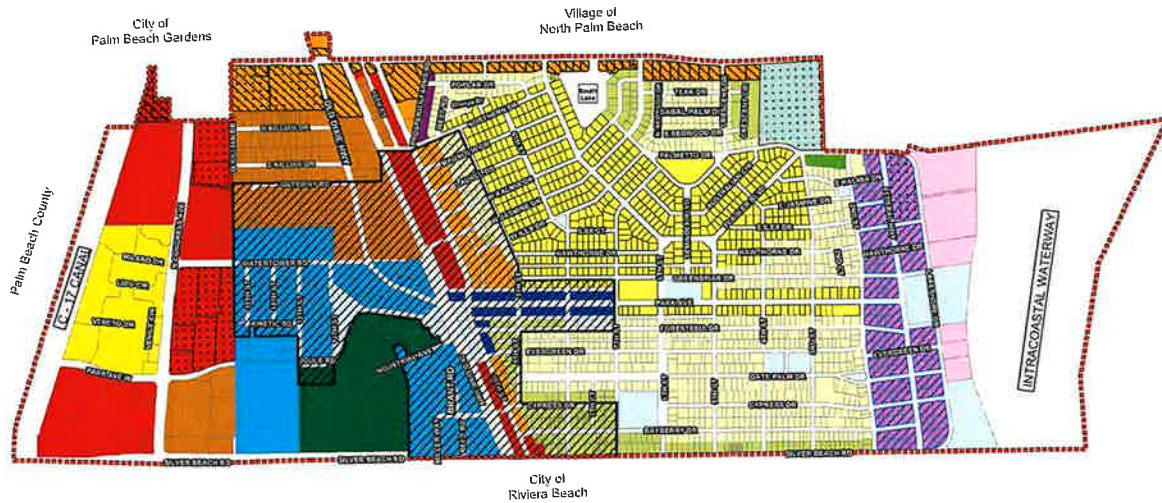
(5) *Yard regulations.*

- a. *Front yard.* There shall be a front yard of not less than 30 feet measured from the street or highway or highway right-of-way line to the front wall of the building or structure except in those blocks in which a 25-foot front yard has already been established. On "thru" lots having frontages on two streets, the required front yard shall be provided on both streets.

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- b. *Side yard.* There shall be a side yard on each side of the principal building having a width of not less than ten feet. On a corner lot, there shall be a side yard of not less than 15 feet from the property line of the intersecting street. For townhouse clusters, the interior lot lines resulting from the interior townhouse lot lines shall not have a required setback.
- c. *Rear yard.* There shall be a rear yard of not less than seven feet measured from the rear lot line to the rear wall of the building, or to a permanent part of the building which projects from or over the rear wall of the building, if such projection occurs.



# Lake Park Zoning Map



## Legend

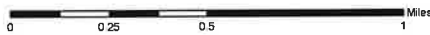
- TOWN BOUNDARY
- Planned Unit Development Overlay
- NBOZ Overlay
- CRA Overlay
- FHMJDO Federal Highway Mixed Use District Overlay

## Zoning

- C1 BUSINESS DISTRICT
- C1B NEIGHBORHOOD COMMERCIAL DISTRICT
- C2 BUSINESS DISTRICT
- C3 BUSINESS DISTRICT
- C4 BUSINESS DISTRICT
- CLIC CAMPUS LIGHT INDUSTRIAL & COMMERCIAL
- CONSERVATION
- MU MIXED USE
- P PUBLIC DISTRICT

- PADD PARK AVENUE DOWNTOWN DISTRICT
- R1 SINGLE FAMILY RESIDENCE DISTRICT
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- R1AA RESIDENCE DISTRICT
- R1B TWO FAMILY RESIDENCE DISTRICT
- R2 MULTIPLE FAMILY RESIDENCE DISTRICT
- R2A MULTIPLE FAMILY RESIDENCE DISTRICT
- TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Nadia Di Tommaso - Director  
 Community Development Department  
 Town of Lake Park  
 535 Park Ave. Lake Park, FL 33403  
 561-881-3319 561-881-3323 (fax)  
 ndtommaso@lakeparkflorida.gov



Map Date: 10/12/2020







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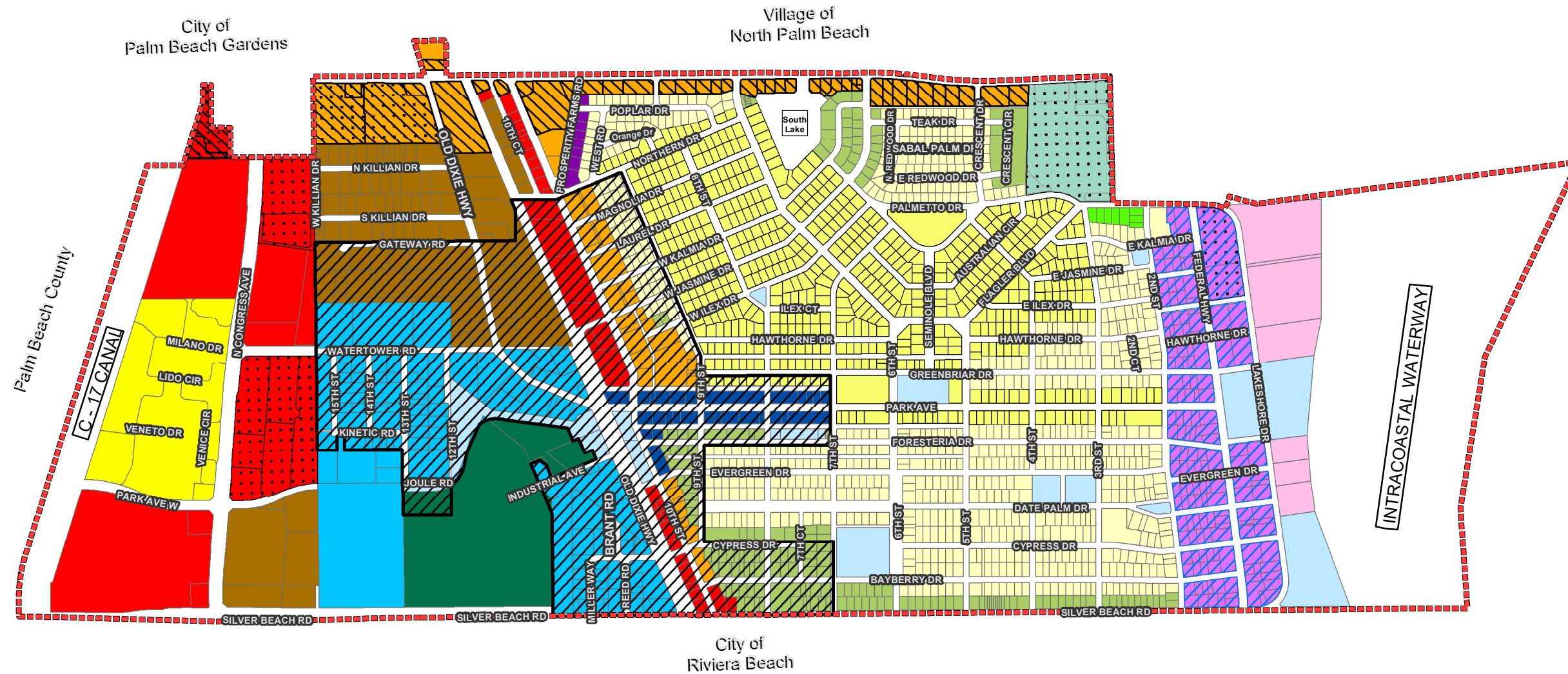
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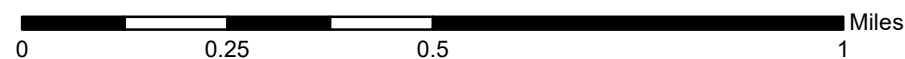
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