

ORDINANCE NO. 05-2022

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING 22.3 ACRES OF REAL PROPERTY LEGALLY DESCRIBED IN EXHIBIT A FROM "C-3 REGIONAL BUSINESS DISTRICT" TO "C-3 TWIN CITIES MIXED USE DISTRICT"; PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP, WHICH IS INCORPORATED BY REFERENCE IN SECTION 78-32 OF THE TOWN CODE, TO REFLECT THIS REZONING ON THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF LAWS IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lake Park, Florida ("Town") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, pursuant to Chapter 78 of the Town's Code of Ordinances (Code), the Town Commission adopted a Zoning Code which establishes zoning districts and an Official Zoning Map; and

**WHEREAS**, Code Section 78-182 (2) sets forth procedures for Town initiated rezoning of properties 10 contiguous acres or greater within the Town; and

**WHEREAS** the Town's Community Development Department has initiated an amendment to the Town's Official Zoning Map to rezone the 22.3 acres of real property as legally described in the attached **Exhibit "A"** (the Properties), which is incorporated herein; and

**WHEREAS**, the Town's Planning and Zoning Board conducted a public hearing and has provided a recommendation to the Commission on the proposed rezoning of the Properties; and

**WHEREAS**, the Town Commission has determined that there are changed circumstances which warrant a rezoning of the Properties; and

**WHEREAS**, the Town Commission has conducted a duly noticed public hearing on the proposed rezoning of the Properties.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF  
THE TOWN OF LAKE PARK, FLORIDA THAT:**

**Section 1.** The whereas clauses are incorporated herein as the legislative findings of the Commission.

**Section 2.** The Town Commission hereby rezones the Properties legally described in "Exhibit A" from "C-3 Regional Business District" to "C-3 Twin Cities Mixed Use District" and directs that the Town's Official Zoning Map be amended to reflect this rezoning. Exhibit "A" which is attached hereto is incorporated herein.

**Section 3. Repeal of Laws in Conflict.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 4. Severability.** Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

**Section 5. Effective Date.** This Ordinance shall take effect upon execution.

Upon First Reading this 6 day of July, 2022, the foregoing Ordinance was offered by Commissioner Linden, who moved its approval. The motion was seconded by Commissioner Taylor and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	_____
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>/</u>	_____
COMMISSIONER JOHN LINDEN	<u>/</u>	_____
COMMISSIONER ROGER MICHAUD	<u>Absent</u>	_____
COMMISSIONER MARY BETH TAYLOR	<u>/</u>	_____

**PUBLISHED IN THE PALM BEACH POST THIS 10 DAY OF July, 2022**

Upon Second Reading this 20 day of July, 2022, the foregoing Ordinance, was offered by Commissioner Linden who moved its adoption. The motion was seconded by Commissioner Michaud and being put to a vote, the result was as follows:

	AYE	NAY
MAYOR MICHAEL O'ROURKE	<u>/</u>	_____
VICE-MAYOR KIMBERLY GLAS-CASTRO	<u>/</u>	_____
COMMISSIONER JOHN LINDEN	<u>/</u>	_____
COMMISSIONER ROGER MICHAUD	<u>/</u>	_____
COMMISSIONER MARY BETH TAYLOR	<u>/</u>	_____

The Mayor thereupon declared **Ordinance No.** 05-2022 duly passed and adopted this 20 day of July, 2022.

TOWN OF LAKE PARK, FLORIDA

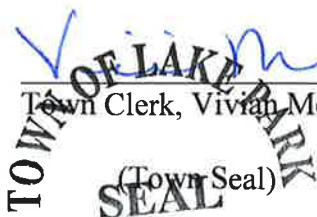
BY: [Signature]  
Mayor, Michael O'Rourke

ATTEST:

Approved as to form and legal sufficiency:

[Signature]  
Town Clerk, Vivian Mendez

[Signature]  
Town Attorney, Thomas J. Baird



FLORIDA

## Exhibit A

### Legal Description

Portions of Section 21, Township 42 South, Range 43 East, lying within the Town of Lake Park, Palm Beach County, Florida, more particularly described as:

Those portions of Parcels 1, 2, 3, 4, R-1, R-2, R-3, and 7 lying within the Town of Lake Park as shown on the Northlake Promenade Shoppes PUD plat as recorded at Plat Book 102, Pages 130 and 131; and

A parcel of land bounded on the east by the Town of Lake Park municipal boundary, on the north by Parcel 7, and on the west and south by Parcel 8, and

Those portions of Parcels 8, 9, and 10 lying within the Town of Lake Park as shown on the Northlake Promenade Shoppes PUD Replat No. 1 as recorded at Plat Book 124, Pages 51 to 53;

### Map

