

ORDINANCE NO. 07-2022

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING FORTY-FOUR PARCELS SHOWN IN FIGURE 1 AND DESCRIBED BY PARCEL CONTROL NUMBER IN EXHIBIT "A", FROM EITHER C-1 BUSINESS DISTRICT, C-2 BUSINESS DISTRICT, R-2 MULTIPLE FAMILY RESIDENCE DISTRICT, R-1 SINGLE FAMILY RESIDENCE DISTRICT, OR PUBLIC DISTRICT TO PARK AVENUE DOWNTOWN DISTRICT (PADD) AND AMENDING THE OFFICIAL ZONING MAP TO REFLECT THE REZONING; 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, the Town has adopted a Zoning Code which establishes zoning districts and an Official Zoning Map as codified and illustrated in Chapter 78 of the Town Code; and

WHEREAS, The Town has initiated the rezoning of 21.6 +/- acres of real property to expand the boundaries of the current Park Avenue Downtown District area; and

WHEREAS the area to be rezoned consists of two areas consisting of 14.7 +/- contiguous acres of real property and 6.9 +/- contiguous acres of real property; and

WHEREAS, Town Code Section 78-182 (1) sets forth procedures for Town initiated rezoning of properties of less than ten (10) contentious acres within the Town (the Properties); and

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

WHEREAS, the Properties are located to the north and south of the existing PADD area as shown on the map in **Figure 1**, attached hereto and incorporated herein; and

WHEREAS the Properties are described by Palm Beach County property control number, along with their current zoning, in **Exhibit "A"**, attached hereto and incorporated herein; and

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

WHEREAS, the Town Commission has conducted a duly noticed quasi-judicial public hearing on the proposed rezoning at which time the Commission considered the evidence presented by Town's Community Development Department's staff, including the recommendation of the Town's Planning and Zoning Board, and such testimony as presented by the property owners and any other interested parties and members of the public, and hereby amends the Town's Official Zoning Map;

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 findings of fact and conclusions of law of the Town Commission.

Section 2. The Town Commission hereby rezones the Properties and directs that the Town's Official Zoning Map be amended to reflect the change of the Properties' zoning to Park Avenue Downtown District.

Section 3. 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 Michaud who moved its adoption. 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>/</u> | _____ |
| COMMISSIONER MARY BETH TAYLOR | <u>/</u> | _____ |

The Mayor thereupon declared **Ordinance No.** 07-2022 duly passed and adopted this 20 day of July, 2022.

TOWN OF LAKE PARK, FLORIDA

BY: 
Mayor, Michael O'Rourke

ATTEST:

Approved as to form and legal sufficiency:


Town Clerk, Vivian Mendez

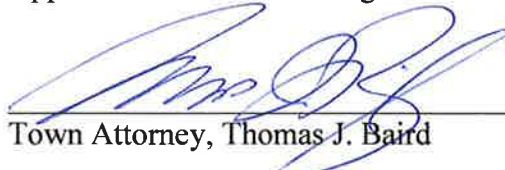

Town Attorney, Thomas J. Baird



Figure 1

Properties contained in areas A and B to be rezoned to Park Avenue Downtown District

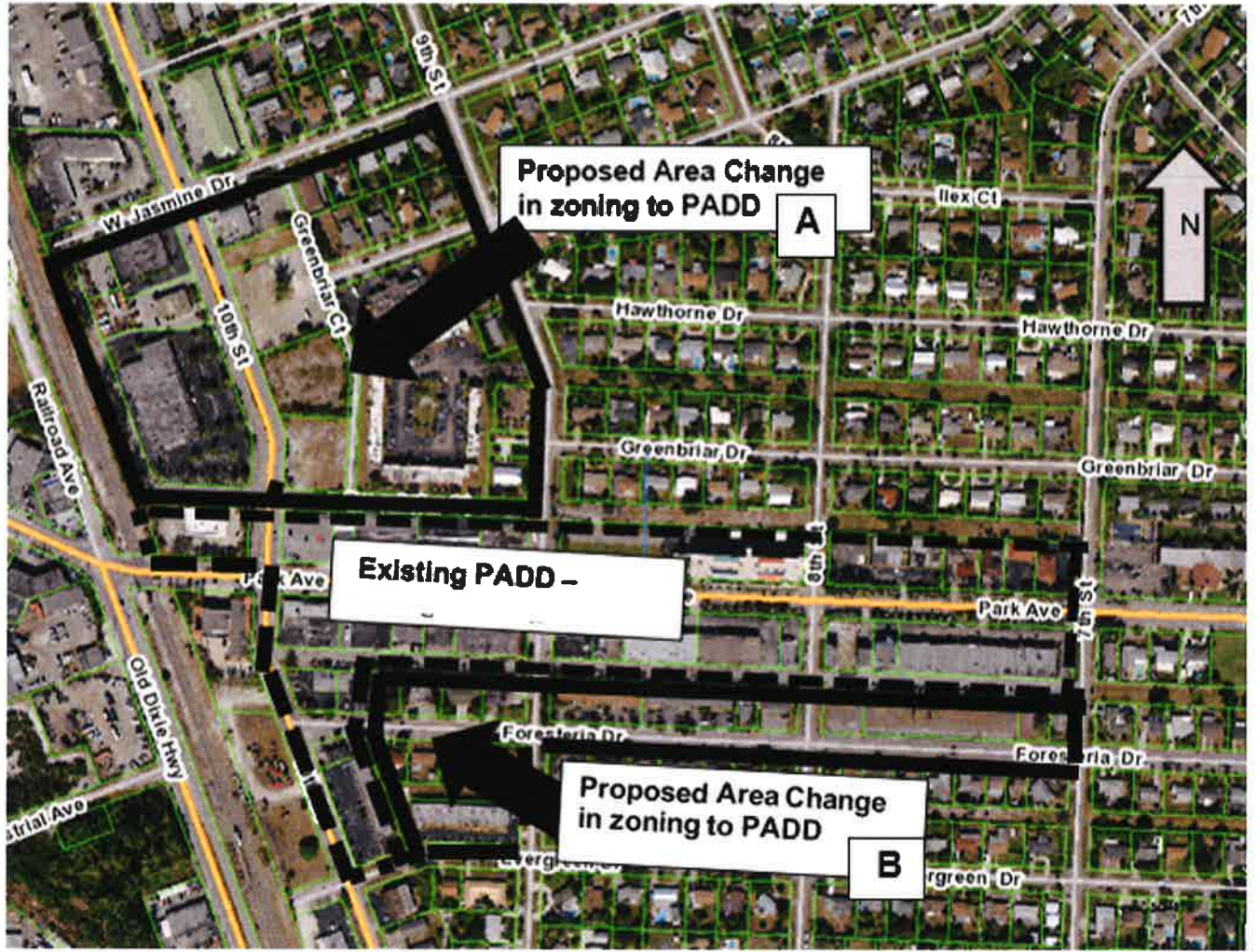


Exhibit A – Parcels with Change in Zoning by property control number

South Expansion Area (B)

North Expansion Area (A)

From R-1 to PADD

1. 36-43-42-20-01-075-0130
2. 36-43-42-20-01-075-0100
3. 36-43-42-20-01-075-0070
4. 36-43-42-20-01-075-0040
5. 36-43-42-20-01-075-0010
6. 36-43-42-20-06-003-0020
7. 36-43-42-20-06-003-0030
8. 36-43-42-20-06-003-0050

From R-2 to PADD

9. 36-43-42-20-06-003-0120
10. 36-43-42-20-06-003-0110

From C-1 to PADD

11. 36-43-42-20-06-003-0130
12. 36-43-42-20-06-003-0100
13. 36-43-42-20-06-003-0040
14. 36-43-42-20-06-003-0060
15. 36-43-42-20-06-003-0070
16. 36-43-42-20-06-003-0080
17. 36-43-42-20-06-003-0090
18. 36-43-42-20-06-003-0010
19. 36-43-42-20-01-075-0170
20. 36-43-42-20-06-002-0010
21. 36-43-42-20-06-002-0011
22. 36-43-42-20-06-002-0013
23. 36-43-42-20-06-002-0020

From C-2 to PADD

24. 36-43-42-20-06-001-0010
25. 36-43-42-20-06-001-0030
26. 36-43-42-20-06-001-0020
27. 36-43-42-20-06-0001-0040

(end of A)

From R-2 to PADD

1. 36-43-42-20-01-002-0340
2. 36-43-42-20-01-002-0360
3. 36-43-42-20-01-002-0400
4. 36-43-42-20-01-002-0440
5. 36-43-42-20-01-006-0250
6. 36-43-42-20-01-006-0340
7. 36-43-42-20-01-006-0430
8. 36-43-42-20-01-006-0450
9. 36-43-42-20-01-010-0470
10. 36-43-42-20-01-001-0010
11. 36-43-42-20-01-001-0050
12. 36-43-42-20-01-001-0120
13. 36-43-42-20-01-001-0090
14. 36-43-42-20-01-001-0260

From Public to PADD

15. 36-43-42-20-01-010-0250
16. 36-43-42-20-01-010-0290
17. 36-43-42-20-01-010-0440

Total: 44 parcels

TOWN OF LAKE PARK

NOTICE OF PUBLIC HEARINGS: CHANGE IN ZONING, CHANGE IN ZONING REGULATIONS

Please take notice and be advised that the Town of Lake Park, Florida is proposing to adopt two ordinances:

ORDINANCE NO. ____ - 2022

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING FORTY-FOUR PARCELS AS SHOWN IN THE AREAS DELINEATED "A" AND "B" OF FIGURE 1 AND IDENTIFYING THE SPECIFIC PARCELS BY THEIR PARCEL CONTROL NUMBERS AS LISTED IN EXHIBIT "A", TO PARK AVENUE DOWNTOWN DISTRICT (PADD); PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE REZONING TO PADD; AND PROVIDING FOR AN EFFECTIVE DATE.

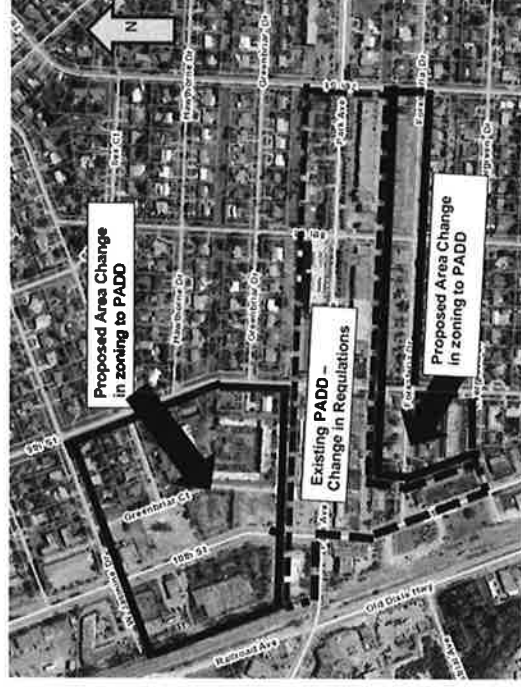
ORDINANCE NO. ____ -2022

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AMENDING CHAPTER 78, ARTICLE III, BY REPEALING SECTION 78-70, ENTITLED PARK AVENUE DOWNTOWN DISTRICT (PADD) AND ADOPTING A NEW SECTION 78-70 WITH REGULATIONS FOR THE PADD, INCLUDING A PURPOSE AND INTENT, A TABLE OF THE PERMITTED AND SPECIAL EXCEPTION USES PERMITTED WITH THE PADD; PROVIDING FOR PROPERTY DEVELOPMENT REGULATIONS, SUPPLEMENTAL DISTRICT REGULATIONS, AND REGULATIONS PERTAINING TO OFF STREET PARKING AND LOADING, SIGNS, LANDSCAPING, ARCHITECTURE, AND SIDEWALK CAFE OR COURTYARDS; PROVIDING FOR AN EXPANDED PADD SUB DISTRICT REGULATING PLAN WITH SUB-DISTRICTS INCLUDING OUTER SUB-DISTRICT REGULATIONS FOR DEVELOPMENT ABUTTING A SINGLE FAMILY ZONING DISTRICT; PROVIDING FOR TABLE 78-70-4 SETTING FORTH REQUIREMENTS FOR OFF-STREET PARKING AND LOADING SPACES; PROVIDING FOR A DOWNTOWN PUBLIC PARKING MASTER PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

General Summary and Impact of Proposed Ordinances:

1. First Ordinance will amend the existing regulations of the Park Avenue Downtown District, found in section 78-70 of the Town's Zoning Code. Changes including, but are not limited to an increase in density, changes in permitted uses, and establishment of two sub-districts.
2. Second Ordinance will rezone approximately 21.6 acres, from various zoning districts to the Park Avenue Downtown District (PADD). Properties are located north and south of the current PADD area and shown on the map below within the solid lines. Change FROM either C-1 Business, C-2 Business, R-2 Multiple family, R-1 Single Family, or Public Zoning Districts, TO Park Avenue Downtown District (PADD).
The rezoning to PADD will provide greater flexibility and intensity of development than the property's current zoning district, including greater densities and intensities and height, and the option for mixed use development. The PADD may limit certain uses currently allowed.

Location Map



PUBLIC HEARINGS ARE SCHEDULED AS FOLLOWS:

Planning and Zoning Board: Monday, April 4, 2022 at 6:30 pm or as soon thereafter as can be heard.

Lake Park Town Commission (Quasi-Judicial):

First Hearing: Wednesday, April 20, 2022, at 6:30 pm or as soon as the matter can be heard.

Adoption Hearing: Wednesday, May 4, 2022, at 6:30 pm or as soon as the matter can be heard.

Location: All meetings will be held in the Town Commission Chambers
535 Park Avenue, Lake Park.

BE ADVISED: ALL DATES ARE SUBJECT TO CHANGE. Please refer to the Town website and agendas for the most up to date items being presented or call 561-881-3320. "

For additional information, or to review any documents related to the proposal described herein, please visit the Community Development Department at 535 Park Avenue, Lake Park, FL 33403, or contact Planners Anders Viane or Karen Golonka at 561-881-3320, or aviane@lakeparkflorida.gov or kgolonka@lakeparkflorida.gov.

Should you wish to attend the meetings to comment on the application please take note of the date, time and location.

If a person decides to appeal any decision made by the Planning & Zoning Board or Town Commission with respect to any hearing, they 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. For additional information please contact Vivian Mendez, Town Clerk, at 561-881-3311.

Publish Palm Beach Post, March 25, 2022

Ad Preview

LEGAL NOTICE OF PROPOSED
TOWN OF LAKE PARK
LAKE PARK, FLORIDA, BEYOND
THE BOUNDARIES OF THE
COUNTY OF DICKENS, FLORIDA,
PROPOSES TO REZONE CERTAIN
LANDS WITHIN THE TOWN OF
LAKE PARK, FLORIDA, FROM
R-10 TO R-15.

AN ORDINANCE OF THE TOWN
OF LAKE PARK, FLORIDA, TO
REZONE CERTAIN LANDS WITHIN
THE TOWN OF LAKE PARK,
FLORIDA, FROM R-10 TO R-15.
SECTION 1. THAT THE TOWN OF
LAKE PARK, FLORIDA, BEYOND
THE BOUNDARIES OF THE
COUNTY OF DICKENS, FLORIDA,
PROPOSES TO REZONE CERTAIN
LANDS WITHIN THE TOWN OF
LAKE PARK, FLORIDA, FROM
R-10 TO R-15.

SECTION 2. THAT THE TOWN OF
LAKE PARK, FLORIDA, BEYOND
THE BOUNDARIES OF THE
COUNTY OF DICKENS, FLORIDA,
PROPOSES TO REZONE CERTAIN
LANDS WITHIN THE TOWN OF
LAKE PARK, FLORIDA, FROM
R-10 TO R-15.

SECTION 3. THAT THE TOWN OF
LAKE PARK, FLORIDA, BEYOND
THE BOUNDARIES OF THE
COUNTY OF DICKENS, FLORIDA,
PROPOSES TO REZONE CERTAIN
LANDS WITHIN THE TOWN OF
LAKE PARK, FLORIDA, FROM
R-10 TO R-15.

SECTION 4. THAT THE TOWN OF
LAKE PARK, FLORIDA, BEYOND
THE BOUNDARIES OF THE
COUNTY OF DICKENS, FLORIDA,
PROPOSES TO REZONE CERTAIN
LANDS WITHIN THE TOWN OF
LAKE PARK, FLORIDA, FROM
R-10 TO R-15.

SECTION 5. THAT THE TOWN OF
LAKE PARK, FLORIDA, BEYOND
THE BOUNDARIES OF THE
COUNTY OF DICKENS, FLORIDA,
PROPOSES TO REZONE CERTAIN
LANDS WITHIN THE TOWN OF
LAKE PARK, FLORIDA, FROM
R-10 TO R-15.

SECTION 6. THAT THE TOWN OF
LAKE PARK, FLORIDA, BEYOND
THE BOUNDARIES OF THE
COUNTY OF DICKENS, FLORIDA,
PROPOSES TO REZONE CERTAIN
LANDS WITHIN THE TOWN OF
LAKE PARK, FLORIDA, FROM
R-10 TO R-15.