



## Town of Lake Park Town Commission

### Agenda Request Form

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**Meeting Date:** June 17, 2026

**Originating Department:** Community Development Department  
Ordinance 07-2026 - Amendment - Land Development  
Regulations (LDR) - Rezoning from R-2 to C-2 (PBC Parcel  
Control #36-43-42-20-01-048-0300) – 2<sup>nd</sup> Reading

**Agenda Title:** Control #36-43-42-20-01-048-0300) – 2<sup>nd</sup> Reading

**Agenda Category (i.e., Consent, New Business, etc.):** Ordinance on Second Reading

**Approved by Town Manager:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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**Cost of Item:** Consultant & Legal Ad/Legal Reviews **Funding Source:** Applicant Escrow

**Account Number:** 03-00149-00 **Finance Signature:** Barbara Gould

**Advertised:**

**Date:** May 22, 2026 **Newspaper:** Palm Beach Post

**Attachments:** Staff Report; Rezoning Ordinance; Legal Notice; Applicant’s Application

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**Please initial one:**

AV Yes I have notified everyone  
\_\_\_\_ Not applicable in this case

**Summary Explanation/Background:**

On behalf of Michel Invest LLC (“Property Owner” and “Applicant”), Imtiaz Ahmed of Atlantic Engineering Services (“Agent”) is requesting the Town Commission consider a proposed rezoning of a 0.25 acre property (PBC Parcel Control #36-43-42-20-01-048-0300) from Residence District (R-2) to Business District (C-2).

The proposed rezoning, if approved, would be consistent with the surrounding zoning designations as provided within the Town of Lake Park’s adopted Land Development Regulations (LDR) as well as the underlying Future Land Use (FLU) designation. The zoning designation is required to be consistent with the existing Commercial Future Land Use designation.

The proposed Commercial FLU designation and C-2 Zoning designation would permit a proposed use of

a one-story, 7,424 SF childcare/educational facility, and would clean up the zoning by making it consistent with the land use (which is a requirement). The proposed C-2 Zoning district is the most appropriate for the subject property since the adjacent property also maintains a C-2 Commercial Zoning designation.

Note: The proposed rezoning is accompanied by a request for a site plan and special exception approval for a, which will be requested to be considered by the Town Commission during their Regular Meeting on June 17, 2026. Approval of this proposed rezoning request would not guarantee approval of the site plan and special exception application.

The proposed Ordinance for the rezoning was prepared by the Community Development Department and reviewed by various members of the Community Development Department and the Town Attorney.

The proposed Ordinance is being presented to the Planning & Zoning Board on June 1, 2026 and approved 5-0.

The proposed Ordinance was presented for consideration on 1st reading during the Town Commission's Regular Meeting on June 17, 2026 on 2<sup>nd</sup> and approved 5-0.

Note: The proposed Ordinance for the rezoning has been properly advertised and noticed in accordance with state law (copy of legal ad is enclosed).

**Recommended Motion:**

I move to adopt Ordinance 07-2026 on 2<sup>nd</sup> Reading to amend the Town's Land Development Regulations (LDR) and Rezoning a property from R-2 to C-2 (PBC Parcel Control #36-43-42-20-01-048-0300).