



Lake Park Town Commission, Florida

Accessory Dwelling Unit (ADU) Community Workshop

Minutes

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403
March 27, 2024 6 pm

CALL TO ORDER

6:00 P.M.

INTRODUCTION:

Community Development Director Nadia DiTommaso opened the meeting with a brief introduction of staff and Commission Members.

SPECIAL PRESENTATION/REPORT:

1. A workshop with the public on accessory dwelling units.
Town Planner Anders Viane presented (see Exhibit "A").

PUBLIC COMMENT/QUESTIONS:

- A question was asked about entitlements. Town Planner Viane stated there would not be any difference between districts.
- A question was asked about the reason for the difference in built coverage allowances. Town Planner Viane explained that they are almost identical.
- A question was asked if the maps from the presentation are on the website. Town Planner Viane stated the maps might not be on the website and helped the resident figure out which district his property belonged to.
- A question was asked if the ADU's would only be allowed to have one story. Town Planner Viane stated that the plan was to only allow for one story.
- A question was asked regarding right of way lanes. Town Planner Viane stated that right of way lanes were not available for construction.

-A question was asked what the ADU units would be made from. Town Planner Viane stated that they would need to meet Florida Building Codes. He doesn't believe wood frame is allowed.

-A question was asked if a mobile home would be considered and if 4th Street would be included. Town Planner Viane stated that mobile homes would not be considered and that the property in question would be included.

-A question was asked if the purpose of the meeting was to move forward with this and when the decision would be made. Town Planner Viane stated that the purpose of this meeting was to get feedback from residents and possibly move forward with an ordinance.

-A question was asked about how many other workshops had been held on this matter. Town Planner Viane advised there had been two previous workshops.

-A suggestion was made to move forward and not hold another workshop and that the residents of Lake Park should have a say on this matter.

-A question was asked if more than one ADU would be allowed. Town Planner Viane stated only one would be allowed.

-A question was asked if pre-fabricated homes would be allowed. Town Planner Viane stated that as long as the home meets code requirements, it is foreseeable that it would be allowed.

-A question was asked if there will be relaxation in the code about building the required parking spaces on neighboring properties. Town Planner Viane stated that currently, that would not be allowed.

-A question was asked if consideration would be given to neighbors to require fencing along with ADU's. Town Planner Viane stated that he can see that becoming part of the requirements to have fencing or landscaping.

-A question was asked about residences that already had a lot of vehicles on their properties and how that would be handled with the addition of an ADU. Town planner Viane stated that all of those issues would be a part of the review and could potentially help properties come up to code.

-A question was asked about existing ADU's that would not meet the new guidelines. Town Planner Viane stated that those things would be taken into consideration.

-A question was asked what the minimum square footage would be. Town Planner Viane stated the Town would follow the Florida Building Code for minimum square foot requirements.

-A question was asked how the Town will enforce the various codes in relation to ADU's for properties that already don't meet what the requirements will be. Town Planner Viane stated that the Town may need to take an enforcement initiative for residents using their ADU's as Airbnb's.

Mayor Roger Michaud suggested there could be a process put in place to check for rental usage of ADU's.

-A comment was made about parking issues.

-A question was asked about homestead exemption and how the ADU would affect this. Town Planner Viane stated that if the ADU was being used as a rental unit, it would not be able to be considered for a homestead exemption.

-A question was asked if the Town could provide a list of approved contractors. Town Planner Viane stated that the Town generally does not make recommendations of that kind.

-A comment was made about property value increases being applied consistently.

-A comment was made about parking issues that need to be addressed.

-A comment was made about the parking issues in Town.

-A comment was made about cars parked in the street that are causing traffic issues.

-A comment was made about parking issues that would be made worse by additional ADU's in Town.

-A question was asked if separate utilities would be allowed. Town Planner Viane stated that would be up to the utility provider.

-A comment was made about parking issues.

-A local realtor made comments about ADU's and parking and how the ADU's can bring more money to the area and will provide the opportunity to fix the parking issues.

Community Development Director DiTommaso advised that the next step would include a draft ordinance that would go before the Town Commission.

ADJOURNMENT:

7:23 PM

Mayor Roger D. Michaud

Town Seal

Vivian Mendez, Town Clerk

Laura Weidgans, Deputy Town Clerk

Approved on this _____ of _____, 2024