

ORDINANCE NO. 07-2026

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA REZONING A PARCEL OF REAL PROPERTY AS SHOWN IN FIGURE 1 AND HAVING THE PARCEL CONTROL NUMBER AS LISTED IN EXHIBIT "A" FROM RESIDENTIAL (R-2) TO COMMERCIAL (C-2); PROVIDING FOR AN AMENDMENT TO THE OFFICIAL ZONING MAP TO REFLECT THE REZONING TO C-2; 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 which is illustrated in Chapter 78 of the Code of Ordinances of the Town (Code); and

WHEREAS, Imtiaz Ahmed ("Agent") on behalf of Michel Invest LLC ("Property Owner") , has requested the rezoning of .25 acres of real property (the Property) from R-2 residence district to C-2 business district; and

WHEREAS, Code Section 78-181 (1) sets forth procedures for rezonings of land requested by petitioners other than the Town; and

WHEREAS, the Agent has complied with the application requirements set forth under 78-181 (1); and

WHEREAS, the Town has complied with the noticing requirements set forth in Code §78-181 (3); and

WHEREAS, the Property is located as shown on the map in **Figure 1**, attached hereto and incorporated herein; and

WHEREAS the Property is legally described by the Palm Beach County property control number, in **Exhibit "A"**, which is attached hereto and 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; and

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

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 approves a rezoning of the Property from the R-2, residence district to the C-2, business district and directs that the Town's Official Zoning Map be amended to reflect the change of the Property's zoning.

Section 3. This ordinance shall take effect upon execution.

Figure 1

Highlighted property to be rezoned to C-2 District

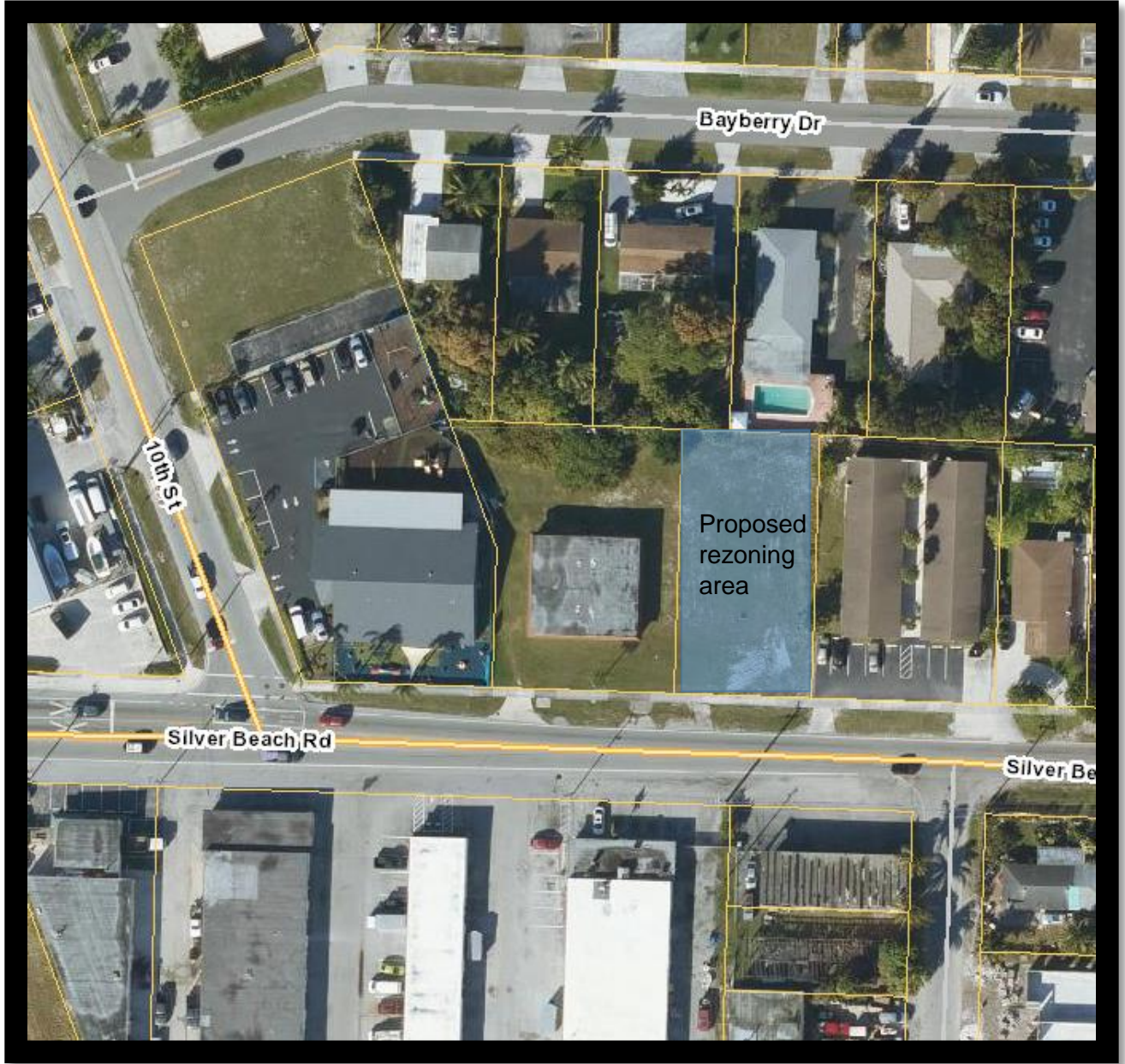


Exhibit A – Parcel with Change in Zoning by property control number

Parcel being rezoned from R-2 to C-2:

Parcel 1: 36-43-42-20-01-048-0300

Total: 1 Parcel