



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: June 3, 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) – 1st Reading

Agenda Title: Control #36-43-42-20-01-048-0300) – 1st Reading

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

Approved by Town Manager: _____ **Date:** _____

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

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 may be subject to update following this meeting.

The proposed Ordinance is being presented for consideration on 1st reading and is expected to be considered during the Town Commission's Regular Meeting on June 17, 2026 on 2nd and Final Reading.

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 1st 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).